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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DDAUGHER Receipt#1259998

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This instrument prepared by:
Robert L. Moore
Attorney at Law
P.O. Box 1767
Venice, FL 34284-1767

CERTIFICATE OF AMENDMENT
TO THE
BYLAWS
OF



COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.

COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC., its address being 649 S. Tamiami Trail, Venice, Florida, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC. is recorded in O.R. Book 883, page 797, of the Public Records of Sarasota County, Florida. The following amendments to the Bylaws of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC. were submitted to the entire membership of the Association at its meeting called and held on the 2nd day of March, 2010, and approved by affirmative vote of not less than 51% of the entire membership of the Board of Directors and by not less than 51% of the votes of the entire membership of the Association, as required by the Bylaws.

Article 3.1 is hereby amended to read as follows:

1. Amend Article 3.1, Directors, to read as follows:
(Substantial rewording of Bylaws. See present Article 3.1 for text.)

3.1 Number and Term. The number of Directors who shall constitute the Board shall be seven and shall never be less than three nor more than seven.

COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.

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Article 3.1 is hereby amended to read as follows:

1. Amend Article 3.1, Directors, to read as follows:
(Substantial rewording of Bylaws. See present Article 3.1 for text.)

3.1 Number and Term. The number of Directors who shall constitute the Board shall be seven and shall never be less than three nor more than seven. Within these limits, the number of Directors may be determined by the membership not less than ninety (90) days prior to the Annual Members' Meeting. The Directors shall be elected at the Annual Members' Meeting, and each director shall be elected to serve for a term of two (2) years and thereafter until his successor shall be elected and shall qualify at this first annual meeting after the adoption of the Amendment. The four (4)

directors having the highest number of votes shall be elected for two-year terms and the three (3) directors having the least number of votes shall be elected for a one (1) year term. Thereafter, directors shall be elected for two (2) year terms.

2. Article 3.2 is hereby amended to read as follows:
(Substantial rewording of Article. 3.2 of the Bylaws. See present Article 3.2 for text.)

3.2 Election of Directors. The regular election shall occur on the date of the Annual Members' Meeting.

(a) Not less than sixty (60) days before a scheduled election, the Association shall mail or deliver, whether by separate Association mailing or included in another Association mailing or delivery, including regularly published newsletters, to each unit owner entitled to vote, a first notice of the date of the election and a candidate certificate form. Any unit owner or other eligible person desiring to be a candidate for the Board of Directors shall give written notice of intent to be a candidate for the Board to the Secretary of the Association not less than forty (40) days before the scheduled election. Not less than fourteen (14) days before the election meeting, the Association shall then mail or deliver a second notice of the meeting to all unit owners entitled to vote, together with a written ballot which shall list all candidates. Upon request for a candidate, the Association shall include an information sheet, no larger than 8 1/2 inches by 11 inches, furnished by the candidate, with the costs of mailing and copying to be borne by the Association.

(b) Ballots will be available for those unit owners attending the meeting in person. A unit owner who needs assistance in voting due to blindness, disability or inability to read or write may obtain assistance but no unit owner shall permit another person to cast his ballot and any such ballots improperly cast shall be deemed invalid. The ballot prepared for the Annual Members' Meeting shall list all Director candidates in alphabetical order. Ballots shall be mailed to all unit owners with notice of the Annual Members' Meeting and may be returned to the Association prior to the meeting or cast at the meeting.

(c) There is no quorum requirement or minimum number of votes necessary for election. Elections shall be decided by a plurality of those votes cast (the nominees receiving the highest number of votes

shall occur on the date of the Annual Members' Meeting.

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(c) There is no quorum requirement or minimum number of votes necessary for election. Elections shall be decided by a plurality of those votes cast (the nominees receiving the highest number of votes are elected.) Tie votes shall be broken by agreement among the candidates who are tied, or if there is no agreement, by lot, such as the flipping of a coin by a neutral party.

(d) The Board of Directors may appoint a committee to explain the role of Board members, encourage eligible persons to volunteer to serve on the Board, and generally strive to ensure that a

sufficient number of candidates will respond to the first election notice to allow all vacancies to be filled. The committee, if appointed, shall not nominate or recommend specific persons for election to the Board, but instead shall generally recruit and encourage eligible persons to run as a candidate for election to the Board.

(e) There shall be no nominations from the floor on the date of the election.

(f) No election shall be necessary if the number of candidates is less than or equal to the number of vacancies. The candidates shall automatically be elected and their names announced at the Annual Members' Meeting.

Article 3.3 is hereby deleted in its entirety.

~~3.3 The term of each director elected at the annual meeting shall be for the calendar year that follows the date of his election except that his term shall not terminate until a successor is duly elected and qualified.~~

Article 8.2 (a) and (b) are hereby amended to read as follows:

(a) not less than 51% of the entire membership of the Board or Directors and by not less than 51% of the votes of the voting interests entire membership of the association; or

(b) by not less than 60% of the votes of the voting interests entire membership of the association.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 16th day of MARCH, 2010.

ATTEST:

COUNTRY CLUB APARTMENTS
CONDOMINIUM ASSOCIATION, INC.

By: Helen C. Brown
Secretary

By: Amado Varona
Amado Varona,
President

WITNESSES:

(f) No election shall be necessary if the number of candidates is less than or equal to the number of vacancies. The candidates shall automatically be elected and their names announced at the Annual Members' Meeting.

Article 3.3 is hereby deleted in its entirety.

~~3.3 The term of each director elected at the annual meeting shall be for the calendar year that follows the date of his election except that his term shall not terminate until a successor is duly elected and qualified.~~

Article 8.2 (a) and (b) are hereby amended to read as follows:

(a) not less than 51% of the entire membership of the Board or Directors and by not less than 51% of the votes of the voting interests entire membership of the association; or

(b) by not less than 60% of the votes of the voting interests entire membership of the association.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 16th day of MARCH, 2010.

