

CERTIFICATE OF AMENDMENT  
TO  
AMENDED DECLARATION OF HARBOR HOUSE WEST, A CONDOMINIUM  
AND TO  
BYLAWS  
OF  
HARBOR HOUSE WEST, INC.

THE UNDERSIGNED Officers of Harbor House West, Inc., a not-for-profit corporation charged with the operation of Harbor House West, a condominium, according to the amended Declaration of Condominium thereof, as recorded in O.R. Book 1018, Page 41, et seq., Public Records of Sarasota County, Florida, as amended, hereby certify that the following amendments to the Declaration were approved by not less than a majority of the entire membership at a membership meeting held January 16, 1993. Additionally, the following amendment to the Bylaws of the Corporation, which amended Bylaws were recorded in O.R. Book 1018, Page 54, et seq., also of the Public Records of Sarasota County, Florida, were approved by not less than a majority of the Board of Directors, and approved by a majority of the entire Association membership at the above referenced membership meeting. The undersigned further certify that the amendments were proposed and adopted in accordance with the condominium documents and applicable law.

(Additions indicated by underlining, deletions by "----", and unaffected omitted language by "...")

DECLARATION

6. AMENDMENTS OF DECLARATION.

6.1 This Declaration may be amended at any time by affirmative vote of the majority of the units except that 100% of the units shall be required to amend paragraph "5" hereof or any part thereof. The consent of institutional mortgagees shall also be required to amend paragraph "5" above. A resolution submitting a proposed amendment for membership consideration may be advanced by either the Board of Directors or by written petition signed by not less than twenty percent (20%) of the members of the Association.

6.2 EXECUTION AND RECORDING. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, 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.

7. BYLAWS. The operation of the condominium property shall be governed by the ByLaws of Harbor House West, Inc., a copy of which is attached and made a part hereof as Exhibit "B". ~~Ne-modification-or-amendment-to these-ByLaws-shall-be-deemed-valid-unless-set-forth-in-or annexed-to-a-duly-recorded-amendment-to-this-Declaration-in accordance-with-the-formalities-set-forth-in-Paragraph-"6" above-~~



20. SALE, RENTAL, LEASE OR TRANSFER.

20.1 In no event shall a Unit be rented or leased. It is the intent of this provision to permit Owner occupancy of Units only, for single-family residential use, and occupancy by non-paying guests and family of owners. Single-family residential use shall mean Unit occupancy by a single housekeeping entity comprised of one (1) person, two (2) people no matter how related, or three (3) or more persons all of whom are related to each other by blood, marriage or legal adoption; provided that, total permanent occupancy of a Unit shall not exceed two (2) persons per bedroom.

21. OBLIGATIONS OF MEMBERS. In addition to other obligations and duties heretofore set out in this Declaration, every unit owner shall:

c. Not use or permit the use of his unit for any purpose other than as a single-family residence by approved occupants, their servants and their house guests. Single-family residential use shall mean unit occupancy by a single housekeeping entity comprised of one (1) person, two (2) people no matter how related, or three (3) or more persons all of whom are related to each other by blood, marriage or legal adoption; provided that, total permanent occupancy of a unit shall not exceed two (2) persons per bedroom ~~-Further, that persons who have not yet attained the age of 18 shall not be permitted to reside in any apartment except on a temporary basis. This clause does not apply to children in occupancy prior to adoption of this amended Declaration;~~

d. Not keep pets other than one cat, goldfish, tropical fish, or small birds. ~~As of the date of the adoption of this Amended Declaration, owners of cats or dogs may keep same, but not replace them;~~

(The remainder of the Declaration is unchanged.)

BYLAWS

8. Amendments. These Amended 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 submitting ~~adopting~~ a proposed amendment for membership consideration may be ~~advanced~~ proposed by either the Board of Directors of the Association or by written petition signed by not less than twenty percent (20%) of 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 by not less than a majority

~~of the entire membership of the Board of Directors and by not less than a majority of the~~ votes of the entire membership of the Association.

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.

(The remainder of the ByLaws is unchanged.)

DATED THIS 19<sup>th</sup> DAY OF March, 1993.

HARBOR HOUSE WEST, INC.

Catherine L. Unger  
Witness Signature  
CATHERINE L. UNGER  
Printed Name

BY: Chester A. Miller  
Chester A. Miller, President

Mary Ann Fingerle  
Witness Signature  
MARY ANN FINGERLE  
Printed Signature

BY: Lydia S. Brummer  
Lydia S. Brummer, Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

19<sup>th</sup> The foregoing instrument was acknowledged before me this March day of March, 1993 by Chester A. Miller, as President and Lydia S. Brummer, as Secretary of HARBOR HOUSE WEST, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification and did (did not) take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

Denise L. Olsen  
Notary Public  
Printed Name DENISE L. OLSEN  
State of Florida

