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CERTIFICATE OF AMENDMENT

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TO THE

BYLAWS

OF GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

O.R. 1495 PG 0205

GULF HORIZONS CONDOMINIUM ASSOCIATION, INC., its address being 555 The Esplanade North, Venice, Sarasota County, Florida, by the hands of the undersigned hereby certify that:

The following amendments to the Bylaws as recorded in Official Record Book 830, pages 735-748, of the public records of Sarasota County, Florida, were submitted to the entire membership of the Association at its meeting called and held on the 12th day of January, 1982, and approved by affirmative vote in excess of fifty-one percent (51%) of the Board of Directors and fifty-one percent (51%) of the membership or sixty percent (60%) of the membership as required by the Bylaws.

1. Article 1 is hereby amended by changing "Chapter 711" to "Chapter 718".

2. Article 2.1 is hereby amended to read as follows:

"The annual member's meeting shall be held at the office of the corporation at 10:00 o'clock A.M., Eastern Standard Time, on the 3rd Monday in January 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."

3. Article 2.5(b) is hereby amended to read as follows:

"(b) If a unit is owned by one person, his right to vote shall be established by the record title to his unit. The vote of the owners of an apartment owned by more than one (1) person or by a corporation or other entity shall be cast by the person named in a certificate signed by all of the owners of the apartment or by the appropriate officer of the corporation and filed with the Secretary of the Association. Such

O. R. 1495 PG 0206

certificate shall be valid until replaced by a subsequent certificate or until the unit changes ownership. If such a certificate is not on file, the owner in attendance at the meeting shall cast the vote or if more than one owner is in attendance, the owner designated by those in attendance shall cast the vote."

4. Article 2.6 is hereby amended to read as follows:

"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 comply with all the provisions of Chapter 718, Florida Statutes."

5. Article 2.9 is hereby amended by deleting same in its entirety.

6. Article 3.1 is hereby amended to read as follows:

"3.1 Membership. The affairs of the association shall be managed by a board of seven directors. In order to assure continuity of experienced board members from one year to the next, the term for directors shall be two years, except, for the election of 1983, at which three directors shall be nominated and elected for two year terms and four directors shall be nominated and elected for one year terms. After 1983, all directors will be elected for two year terms."

7. Article 3.2(b) is hereby amended to read as follows:

"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 to be elected. Nominations may be made from the floor."

8. Article 3.3 is hereby amended to read as follows:

"3.3 The term of each director's service shall be for two years except as set forth in Article 3.1 and subsequently until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided."

9. Article 3.2(e) is hereby amended by deleting the following:



O.R. 1495 PG 0207

"provided, however, that until April, 1972 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."

10. Article 3.10 is hereby amended by deleting the same in its entirety.

11. Article 5.5 is hereby amended to read as follows:

"5.5 The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. With the approval of the Board of Directors, he may delegate to a business service organization the collection of assessments, the depositing or investment of funds, payment of authorized debts, and maintenance of the books of the Association in accordance with good accounting practices. The Treasurer shall, however be responsible for determining that Association funds and records are properly handled by such a service."

12. Article 6.2 is hereby amended to read as follows:

"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 expense and to provide and maintain funds for the foregoing accounts and reserves, as appropriate, according to good accounting practices as follows:"

13. Article 6.2(a) is hereby amended to read as follows:

"a. Current expense, the amount for which shall not exceed 115% of the budget for this account for the prior year."

14. Article 6.2(b) is hereby amended to read as follows:

"b. Reserve for deferred maintenance, the amount of which shall not exceed 115% of the budget for this account for the prior year."

15. Article 6.2(c) is hereby amended to read as



O.R. 1495 PG 0208

follows:

"c. Reserve for replacement, the amount for which shall not exceed 115% of the budget for this account for the prior year."

16. Article 6.2(e) is hereby amended to read as

follows:

"e. Copies of the budget and proposed assessments shall be transmitted to each member as required by Chapter 71B, Florida Statutes."

17. Article 8.2(c) is hereby amended by deleting same in its entirety.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 18 day of February, 1982.