ATTEST:

COUNTRY CLUB APARTMENTS
CONDOMINIUM ASSOCIATION, INC.

By: Helen C. Brown
Secretary

By: Amado Varona
Amado Varona,
President

WITNESSES:

Alberto Diaz
Alberto C. Kuzman

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared AMADO VARONA, as President, and HELEN BROWN, as Secretary of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the condominium on behalf of said corporation; and affixed thereto the corporate seal of said corporation, and they are authorized to execute said Certificate of Amendment to the Bylaws and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and seal at Sarasota County, Florida, this 16TH day of MARCH, 2010.



June L. Lunt
Printed Name of Notary:
JUNE L. LUNT
Notary Public
Commission # DD0871050

THIS INSTRUMENT PREPARED BY
EDMUND S. VANDER WULP
ATTORNEY AT LAW
P.O. BOX 1767
VENICE, FLORIDA 34294-1767

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002171996 6 PGS
2002 OCT 18 10:37 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#231027

CERTIFICATE OF AMENDMENT

TO THE

BYLAWS

OF

COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.

COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.,
its address being 649 S. Tamiami Trail, Venice, FL 34285, Sarasota
County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of Country Club Apart-
ments, a condominium, is recorded in O.R. Book 883, page 797, of
the Public Records of Sarasota County, Florida. The following
amendments to the Bylaws were submitted to the entire membership of
the Association at its meeting called and held on the 17th day of
December, 1983, and approved by affirmative vote of not less than
51% of the entire membership of the Board of Directors and by not
less than 51% of the votes of the entire membership of the
Association, as required by the Bylaws.

These amendments were recorded in Official Records Book
1655, page 1709, et seq. These amendments are being re-recorded in
order to eliminate any deficiencies which may have occurred in the
original recording.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 13 day of SEPTEMBER, 2002.

ATTEST:

COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.

By: Amado Varona
Secretary

By: Betty Ryder
BETTY RYDER, President

WITNESSES:

Jason Young
Walter Crossin, Jr.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared BETTY RYDER, as President and AMADO VARONA, as Secretary, of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Bylaws on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Bylaws and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 13 day of SEPTEMBER, 2002.

Colleen S. Edgington

Printed Name of Notary:

Notary Public
Commission # _____



Colleen S. Edgington
Commission # DD 019916
Expires April 23, 2005
Bonded Through
Atlantic Bonding Co., Inc.

My Commission Expires:

BYLAWS

COUNTRY CLUB APARTMENTS
CONDOMINIUM ASSOCIATION, INC.
A corporation not for profit
under the laws of the State of Florida

1. Identity. These are the Bylaws of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC., called Association in these Bylaws, a corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on September 30th, 1970. The Association has been organized for the purpose of administering a condominium pursuant to Chapter 711, Florida Statutes, called the Condominium Act in these Bylaws, which condominium is identified by the name COUNTRY CLUB APARTMENTS, a condominium, and is located upon the following land in Sarasota County, Florida:

(SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF)

1.1 The office of the Association shall be at COUNTRY CLUB APARTMENTS, a Condominium, 649 South Tamiami Trail, Venice, Florida.

1.2 The fiscal year of the association shall be the calendar year.

1.3 The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit" and the year of incorporation.

2. Members' Meetings.

2.1 The annual members' meeting shall be held at the office of the corporation at 11:00 o'clock A.M., Eastern Standard Time, on the 3rd Monday in January of each year for the purpose electing directors and transacting any other business authorized to be transacted by the members; provided, however, if that day a legal holiday, the meeting shall be held at the same hour on the next day that is not a holiday.

2.2 Special Members' Meetings shall be held whenever called by the President or Vice President or by a majority of the

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- 1 -

EXHIBIT "B"

Board of Directors, and must be called by such officers upon receipt of a written request from members entitled to cast one-third of the votes of the entire membership.

2.3 Notice of all members' meetings stating the time and place and the objects for which the meeting is called shall be given by the President or Vice President or Secretary unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. (Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after meetings.

2.4 A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Declaration of Condominium, the Articles of Incorporation or by these Bylaws.

2.5 Voting.

a. In any meeting of members the owners of units shall be entitled to cast one vote for each unit owned.

b. If a unit is owned by one person, his right to vote shall be established by the record title to his unit. If a unit is owned by more than one person, or is under lease, the person entitled to cast the vote for the unit shall be designated by a certificate signed by all of the record owners of the unit and filed with the Secretary of the Association. If a unit is owned by a corporation, the person entitled to cast the vote for the unit shall be designated by a certificate signed by the President or Vice President of the corporation and attested by the Secretary or Assistant Secretary and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the unit concerned. A certificate designating

the person entitled to cast the vote of a unit may be revoked by any owner of a unit. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

2.6 Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated in the proxy and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting.

2.7 Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

2.8 The order of business at annual members' meeting and as far as practical at other members' meetings, shall be:

- a. Election of chairman of the meeting.
- b. Calling of the roll and certifying of proxies.
- c. Proof of notice of meeting or waiver of notice.
- d. Reading and disposal of any unapproved minutes.
- e. Reports of officers.
- f. Reports of committees.
- g. Election of inspectors of election.
- h. Election of directors.
- i. Unfinished business.
- j. New business.
- k. Adjournment.

2.9 Proviso. Provided, however, that until 5 years or until the Developer elects to terminate its control of the condominium, whichever shall first occur, the proceedings of all meetings of members of the association shall have no effect unless approved by the Board of Directors.

3. Directors.

3.1 Membership. The affairs of the association shall be managed by a board of not less than three nor more than eleven directors, the exact number to be determined at the time of

election.

3.2 Election of directors shall be conducted in the following manner:

a. Election of directors shall be held at the annual members' meetings.

b. A nominating committee of five (5) members shall be appointed by the Board of Directors not less than 30 days prior to the annual members' meeting. The committee shall nominate one person for each director then serving. Nominations for additional directorships created at the meeting shall be made from the floor, and other nominations may be made from the floor.

c. The election shall be by ballot (unless dispensed by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

d. Except as to vacancies provided by removal of directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.

e. Any director may be removed by concurrence of two-thirds of the votes of the entire membership at a special meeting of the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting; provided, however, that until 1/27/71 or until Developer elects to terminate its control of the condominium, whichever shall first occur, the first directors of the Association shall serve, and in the event of vacancies the remaining directors shall fill the vacancies, and if there are no remaining directors the vacancies shall be filled by the Developer.

3.3 The term of each director's service shall extend until the next annual meeting of the members and subsequently until his successor is duly elected and qualified or until he is

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123 OFFICE
BIDE, PATERSON,
SPENCER, WASHINGTON
& COMPANY P.A.
PO BOX 114
1708 FARM COUNTRY
BETHESDA, MARYLAND

removed in the manner elsewhere provided.

3.4 The organization meeting of a newly-elected board of directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

3.5 Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given to each director, personally or by mail, telephone or telegraph, at least three days prior to the day named for such meeting.

3.6. Special meetings of the directors may be called by the President and must be called by the Secretary at the written request of one-third of the directors. Not less than three days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

3.7 Waiver of Notice. Any director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

3.8 A quorum at directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at the meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of directors is required by the Declaration of Condominium, the Articles of Incorporation, or these Bylaws.

3.9 Adjourned meetings. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

3.10 Joinder in meeting by approval of minutes. The joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such director for the purpose of determining a quorum.

3.11 The presiding officer of directors' meetings shall be the Chairman of the Board if such an officer has been elected; and if none, the President shall preside. In the absence of the presiding officer the directors present shall designate one of their number to preside.

3.12 The order of business at directors' meetings shall be:

- a. Calling of roll.
- b. Proof of due notice of meeting.
- c. Reading and disposal of any unapproved minutes.
- d. Reports of officers and committees.
- e. Election of officers.
- f. Unfinished business.
- g. New business.
- h. Adjournment.

3.13 There shall be no Director's fees.

4. Powers and Duties of the Board of Directors. All of the powers and duties of the Association existing under the Condominium Act, Declaration of Condominium, Articles of Incorporation and these Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by unit owners when such is specifically required.

5. Officers.

5.1 The executive officers of the Association shall be a President, who shall be a director, a Vice President, who shall be a director, a Treasurer, a Secretary and an Assistant Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the directors at any meeting. Any person may hold two or more offices except that the president shall not also be the Secretary or an Assistant

140 OFFICE
NINE, FORTYSEVEN,
THIRTY, EIGHT, NINE
& THIRTY FIVE
EIGHT SIX
SEVEN FORTY SEVEN
NINETEEN, FORTY

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Secretary. The Board of Directors from time to time shall elect such other officers and designate their powers and duties as the board shall find to be required to manage the affairs of the Association.

5.2 The President shall be the chief executive officer of the Association. He shall have all the powers and duties usually vested in the office of President of an association, including but not limited to the power to appoint committees from among members from time to time, as he in his discretion may determine appropriate, to assist in the conduct of the affairs of the Association.

5.3 The Vice President in the absence or disability of the President shall exercise the powers and perform the duties of the President. He also shall assist the President generally and exercise such other powers and perform such other duties as shall be prescribed by the directors.

5.4 The Secretary shall keep the minutes of all proceedings of the directors and the members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the Association and affix it to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of secretary of an association and as may be required by the directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

5.5 The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer.

5.6 The compensation of all officers and employees of the Association shall be fixed by the directors. The provision that there shall be no directors' fees shall not preclude the

Board of Directors from employing a director as an employee of the Association nor preclude the contracting with a director for the management of the condominium.

6. Fiscal management. The provisions for fiscal management of the Association set forth in the Declaration of Condominium and Articles of Incorporation shall be supplemented by the following provisions:

6.1 Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

a. Current expenses, which shall include all receipts and expenditures within the year for which the budget is made, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves, to additional improvements or to operations. The balance in this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year.

b. Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

c. Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

d. Betterments, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property that will be part of the common elements.

e. Operations, which shall include the gross revenues from the use of the common elements. Only the additional direct expense required by the revenue-producing operation will be charged to this account, and any surplus from such operation shall be used to reduce the assessments for current expense in the year following the year in which the surplus is realized. Losses from operations shall be met by special assessments against apartment

owners, which assessments may be made in advance in order to provide a working fund.

6.2 Budget. The Board of Directors shall adopt a budget for each calendar year that shall include the estimated funds required to defray the common expenses and to provide and maintain funds for the foregoing accounts and reserves according to good accounting practices as follows:

a. Current expense, the amount for which shall not exceed 105% of the budget for this account for the prior year.

b. Reserve for deferred maintenance, the amount of which shall not exceed 105% of the budget for this account for the prior year.

c. Reserve for replacement, the amount for which shall not exceed 105% of the budget for this account for the prior year.

d. Provided, however, that the amount for each budgeted item may be increased over the foregoing limitations when approved by unit owners entitled to cast not less than 75% of the votes of the entire membership of the Association; and further provided, however, that until 5 YEARS, or until Developer elects to terminate its control of the condominium, whichever shall first occur, the Board of Directors may omit from the budget all allowances for contingencies and reserves.

e. Copies of the budget and proposed assessments shall be transmitted to each member on or before December 1, preceding the year for which the budget is made. If the budget is amended subsequently, a copy of the amended budget shall be furnished to each member.

6.3 Assessments. Assessments against the unit owners for their shares of the items of the budget shall be made for the calendar year annually in advance on or before December 20, preceding the year for which the assessments are made. Such assessments shall be due in quarterly installments on the first day of each quarter of the year for which the assessments are made. If

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an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and quarterly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors if the accounts of the amended budget do not exceed the limitations for that year. Any account that does exceed such limitations shall be subject to the approval of the membership of the Association as previously required in these Bylaws. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due upon the date of the assessment if made on or after July 1; and if made prior to July 1, one-half of the increase shall be due upon the date of the assessment and the balance of the assessment upon the next July 1. The first assessment shall be determined by the Board of Directors of the Association.

6.4 Acceleration of assessment installments upon default.

If a unit owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the unit owner, and then the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days after delivery of the notice to the apartment owner, or not less than twenty (20) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

6.5 Assessments for emergencies. Assessments for common expenses of emergencies that cannot be paid from the annual assessments for common expenses shall be made only after notice of the need for such is given to the unit owners concerned. After such notice and upon approval in writing by persons entitled to cast more than one-half of the votes of the unit owners concerned, the assessment shall become effective, and it shall be due after thirty (30) days' notice in such manner as the Board of Directors of the Association may require in the notice of assessment.

6.6 The depository of the Association shall be such bank or banks as shall be designated from time to time by the directors and in which the moneys of the Association shall be deposited. Withdrawal of moneys from such accounts shall be only by checks signed by such persons as are authorized by the directors.

6.7 An audit of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the audit report shall be furnished to each member not later than April 1 of the year following the year for which the audit is made.

6.8 Fidelity bonds shall be required by the Board of Directors from all persons handling or responsible for Association funds. The amount of such bonds shall be determined by the directors, but shall be not less than one-half of the amount of the total annual assessments against members for common expenses. The premiums on such bonds shall be paid by the Association.

7. Parliamentary rules. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings when not in conflict with the Declaration of Condominium, Articles of Incorporation, or these Bylaws.

8. Amendments. These Bylaws may be amended in the following manner:

8.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

8.2 A resolution adopting amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

a. not less than 51% of the entire membership of the Board of Directors and by not less than 51% of the votes of the entire membership of the Association; or

b. by not less than 60% of the votes of the entire membership of the Association; or

c. until the first election of directors, by all of the directors.

8.3 Execution and recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the Declaration and Bylaws, which certificate shall be executed by the officers of the Association with the formalities of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the Public Records of Sarasota County, Florida.

NOTICE
STATE, FLORIDA,
SPRINGFIELD, GEORGIA
8 STREET P.A.
9000 214
1500 FAIR DRIVE
SARASOTA, FLORIDA

-12-

883.821 5 MAR 1971

48

Begin at the most Southerly corner of Lot 14, Block B, COUNTRY CLUB ESTATES, UNIT NO. 1, recorded in Plat Book 5, Page 29, of the Public Records of Sarasota County, Florida; thence NE'ly along the Southeasterly lot line of said Lot 14, 70.0'; thence NW'ly at 90° to said lot line, 60.0'; thence NE'ly and parallel to the SE'ly lot line of said Lot 14, 190.0'; thence NW'ly to 90° to said line, 62.93'; thence SW'ly and parallel to the NW'ly line of Lot 12 extended, 153.28'; thence NW'ly at 90° to said parallel, 69.0' to the NW'ly line of said Lot 12; thence SW'ly along said lot line 104.25' to the NE'ly R/W of Tamiami Drive (40' R/W); said point being on a curve to the left which has a radius of 1773.05' and a central angle of 7°16'03" thence SE'ly along arc of said curve 225.0' to the POB.

EXHIBIT "A"

:B810 P822 5 MAR 1971

MIAMI

CSC
SHOPPING
CENTER

GREEN ST. P

Private

LEISURE ST. F

RMF

CLUBHOUSE WAY F

CAREFREE

GREEN

BLVD.

GOLF



CSC
SHOPPING CENTER

RMF-3

CG

RMF-3

RMF-3

OPI

RIALTO

MIAMI

MIAMI

48871

REC

1070 403

COUNTRY CLUB APARTMENT CONDOMINIUM ASSOCIATION, INC.
649 Tamiami Trail
Venice, Florida

616326

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, under Paragraph 6.7 of the By-Laws of the Country Club Apartment Condominium Association, Inc., a corporation not for profit under the laws of the State of Florida, as filed in the Office of the County Clerk of Sarasota County, under Record 883, Page 810, requires that an audit of the accounts of the Association shall be annually made by a certified public accountant, and

WHEREAS, the Board of Directors of the aforesaid Association consider this procedure an unnecessary expense at this time,

NOW, THEREFORE, be it resolved by affirmative vote of fifty-one percent (51%) of the Members of the Association, and fifty-one percent (51%) of the Board of Directors that said paragraph 6.7 of the By-Laws be amended to read:-

Paragraph 6.7. An audit of the accounts of the Association shall be made annually by a Committee of three (3) Members of the Association, appointed by the Board of Directors, and a copy of the audited Report shall be furnished to each Member not later than April 1st of the year following the year for which the audit is made.

The above Amendment of the By-Laws was duly adopted at a meeting of the Board of Directors held on February 17, 1975.

IN WITNESS WHEREOF the undersigned has caused these presents to be signed this 20th day of February, 1975.

COUNTRY CLUB APARTMENT CONDOMINIUM ASSOCIATION, INC.

by Leroy A. Phelps
Leroy A. Phelps, President

Signed sealed and delivered in the presence of

[Signature]
[Signature]

STATE OF FLORIDA, COUNTY OF SARASOTA

I hereby certify that on this day before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared Leroy A. Phelps, President of Country Club Apartment Condominium Association, Inc., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same as said officer and affixed thereto the seal of said corporation and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 20th day of February, 1975.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 15, 1977
LICENSED THIS GENERAL INSURANCE UNDERWRITER

[Signature]
Notary Public

FILED AND INDEXED
R.L. HOFFER, CLERK
FEB 21 11 AM '75

61626

1070 403

CERTIFICATE OF ADOPTION OF AMENDMENTS TO BYLAWS

OR. 1368 PG 0269

The undersigned officers, MARY D. GATES, President, and JOHN D. BARRICKLOW, Secretary, of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, certify that the amendments, as set forth in Exhibit A attached hereto and incorporated herein as if written herewith, are to the Bylaws portion of the Declaration and Bylaws of said corporation and that these amendments were adopted on April 10, 1980, as explained in the Resolution passed on April 17, 1980, by the Board of Directors of said corporation, which is quoted herewith:

"WHEREAS the Board of Directors did on March 24, 1980, pass a resolution, as set forth in a certain Exhibit A as hereafter identified, for voting on proposed amendments to the Bylaws as set forth in said Exhibit A, and WHEREAS said proposed amendments to the Bylaws were submitted to a vote of Unit Owners, with the Owners of thirty-one Units voting for the adoption of the aforesaid amendments, and WHEREAS the said thirty-one voting for the amendments represent in excess of the 60% requirement set forth in bylaw 8.2 b;

"THEREFORE BE IT RESOLVED that Mary D. Gates, President, and John D. Barricklow, Secretary, be instructed to execute a certificate certifying the adoption of amendments to the Bylaws as set forth in an Exhibit A attached to the certificate and that said Exhibit A be a reproduction of the resolution, as amended, filed as Exhibit A to the minutes of the Board of Directors Meeting of March 24, 1980, and as repeated in the Notice of the Special Meeting of Members on April 10, 1980, and BE IT FURTHER RESOLVED that this RESOLUTION be included in the aforesaid certificate to be recorded in the Public Records of Sarasota County, Florida, as an amendment of the Bylaws portion of the Declaration and Bylaws of the COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC."

It is further certified that the Bylaws portion of the Declaration and Bylaws being amended are filed in the Office of the County Clerk of Sarasota County under Record 88J, Pages 810 to 821 inclusive.

By signature below each officer certifies to the authority, official capacity, and authenticity of the signature of the other and the Secretary certifies as to the authenticity of the seal of the corporation which he has affixed.

IN WITNESS WHEREOF, the signers hereto have on behalf of said Corporation affixed their hands and seals on this 22nd day of April, 1980.

Signed, sealed, and executed
in the presence of:

Donald A. Jones
Donald A. Beneati

COUNTRY CLUB APARTMENTS CONDOMINIUM
ASSOCIATION INC. (SEAL)

By Mary D. Gates (SEAL)
Mary D. Gates, President

By John D. Barricklow (SEAL)
John D. Barricklow, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, there personally appeared MARY D. GATES, as President, and JOHN D. BARRICKLOW, as Secretary, of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same as such corporate officers and affixed the seal of said corporation and that said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the County and State aforesaid on this 22nd day of April, 1980.

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires Apr. 10, 1983
Dorced By Travelers

Donald A. Beneati
Notary Public

Attached hereto three sheets
as EXHIBIT A, pages 1, 2, & 3.

This instrument prepared by

John D. Barricklow, Secretary of
Country Club Apartments Condominium Association, Inc.

1368.269 22 Apr 1980

O.R. 1368 PG 0270

WHEREAS recent changes in the Florida Condominium Act have resulted in the Bylaws of this Association being out of step with such Act making it imperative that the date of the annual meeting of the members be changed and WHEREAS limitation to banks as the only depository unduly limits the ability of the Directors to secure a satisfactory return on the investment of funds and WHEREAS other changes of the Bylaws are recognized as needed by those charged with managing the affairs of the Association there now exists a situation which justifies amendment of the Bylaws as provided by paragraph 8 thereof.

NOW THEREFORE be it resolved that a Special Meeting of members be held at 10:00 A.M. on April 10, 1980 for the purpose of amending the Bylaws by making the following changes and deletions as set forth herewith:

2. Members' Meetings.

2.1 The annual members' meeting shall be held at the office of the Corporation Association's Clubhouse at 11:00 o'clock ~~10:00 A.M.~~, Eastern Standard Time, on the 3rd Monday in January ~~December~~ of each year for the purpose of electing directors and transacting any other business authorized to be transacted by the members; ~~provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a holiday.~~

XXXXX

Substantial rewording of bylaw; see bylaw 2.3 for present text.

2.3 Notice to Members of Meetings

A notice of all meetings of members shall be given in writing and delivered by certified mail unless such mailing is waived in writing. Notice shall state the time and place and objects for which the meeting is called and shall be given by the President, Vice President or Secretary. Such notices shall be mailed to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days nor more than fifty (50) days prior to the date of the meeting, except that the required notice to the members of the meeting of the Board of Directors at which the budget is to be enacted and also the notice of the required meeting of the members to vote on the approval or disapproval of reserve accounts shall be mailed at least thirty (30) days prior to the meeting, unless a waiver is secured.

XXXXX

2.9--~~Provide--Provided, however, that until 5 years or until the Developer elects to terminate its control of the condominium, whichever shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless approved by the Board of Directors.~~

3. Directors

3.1 Membership. The affairs of the Association shall be managed by a board of ~~not less than three nor more than eleven~~ seven directors, ~~the exact number to be determined at the time of the election unless a different number of not less than three nor more than seven is established as a result of a motion made at the time of the election.~~

3.2 Election of directors shall be conducted in the following manner:

XXXXX

Substantial rewording of bylaw; see bylaw for present text.