My Commission Expires \_\_\_\_\_



RECORDED IN OFFICIAL RECORDS  
93 MAR 23 AM 11:12  
SARASOTA COUNTY FL



This instrument prepared by  
and return to:  
**CERTIFICATE OF AMENDMENT  
TO BYLAWS**  
CHAD M. McCLENATHEN, ESQ  
BECKER & POLIAKOFF, P.A. OF HARBOR HOUSE WEST, INC.  
P.O. BOX 49675  
Sarasota, Florida 34230

THE UNDERSIGNED officers of Harbor House West, Inc., a not-for-profit corporation charged with the operation of Harbor House West, a Condominium, according to the Amended Declaration of Condominium thereof as recorded in O.R. Book 1018, Page 41, et seq., Public Records of Sarasota County, Florida, as amended, hereby certify that the following amendments to the Bylaws of the corporation, which amended Bylaws were recorded in O.R. Book 1018, Page 54, et seq., also of the Public Records of Sarasota County, Florida, were approved by not less than a majority of the Board of Directors at a Board meeting held the 8th day of February, 1992, and by not less than a majority of the membership of the Association at a membership meeting held on March 21, 1992. The undersigned further certify that the amendments were proposed and adopted in accordance with the condominium documentation, and applicable law.

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

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

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. Election of Directors shall be conducted to conform to applicable Florida Statutes in effect at the time of the election.~~

e. ~~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.~~

(Subsection a of Section 3.2 remains unchanged)

~~6.8 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. An audit of the accounts of the Association shall be made annually by an audit committee consisting of three Association members and the President who will chair the committee. A copy of the audit report shall be furnished to each member not later than the annual meeting of the membership of the year following the year for which the audit is made.~~

WITNESSES:

*Catherine Unger*

Catherine Unger  
Printed Name

*Cheryl Franzel*

Cheryl Franzel  
Printed Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

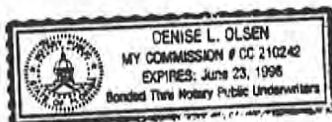
HARBOR HOUSE WEST, INC.

By: *Chester A. Miller*  
Chester A. Miller, President

By: *Lydia S. Brummer*  
Lydia S. Brummer, Secretary

RECORDED IN OFFICIAL RECORDS  
RECORD VERIFIED  
92 DEC - 20 PM 2:20  
CLERK OF DISTRICT COURT  
SARASOTA COUNTY, FL

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 1992 by Chester A. Miller, President and Lydia S. Brummer, as Secretary of HARBOR HOUSE WEST, INC., who are personally known to me or who have produced \_\_\_\_\_ as identification and who did not take an oath. If no type of identification is indicated, the above-named persons are personally known to me.



*Denise L. Olsen*  
Denise L. Olsen  
Notary Public  
Printed Name  
State of Florida  
My Commission Expires:

589122

CERTIFICATE OF AMENDMENT  
OF AMENDED BY-LAWS OF  
HARBOR HOUSE WEST, INC., A CONDOMINIUM

11-28-86

O.R. 1839 PG 2769

THE UNDERSIGNED, the President and Secretary, respectively, of HARBOR HOUSE WEST, INC., A CONDOMINIUM, do hereby certify that at the duly called and held Annual Meeting of the Unit Owners of HARBOR HOUSE WEST, INC., A CONDOMINIUM, on the 20th day of January, 1986, in Sarasota County, Florida, at which a quorum was present and voting throughout, the Amended By-laws of Condominium of HARBOR HOUSE WEST, INC., A CONDOMINIUM, heretofore recorded in O. R. Book 1018, at pages 41 et seq., of the Public Records of Sarasota County, Florida, was amended by amending Paragraph 2, (2.1) of Amended By-laws of Condominium to read as follows:

2. MEMBERS' MEETING

2.1 The annual members' meeting shall be held in January of each year, on a date and at a time and at a place in Sarasota County, Florida, selected by the Board of Directors and included in a notice to all members, for the purpose of electing Directors and transacting any other business authorized to be transacted by the members.

and it was resolved that the above Amendment to the Amended By-Laws of Condominium of HARBOR HOUSE WEST, INC., A CONDOMINIUM, be recorded in the Public Records of Sarasota County, Florida, by certificate certifying to same and that in all other respects said Amended By-laws of Condominium be and the same is hereby ratified, and confirmed and declared to be in full force and effect.

DATED at Sarasota, Florida this 27th day of February, 1986.

HARBOR HOUSE WEST, INC.

BY

Rollin S. Beach  
President



Lydia S. Brummer  
Secretary

STATE OF FLORIDA:

COUNTY OF SARASOTA:

PERSONALLY APPEARED before me the undersigned authority, ROLLIN S. BEACH and LYDIA S. BRUMMER, as President and Secretary, respectively of HARBOR HOUSE WEST, INC., a Florida non-profit Association, to me well known to be the persons described in and who executed the foregoing instrument, who being first duly sworn acknowledged before me that they executed the foregoing Certificate as such officers and of the Corporation on behalf of the Corporation with full authority and for the uses and purposes therein set forth.

WITNESS my hand and seal this 28TH day of February, 1986.

✓ 316 Evelyn Cole Pt. #61  
Shirley, R. 33577

Michael K. Naypad  
Notary Public

My Commission Expires:

