



Record and Return to:
Jane L. Cornett, Esq.
Becker & Poliakoff, P.A.
401 SE Osceola St., Suite 101
Stuart, FL 34994

THIS SPACE FOR RECORDER'S USE

**CERTIFICATE OF AMENDMENTS
TO THE
ARTICLES OF INCORPORATION
OF
FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC.**

The Articles of Incorporation of Fairway Villas of Miles Grant Association, Inc. were recorded in the public records of Martin County, Florida, at Official Records Book 471, Page 1499 et.seq. The same Articles of Incorporation are hereby amended as approved by the members at the annual meeting held March 21, 2017.

1. Article 3.2 g. is hereby amended as follows:

3.2 Enumeration. The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and any applicable Declaration of Condominium, and all of the powers and duties reasonable necessary to operate such condominiums pursuant to its Declaration and as it may be amended from time to time, including but not limited to the following:

g. To make and amend reasonable regulations respecting the use and appearance of the property in the condominium; provided, however, that all those regulations and their amendments shall be approved by not less 2/3rds of the votes of members present and voting, in person or by proxy, at a meeting at which a quorum of owners is represented before they shall become effective.

2. Article 9.2 is hereby amended as follows:

9.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by the board of directors 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, providing the approval is delivered to the secretary at or prior to the meeting. The approvals must be by not less than 2/3rds of the entire membership of the board of directors and by not less than 2/3rds of the votes of the members present and voting, in person or by proxy, at a meeting at which a quorum of owners is represented.

3. The foregoing amendments to the Articles of Incorporation were adopted by the members by a vote sufficient for approval.

4. All provisions of the Articles of Incorporation are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this ____ day of _____, 2017.

WITNESSES:

Lisa Michelle Googe
Witness #1 Signature

Lisa Michelle Googe
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Tammy Gale
Witness #1 Signature

Tammy Gale
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Fairway Villas of Miles Grant Association, Inc.

By: Christine Gerard, President

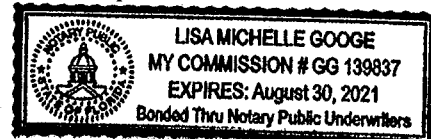
By: Mary W. Brown, Secretary

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of December, 2017 by Christine Gerard as President of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [☒] who has produced identification [Type of Identification: MA DL S22986725].

Notary Seal

Lisa Michelle Googe
Notary Public
Commission Stamp/Seal:



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10th day of November, 2017 by Mary Brown as Secretary of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [X] who has produced identification [Type of Identification: NY Lic].

Tammy Galt
Notary Public
Commission Stamp/Seal:

Notary Seal

CERTIFICATE

Fairway Villas of Miles Grant Association, Inc., by its duly authorized officers, hereby certifies that the amendments to the Articles of Incorporation, a copy of which are attached hereto, were duly and regularly approved by the members at the annual meeting held March 21, 2017.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this ____ day of _____, 2017.

WITNESSES:

Lisa Michelle Gorge
Witness #1 Signature

Lisa Michelle Gorge
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Tammy Galt
Witness #1 Signature

Tammy Galt
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Fairway Villas of Miles Grant Association, Inc.

By: Christine Grand, President

By: Mary W Brown, Secretary

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by Christine Gerard as President of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [☒] who has produced identification [Type of Identification: MA DL S22986725].

Lisa Michelle Googe

Notary Public
Commission Stamp/Seal:

Notary Seal



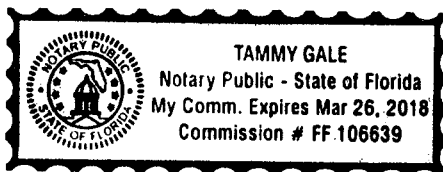
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10th day of November, 2017 by Mary Brown as Secretary of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [☒] who has produced identification [Type of Identification: NY Lic.].

Tammy Gale

Notary Public
Commission Stamp/Seal:

Notary Seal



ACTIVE: F18529/338935:9725019_1



Record and Return to:
Jane L. Cornett, Esq.
Becker & Poliakoff, P.A.
401 SE Osceola St., Suite 101
Stuart, FL 34994

THIS SPACE FOR RECORDER'S USE

**CERTIFICATE OF AMENDMENT TO THE
DECLARATIONS OF CONDOMINIUM
FAIRWAY VILLAS OF MILES GRANT,
SECTION ONE, SECTION TWO A AND SECTION TWO B**

The Declarations of Condominium for Fairway Villas of Miles Grant were recorded in the Public Records of Martin County, Florida, at Official Records Book 471, Page 1453 et.seq. (Section One), and Official Records Book 485, Page 1394 et.seq. (Section Two A), and Official Records Book 493, Page 1682 et.seq., and re-recorded at Official Records Book 494, Page 1226 et.seq. (Section Two B) and all as previously amended at Official Records Book 2386, Page 787 et.seq. and amended at Official Records Book 2466, Page 1133 et.seq. The same Declarations of Condominium are hereby amended as approved by the members at the annual meeting held on March 21, 2017.

1. Article 14.2 is hereby amended as follows:

14.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed by either the board of directors of the Association or by the members at a meeting called for this purpose. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing that approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided, the approvals must be either by:

a. not less than 2/3rds of the entire membership of the board of directors and by not less than 2/3rds of the votes of members present and voting, in person or by proxy, at a meeting at which a quorum of owners is represented; or

b. not less than 2/3rds of the entire membership of the board of directors in the case of amendments that are only for one or more of the following purposes:

[The following paragraphs (1), (2) and (3) are unchanged.]

2. The foregoing amendment to the Declarations of Condominium was adopted by the members by a vote sufficient for approval.

3. All provisions of the Declarations of Condominium are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this ____ day of _____, 2017.

WITNESSES:

Lisa Michelle Googe
Witness #1 Signature

Lisa Michelle Googe
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Linda Dueben
Witness #1 Signature

Linda Dueben
Witness #1 Printed Name

Tammy Gale
Witness #2 Signature

Tammy Gale
Witness #2 Printed Name

Fairway Villas of Miles Grant Association, Inc.

By Christine Gerard
Christine Gerard, President

By Mary W Brown
MARY W BROWN, Secretary

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of December, 2017 by Christine Gerard as President of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [☒] who has produced identification [Type of Identification: MA DL 522986725].

Lisa Michelle Googe
Notary Public
Commission Stamp/Seal:

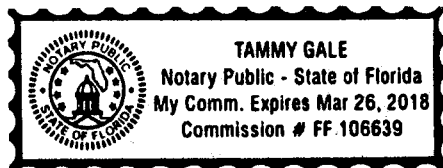
Notary Seal



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10th day of November, 2017 by Mary Brown as Secretary of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [X] who has produced identification [Type of Identification: NY Lic].

Notary Seal



Tammy Gale
Notary Public
Commission Stamp/Seal:

CERTIFICATE

Fairway Villas of Miles Grant Association, Inc., by its duly authorized officers, hereby certifies that the amendment to the Declarations of Condominium, a copy of which is attached hereto, was duly and regularly approved by the members at the annual meeting held on March 21, 2017..

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this ___ day of _____, 2017.

WITNESSES:

Lisa Michelle Gorge
Witness #1 Signature

Lisa Michelle Gorge
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Linda Dueben
Witness #1 Signature

Linda Dueben
Witness #1 Printed Name

Tammy Gale
Witness #2 Signature

Tammy Gale
Witness #2 Printed Name

Fairway Villas of Miles Grant Association, Inc.

By: Christine Girard
Christine Girard, President

By: Mary W Brown
MARY W BROWN, Secretary

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by Christie Girard as President of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [☒] who has produced identification [Type of Identification: MADL S22986725].

Lisa Michelle Googe
Notary Public

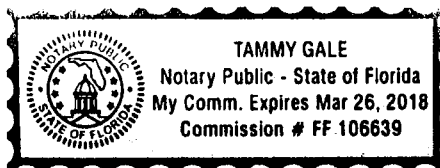
Commission Stamp/Seal:

Notary Seal



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10 day of November, 2017 by Mary Brown as Secretary of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [☒] who has produced identification [Type of Identification: NY Lic].