O.R. 1368 PG 0271

3.2 d

d. Vacancies in the Board of Directors, due to any reason, shall be filled by the remaining directors appointing a director to fill the unexpired term.

Substantial rewording of ^{and} ~~by~~ and deletion of any reference to control by Developer; see bylaw 3.2 e for present text.

e. Any director may be removed by concurrence of all of the other directors. Also any director may be removed by concurrence of two-thirds of the votes of the entire membership at a special meeting of the members called for that purpose.

Substantial rewording of bylaw; see bylaw 3.3.

3.3 The term of each director elected at the annual meeting shall be for the calendar year that follows the date of his election except that his term shall not terminate until a successor is duly elected and qualified.

XXXXX

4. Powers and Duties of the Board of Directors.

All of the powers and duties of the Association existing under the Condominium Act, Declaration of Condominium, Articles of Incorporation and these Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to approval by unit owners when such is specifically required. The Board of Directors shall have the power to obligate the Association for insurance protection of Board Members against liability associated with their actions as directors.

XXXXX

6.2 Budget. The Board of Directors shall adopt a budget for each calendar year that shall include the estimated funds required to defray the common expenses and to provide and maintain funds for the foregoing accounts and reserves or sub-accounts of such accounts and reserves according to good accounting practices as follows: hereafter set forth. This procedure is subject however to modification so long as Section 718.112 (2)(k) of the Florida Condominium Act exists in its present form which requires inclusion of reserve accounts for roof replacement, building painting, and pavement resurfacing, subject to a provision that the budget established by the directors may be disapproved and no reserves or reserves less than adequate may be voted by a required two-thirds vote of the representation present, in person or by proxy, at a duly called meeting of the Association.

a. Current expense, the amount for which shall not exceed ~~10%~~ 120% of the budget for this account for the prior year.

b. Reserve for deferred maintenance, the amount of which shall not exceed ~~10%~~ 120% of the budget for this account for the prior year.

c. Reserve for replacement, the amount for which shall not exceed ~~10%~~ 120% of the budget for this account for the prior year.

d. Provided, however, that the amount for each budgeted item may be increased over the foregoing limitations when approved by unit owners entitled to cast not less than 7% of the votes of the entire membership of the Association, and further provided, however, that until 5 years or until Developer elects to terminate its control of the condominium, whichever shall first occur, the Board of Directors may exit from the budget all allowances for contingencies and reserves.

e. Copies of the proposed budget and proposed assessments, including required reserve funds, shall be transmitted to each member on or before ~~December 1~~ November 10, of the year preceding the year for which the proposed budget is made. If the proposed budget

1368.271 22 Apr 1980
-3-

is amended then a copy of the amended budget or amended proposed budget shall be furnished to each member.

Substantial rewording of bylaw; see bylaw 6.3 for present text.

6.3 Assessments, other than emergency assessments, against unit owners for their shares of the items of the budget shall be made for the calendar year annually in advance on or before the third Monday in December preceding the year for which the assessments are made. Such assessments shall be due monthly on the first day of each month of the year for which the assessments are made, and shall be adjudged delinquent after the tenth day of such month. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors if the accounts of the amended budget do not exceed the limitations for that year; subject however, as set forth in the Florida Condominium Act for exclusion from the limitations of assessments for reasonable reserves or betterments and also subject to a provision for petitions by members for changes of those increases exceeding 11% of the prior year's assessment. In the event that any account nevertheless does exceed such limitations then it shall be subject to the approval of the membership of the Association as previously required in these Bylaws. Any increase in the annual assessment shall be divided into installments equal to the number of full months remaining and the quotient thereof shall be added to the amount of the existing monthly installment to establish a revised monthly installment for the remaining months of the calendar year.

XXXXX

Substantial rewording of bylaw; see bylaw 6.6 for present text.

6.6 Funds of the Association shall be deposited or invested in banks, savings and loan associations, liabilities of the Federal Government, or Money Market Funds sponsored by nationally recognized firms, as shall be designated from time to time by a concurring vote of at least 80% of the directors. Withdrawal of funds from such accounts shall be only by instruments signed by such persons as authorized by the directors.

XXXXX

8. Amendments (Amendment of 8.2 b and c only)

XXXXX

8.2

XXXXX

b. by not less than 60% of the votes of the entire membership of the Association, or

c. ~~until the first election of directors, by all of the directors.~~

APR 23 3 34 PM '80
RECEIVED
PROPERTY DEPARTMENT
1099260

END OF RESOLUTION FOR AMENDMENT OF BYLAWS

NOTE OF EXPLANATION: Above presentation follows procedure set forth in Section 719.112 (2) (i) of the Florida Condominium Act.

Book 1368 P272 22 Apr 1980
- 4 -

PROPOSED AMENDMENTS
BYLAWS
COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.

