

PREPARED BY AND RETURNED TO:

**SECOND AMENDMENT TO THE DECLARATION OF
GIRALDA GARAGE CONDOMINIUM**

THIS SECOND AMENDMENT TO THE DECLARATION OF GIRALDA GARAGE CONDOMINIUM (this "**Amendment**") is made and entered into as of the ____ day of _____ 2023 (the "**Effective Date**"), by the CITY OF CORAL GABLES, a municipal corporation existing under the laws of the State of Florida ("**Developer**").

RECITALS:

WHEREAS, the Giralda Garage Condominium (the "**Condominium**") has been established in accordance with that certain Declaration of Condominium recorded on February 13, 2003, in Official Records Book 21020, at Page 82, of the Public Records of Miami-Dade County, Florida, as amended by that certain Amendment to the Declaration of Giralda Garage Condominium recorded on August 15, 2003, in Official Records Book 21532, at Page 439, of the Public Records of Miami-Dade County, Florida (as amended, the "**Declaration**").

WHEREAS, the Condominium is currently comprised of three (3) Units (as defined in the Declaration), and it is Developer's desire to have a total of four (4) Units at the Condominium.

WHEREAS, Developer desires to divide Unit 2 into two separate Units resulting in a total of four (4) Units at the Condominium.

WHEREAS, Section 14.01 and 14.02 of the Declaration govern amendments to the Declaration, and the Developer, as the sole fee simple owner of all Units in the Condominium has approved this Amendment.

WHEREAS, the Board of Directors of the Giralda Garage Condominium Association, Inc. (the "**Condominium Association**") has also unanimously voted in favor of this Amendment (as set forth in the Written Consent and Resolutions of the Condominium Association attached to this Amendment) and has agreed to be bound by this Amendment (as set forth in that certain Certificate of the Condominium Association attached to this Amendment).

NOW, THEREFORE, the Developer does hereby state as follows:

1. **Incorporation of Recitals.** The above recitals are true and correct and are incorporated herein as if set forth in full.

2. **Defined Terms.** All capitalized terms not defined in this Amendment shall have the same meanings as set forth in the Declaration. All references in the Declaration and herein to the term “**Declaration**” shall mean the Declaration as amended by this Amendment.

3. **Units.** Section 4.02 is hereby deleted in its entirety and replaced with the following:

4.02 The Condominium consists of one (1) building containing a total of four (4) Units.

4. **Exhibits.** The Exhibits to the Declaration are amended as follows:

Exhibit "A" attached to the Declaration is hereby deleted in its entirety and replaced with the Exhibit "A" attached to this Amendment.

Exhibit "B" attached to the Declaration is hereby deleted in its entirety and replaced with the Exhibit "B" attached to this Amendment.

Exhibit "C" attached to the Declaration is hereby deleted in its entirety and replaced with the Exhibit "C" attached to this Amendment.

5. **Ratification.** Except as modified by this Amendment, all of the terms, covenants and conditions of the Declaration are confirmed and approved and shall remain in full force and effect.

6. **Counterparts.** This Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document. This Amendment may be executed by each party upon a separate copy, and one or more execution pages may be detached from one copy of this Amendment and attached to another copy in order to form one or more counterparts. Signature pages exchanged by facsimile or electronic transmission shall be fully binding.

[Signatures appear on following pages]

The parties below have caused this Second Amendment to Declaration of Giralda Garage Condominium to be executed under seal as of the date and year first above written.

WITNESSES

DEVELOPER:

AS TO DEVELOPER:

CITY OF CORAL GABLES,
a Florida municipal corporation

Print Name:

By: _____
Name: Peter J. Iglesias
Title: City Manager
Date: _____

Print Name:

Attestation of Signatures:

Approved for Form and Legal Sufficiency:

By: _____
Name: Billy Y. Urquia
Title: City Clerk
Date: _____

By: _____
Name: Cristina Suarez
Title: City Attorney
Date: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, the foregoing instrument was acknowledged before me this __ day of _____ 2023 by Peter J. Iglesias, as City Manager of The City of Coral Gables, a municipal corporation organized under the laws of the State of Florida, on behalf of the City. He is personally known to me.

[Notary Seal]

Notary Public
State of Florida
My commission expires: _____

The parties below have caused this Second Amendment to Declaration of Giralda Garage Condominium to be executed under seal as of the date and year first above written.

WITNESSES

UNIT OWNER OF UNIT 1, 2 AND 3:

AS TO UNIT OWNERS:

CITY OF CORAL GABLES,
a Florida municipal corporation

Print Name:

By: _____

Name: Peter J. Iglesias

Title: City Manager

Date: _____

Print Name:

Attestation of Signatures:

Approved for Form and Legal Sufficiency:

By: _____

By: _____

Name: Billy Y. Urquia

Name: Cristina Suarez

Title: City Clerk

Title: City Attorney

Date: _____

Date: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, the foregoing instrument was acknowledged before me this ___ day of _____ 2023 by Peter J. Iglesias, as City Manager of The City of Coral Gables, a municipal corporation organized under the laws of the State of Florida, on behalf of the City. He is personally known to me.

[Notary Seal]

Notary Public

State of Florida

My commission expires: _____

**EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF
GIRALDA GARAGE CONDOMINIUM**

**EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OF
GIRALDA GARAGE CONDOMINIUM**

**EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OF
GIRALDA GARAGE CONDOMINIUM**

PERCENTAGE OF PARTNERSHIP

UNIT NUMBER	PERCENTAGE OF OWNERSHIP
Unit 1	01.8426
Unit 2a	03.4261
Unit 2b	02.1298
Unit 3	92.6014
	TOTAL: 100.00