Tammy Gale
Notary Public

Commission Stamp/Seal:

Notary Seal

ACTIVE: F18529/338935:9724099_1



Record and Return to:
Jane L. Cornett, Esq.
Becker & Poliakoff, P.A.
401 SE Osceola St., Suite 101
Stuart, FL 34994

THIS SPACE FOR RECORDER'S USE

**CERTIFICATE OF AMENDMENT
TO THE
BYLAWS OF
FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC.**

The Bylaws of Fairway Villas of Miles Grant Association, Inc. were recorded in the public records of Martin County, Florida, at Official Records Book 471, Page 1505 et.seq., and amended at Official Records Book 713, Page 2271 et.seq., and amended at Official Records Book 1645, Page 2949 et.seq., and amended at Official Records Book 2848, Page 2105 et.seq. The same Bylaws are hereby amended as approved by the members at the annual meeting held March 21, 2017.

1. Article 8.2 hereby amended as follows:

8.2 A resolution adopting a proposed 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, providing that approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, the approvals must be by not less than 2/3rds of the entire membership of the board of directors and by not less than 2/3rds of the votes of the members present and voting, in person or by proxy, at a meeting at which a quorum of owners is represented.

2. The foregoing amendment to the Bylaws was adopted by the members by a vote sufficient for approval.

3. All provisions of the Bylaws are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this ____ day of _____, 2017.

WITNESSES:

Lisa Michelle Googe
Witness #1 Signature

Lisa Michelle Googe
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Linda Dueben
Witness #1 Signature

Linda Dueben
Witness #1 Printed Name

Tammy Gale
Witness #2 Signature

Tammy Gale
Witness #2 Printed Name

Fairway Villas of Miles Grant Association, Inc.

By: Christine Girard, President

By: Mary W Brown, Secretary
MARY W Brown

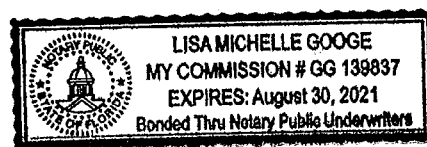
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by Christine Girard as President of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [] who has produced identification [Type of Identification: MA DL 522986725]

Lisa Michelle Googe
Notary Public

Commission Stamp/Seal:

Notary Seal



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10 day of November, 2017 by Mary Brown as Secretary of Fairway Villas of Miles Grant Association, Inc., [] who is personally known to me or [X] who has produced identification [Type of Identification: NY Lic].

Tammy Gale
Notary Public
Commission Stamp/Seal:

Notary Seal

CERTIFICATE

Fairway Villas of Miles Grant Association, Inc., by its duly authorized officers, hereby certifies that the amendment to the Bylaws, a copy of which is attached hereto, was duly and regularly approved by the members at the annual meeting held March 21, 2017.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this ___ day of _____, 2017.

WITNESSES:

Lisa Michelle Gorge
Witness #1 Signature

Lisa Michelle Gorge
Witness #1 Printed Name

Linda Dueben
Witness #2 Signature

Linda Dueben
Witness #2 Printed Name

Linda Dueben
Witness #1 Signature

Linda Dueben
Witness #1 Printed Name

Tammy Gale
Witness #2 Signature

Tammy Gale
Witness #2 Printed Name

Fairway Villas of Miles Grant Association, Inc.

By: Christine Girard, President

By: Mary Brown, Secretary

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by
_____ as President of Fairway Villas of Miles Grant Association, Inc., [] who is
personally known to me or [☒] who has produced identification [Type of Identification:

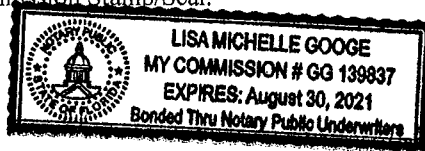
MA DL S22986725.

Lisa Michelle Googe

Notary Public

Commission Stamp/Seal:

Notary Seal



STATE OF FLORIDA
COUNTY OF MARTIN

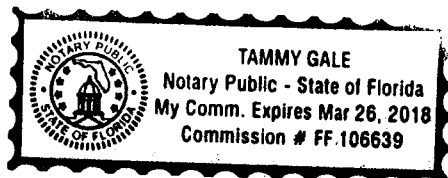
The foregoing instrument was acknowledged before me this 10 day of November, 2017 by
Mary Brown as Secretary of Fairway Villas of Miles Grant Association, Inc., [] who
is personally known to me or [☒] who has produced identification [Type of Identification:
NY Lic.].

Tammy GALE

Notary Public

Commission Stamp/Seal:

Notary Seal



ACTIVE: F18529/338935:9724958_1