O. R. 1655 PG 1717

(additions indicated by underlining, deletions by "----")

1. Identity. These are the Bylaws of COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC., called Association in these Bylaws, a corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on September 30, 1970. The Association has been organized for the purpose of administering a condominium pursuant to ~~Chapter 711, Florida Statutes~~ called the Condominium Act in these Bylaws, which condominium is identified by the name COUNTRY CLUB APARTMENTS, a condominium, and is located upon the following lands in Sarasota County, Florida:

(SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF)

2. Members' Meetings.

2.3 Notice to Members of Meetings.

A notice of all meetings of members shall be given in writing and delivered by certified mail except to a member who waives unless such mailing is waived in writing. Proof of notice shall be as may be provided by law. Notice shall state the time and place and objects for which the meeting is called and shall be given by the President, Vice President or Secretary. Such notices shall be mailed (except as waived as provided above) to each member at his address as it appears on the books of the Association and shall be mailed not less than fourteen (14) ten-++ days nor more than fifty (50) days prior to the date of the meeting, ~~except that the required notice to the members of the meeting of the Board of Directors at which the budget is to be enacted and also the notice of the required meeting of the members to vote on the approval or disapproval of reserve accounts shall be mailed at least thirty (30) days prior to the meeting, unless a waiver is secured.~~

2.5 Voting.

b. If a unit is owned by one person, his right to vote shall be established by the record title to his unit. If a unit is owned by more than one person, ~~or is under lease,~~ the person entitled to cast the vote for the unit shall be designated by a certificate signed by all of the record owners of the unit and filed with the Secretary of the Association. If a unit is owned by a corporation, the person entitled to cast the vote for the unit shall be designated by a certificate signed by the President or Vice President of the corporation and attested by the Secretary or Assistant Secretary and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the unit concerned. A certificate designating the person entitled to cast the vote of a unit may be revoked by any owner of a unit. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

2.8 The order of business at annual members' meeting and as far as practical at other members' meetings, shall be:

b. ~~Calling of the roll and~~ certifying of registration and proxies.

3. Directors.

1655-1717 31 Jan 1984

O.R. 1655 PG 1718

3.2 Election of directors shall be conducted in the following manner:

e. Any director may be removed by concurrence of all of the other directors. Also any director may be removed by concurrence of a majority two-thirds of the votes of the entire membership in writing or at a special meeting of the members called for that purpose.

3.5 Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given or sent to each director, personally or by mail, telephone or telegraph, at least forty-eight hours three-days prior to the day named for such meeting.

3.6 Special meetings of the directors may be called by the President and must be called by the Secretary at the written request of one-third of the directors. Not less than forty-eight hours' three-days' notice of the meeting shall be given or sent personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

3.10 Joinder in meeting by approval of minutes. The joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall not constitute the presence of such director for the purpose of determining a quorum.

5. Officers.

5.1 The executive officers of the Association shall be a President, who shall be a director, a Vice President, who shall be a director, a Treasurer, a Secretary, and an Assistant Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the directors at any meeting. Any person may hold two or more offices except that the president shall not also be the Secretary or an Assistant Secretary. The Board of Directors from time to time may elect such other officers and designate their powers and duties as the board shall find to be required to manage the affairs of the Association. Such officers are also subject to peremptory removal by the Board.

5.5 The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer. If an Assistant Treasurer is appointed by the Board of Directors, the Assistant Treasurer may assume some or all of the duties of the Treasurer as specifically determined by the Board of Directors.

6. Fiscal management. The provisions for fiscal management of the Association set forth in the Declaration of Condominium and Articles of Incorporation shall be supplemented by the following provisions:

6.2 Budget. The Board of Directors shall adopt a budget for each calendar year that shall include the estimated funds required to defray the common expenses and to provide and maintain funds for the foregoing accounts and reserves or sub-accounts of such accounts and reserves according to good accounting practices and subject to any requirements of the law, as hereafter set forth. ~~This procedure is subject however to modification so long as Section 718.112(2)(k) of the Florida Condominium Act exists in its present form which requires inclusion of reserve accounts for roof replacement building painting, and pavement resurfacing, subject to a provision that the budget established by the directors may be disapproved and no reserves or reserves less than adequate may be voted by a required two-thirds vote of the representation present in person or by proxy, at a duly called meeting of the Association.~~

1655-1718
31 Jan 1984
-2- 59

a. Current expense, the amount for which shall not exceed 120% of the budget for this account for the prior year.

b. Reserve for deferred maintenance, the amount of which shall not exceed 120% of the budget for this account for the prior year.

c. Reserve for replacement, the amount for which shall not exceed 120% of the budget for this account for the prior year.

d. Provided, however, that the amount for each budgeted item may be increased over the foregoing limitations when approved by unit owners entitled to cast not less than a majority 75% of the votes of the entire membership of the Association.

e. Copies of the proposed budget and proposed assessments shall be transmitted to each member on or before November 10 of the year preceding the year for which the proposed budget is made. If a proposed budget is adopted which differs significantly from the proposed budget, amended then a copy of the adopted amended budget or amended-proposed budget shall, following its adoption, be furnished to each member.

6.3 Assessments, other than special emergency assessments, against unit owners for their shares of the items of the budget shall be made for the calendar year annually in advance on or before the third Monday in December preceding the year for which the assessments are made. Such assessments shall be due monthly on the first day of each month of the year for which the assessments are made, and shall be adjudged delinquent after the tenth day of such month. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors subject to the limitations provided in Article 6.2 and subject to provisions of law if the accounts of the amended budget do not exceed the limitations for that year, subject however as set forth in the Florida Condominium Act for exclusion from the limitations of assessments for reasonable reserves or betterments and also subject to a provision for petitions by members for changes of those increases exceeding 15% of the prior year's assessment--in the event that any account nevertheless does exceed such limitations then it shall be subject to the approval of the membership of the Association as previously required in these Bylaws. Any increase in the annual assessment shall be divided into installments equal to the number of full months remaining and the quotient thereof shall be added to the amount of the existing monthly installment to establish a revised monthly installment for the remaining months of the calendar year.

