

**COMMUNITY ASSOCIATION MANAGEMENT CONTRACT ADDENDUM
"EXHIBIT C"**

ASSOCIATION: LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC.

AGENT: FLORIDA SKYLINE MANAGEMENT

For Property identified as: LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION

Beginning: FEBRUARY 1, 2020

This agreement (the "Agreement") is made and entered into this 1st day of February 2020, by and between the unit owners' association known as LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC (the "Association"), which is established in accordance with the laws of the State of Florida for the property known as LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, (the "Property"), and FLORIDA SKYLINE MANAGEMENT (the "Agent").

ADDENDUM TO CONTRACT - TERM AND COMPENSATION TO THE MANAGEMENT CONTRACT

Section 1 TERM OF AGREEMENT

The Board appoints Agent exclusively to manage the Property for a period of thirty-six (36) months, beginning February 1, 2020 and ending January 31, 2023. If no written notice or new contract is received the ASSOCIATION agrees to extend to a month to month contract with 90 day written notice of termination by US Certified mail after January 31, 2023. If the Board elects to cancel the contract the board must pay amount due on all remaining months of the contract up to 36. On February 1, 2023, an increase of 3% of the management fee will be in effect

9.1 FOR MANAGEMENT AND RELATED SERVICES

The Association shall pay Agent, for management and accounting related services, hereinafter set forth, at the rate of \$8500.00 per month (exclusive of federal, state and local taxes where applicable), in advance on the first of each month (commencing February 1, 2020), but in no event later than the fifth day of each month. Disputed items shall not constitute a reason for non-payment. Items in dispute shall be resolved through mutual agreement between the Board of Directors and AGENT.

The above referenced fees shall be paid monthly in advance. The fees shall be negotiated annually upon approval by the Board of the Annual Budget. No further charge shall be made by Agent for Agent's services and other services of Agent's professional staff, except as otherwise expressly provided in this Agreement.

Agent has the right to collect for estoppels, application fees, late fees, administration fees, rush fees and survey as usual with the cost of doing business with the LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC These fees are not paid nor are the responsibility of the Association.

FLORIDA SKYLINE MANAGEMENT INCORPORATED

President

Date

2/8/20

LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC

Director

Date

2/11/20

Director

Date

2/8/2020

Director

Date