6.5 Special assessments. Assessments for common expenses of emergencies that cannot be paid from the annual assessments for common expenses shall be made upon only after notice of the need for such is given to the unit owners of such special assessment concerned. After such notice and upon approval in writing by persons entitled to cast more than one-half of the votes of the unit owners concerned, the assessment shall become effective, and it shall be due after thirty (30) days' notice in such manner as the Board of Directors of the Association may require in the notice of assessment. Special assessments shall, however, be subject to the limitations provided in Article 6.2 as if a special assessment was part of the annual assessment, unless the assessment is necessary for the protection of persons or property or the maintenance, repair or replacement of the common elements or Association property.

1655-1719
31 Jan 1984
- 3 -

O. R. 1655 PG 1720

6.7 An-audit A financial statement of the receipts and expenditures accounts of the Association shall be made annually by a Committee of three (3) members of the Association, appointed by the Board of Directors, and a copy of the statement audited-Report shall be furnished to each Member not later than April 1st of the year following theyear for which the statement audit is made.

9. Fines. In addition to the means for enforcement provided elsewhere herein, the Association shall have the right to assess fines against a unit owner or its guests, relatives or lessees, in the manner provided herein, and such fines shall be collectible as any other assessment such that the Association shall have a lien against each unit for such purpose, provided in the Declaration.

(a) The Board of Directors shall appoint a Covenants Enforcement Committee which shall be charged with determining where there is probable cause that any of the provisions of the Declaration of Condominium, the Articles of Incorporation, these By-Laws, and the rules and regulations of the Association, regarding the use of units, common elements, or Association property, are being or have been violated. In the event that the Covenants Enforcement Committee determines an instance of such probable cause, it shall report same to the Board of Directors. The Board of Directors shall thereupon provide written notice to the person alleged to be in violation, and the owner of the unit which that person occupies if that person is not the owner, of the specific nature of the alleged violation and of the opportunity for a hearing before the Board of Directors upon a request made within ten (10) days of the sending of the notice. The notice shall also specify, and it is hereby provided, that each recurrence of the alleged violation or each day during which it continues shall be deemed a separate offense, subject to a separate fine not to exceed One Hundred (\$100.00) Dollars for each offense. The notice shall further specify, and it is hereby provided, that in lieu of requesting a hearing, the alleged violator or unit owner may respond to the notice, within ten (10) days of its sending, acknowledging in writing that the violation occurred as alleged and promising that it will henceforth cease and will not recur, and that such acknowledgment and promise, and performance in accordance therewith, shall terminate further enforcement activity of the Association with regard to the violation.

(b) If a hearing is timely requested, the Board of Directors shall hold same, and shall hear any defense to the charges of the Covenants Enforcement Committee, including any witnesses that the alleged violator, the unit owner, or the Covenants Enforcement Committee may produce. Any party at the hearing may be represented by counsel.

(c) Subsequent to any hearing, or if no hearing is timely requested and if no acknowledgment and promise is timely made, the Board of Directors shall determine whether there is sufficient evidence of a violation or violations as provided herein. If the Board of Directors determines that there is sufficient evidence, it may levy a fine for each violation in the amount provided herein.

(d) A fine pursuant to this section shall be assessed against the unit which the violator occupied at the time of the violation, whether or not the violator is an owner of that unit, and shall be collectible in the same manner as any other assessment, including by the Association's lien rights as provided in the Declaration. Nothing herein shall be construed to interfere with any right that a unit owner may have to obtain from a violator occupying his unit payment in the amount of any fine or fines assessed against that unit.

(e) Nothing herein shall be construed as a prohibition of or a limitation on the right of the Board of Directors to pursue other means to enforce the provisions of the various condominium and Association's documents, including but not limited to legal action for damages or injunctive relief.

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072
COURT
FILED
JAN 1984

1655-1720
31 Jan 1984

600

CERTIFICATE OF AMENDMENT
TO THE BYLAWS OF
COUNTRY CLUB APARTMENTS CONDOMINIUM
ASSOCIATION, INC.

92029172

OFFICIAL RECORDS
BOOK 2377 PAGE 1271

THE UNDERSIGNED officers of Country Club Apartments Condominium Association, Inc., a Florida not-for-profit corporation organized and existing to operate Country Club Apartments, a Condominium, according to the Declaration of Condominium thereof as recorded in O.R. Book 883, page 797, et seq., public records of Sarasota County, Florida hereby certify and confirm that the following amendment to the Bylaws of said corporation, which Bylaws were originally recorded in O.R. Book 883, page 810, et seq., public records of Sarasota County, Florida was approved by not less than fifty-one percent (51%) of the unit owners of the Association at a meeting held on December 18, 1991. The undersigned further certify and confirm that the amendment was proposed and adopted in accordance with the condominium documentation, and applicable law.

(Additions indicated by underlining, deletions by ---)

SECTION 3

Directors

3.1 Membership. The affairs of the Association shall be managed by a board of seven directors, unless a different number of not less than three nor more than five seven is established as a result of a motion made at the time of the election.

DATED this 3 day of Feb, 1992.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed by its authorized officers this 3 day of Feb, 1992, at Sarasota County, Florida.

WITNESSES:

COUNTRY CLUB APARTMENTS
CONDOMINIUM ASSOCIATION, INC.

A. W. Dawson
H. W. SIMSON
Herman R. Stahl
HERMAN R. STAHL

BY: Norma M. Steere
Norma M. Steere President

BY: Mary D. Erfort
MARY D. ERFORT Secretary

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 3rd day of February, 1992 by ~~Norma M. Steere~~, as Norma Steere President and MARY D. ERFORT, as Secretary of Country Club Apartments Condominium Association, Inc. who are personally known to me or who have produced _____ as identification and who did (did not) take an oath.

Susan B. Hodgeson
Notary Public
State of Florida
My Commission Expires
March 7, 1994

My Commission Expires _____

26. HJ 05 2
2377-1271
3 Feb 1992

This instrument prepared by
and returned to:
CHAD M. McCLENATHEN, ESQ
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