ATTEST:

GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

By W. R. Calhoun Secretary By William Miller President

WITNESSES:

Joy E. Williams  
Sharon K. Deaton

FILED AND  
RECORDED  
FEB 24 10 40 AM '82

168526

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 William Miller, as President and William Calhoun, as Secretary, of Gulf Horizons Condominium Association, Inc., and they acknowledge before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment of 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 of Bylaws and that the execution thereof is the free act and deed of said corporation.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 18<sup>th</sup> day of February, 1982.

Tamara L. B...  
Notary Public

My Commission Expires:

Notary Public State of Florida at Large  
My Commission Expires Oct. 22, 1984  
Bonded By U.S.P. & C.



CERTIFICATE OF AMENDMENT

168527

TO THE

BY-LAWS

OF

GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

O.R. 1495 PG 0209

Gulf Horizons Condominium Association, Inc., its address being 555 The Esplanade North, Venice, Sarasota County, Florida, by the hands of the undersigned hereby certify that:

The Board of Directors of Gulf Horizons Condominium Association, Inc., approved by affirmative vote of the Board of Directors the following amendments to the By-Laws as recorded in O.R. Book 830, page 735, of the Public Records of Sarasota County, Florida, which were then submitted to the entire membership of the Association at its meeting called and held on January 20, 1975 and approved by affirmative vote in excess of 51% of the membership of the Association as required by the By-Laws.

1. Article 6.7 is hereby amended to read as follows:

"An Audit of the accounts of the Association shall be made annually by an independent public accountant. Standard audit procedures shall be applied to verification of cash receipts and expenditures without requirements of certification. A copy of the audit report shall be furnished to each member not later than May 1st of the year following the year for which the audit is made."

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 18 day of February, 1982.

ATTEST:

GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

By W. R. Colhoun  
Secretary

By [Signature]  
President

O.R. 1495 PB 0210

WITNESSES:

James P. Williams  
Sharon K. Graham

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 William Miller, as President and William Calhoun, as Secretary, of Gulf Horizons Condominium Association, Inc., and they acknowledge before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment of By-Laws on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment of By-Laws and that the execution thereof is the free act and deed of said corporation.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 18 day of February, 1982.

Thomas L. Brown

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 22, 1984  
Bonded By U.S.F. & G.

Re-recorded as to proper form.

FEB 21 10 44 AM '82

PRESTON R. H. HACKETT  
STATE

168527



ST. 833 re 753

366921

CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF

GULF HORIZONS, a Condominium,  
as per Declaration thereof  
dated March 5, 1970 and record-  
ed in O.R. Book 830, Page 720  
thru 770, Public Records, Sarasota  
County, Florida.

WHEREAS, F. B. Condominiums, Inc., is the owner of all  
units in said condominium, and

WHEREAS, the undersigned are desirous of amending parts of  
said Declaration by making certain corrections thereto;

NOW, THEREFORE, the undersigned do hereby amend said  
Declaration in the following respects only:

1. Exhibit "A" (O.R. Book 830, Page 734) is amended by  
deleting the following words from the description shown on said  
Exhibit, to-wit: "Less Club room area of Gulf Horizons Condomin-  
ium as more specifically shown on Page 2 of Exhibit "F" attached  
hereto".
2. The description attached to Exhibit "B" (O.R. Book 830  
Page 748) is amended by deleting the words shown in Paragraph 1  
above.
3. Exhibit "F" (O.R. Book 830, Page 768-770) is amended  
so that the Club Room described therein is included in and is a  
part of the "Condominium Area", the intent being to include said  
Club Room as part of the common elements and to be excluded from  
the "Lease Area".
4. Exhibit "C" is amended to conform to the attached  
"Amendment to Lease".

The undersigned certify that the above Amendments were

Prepared by:  
R.S. Sparrow  
LAW OFFICE  
1001 WASHINGTON  
SPARROW, BUCKLELAND  
& SAVARY  
SUITE 204  
1705 MAIN BUILDING  
SARASOTA, FLORIDA



833 R 757

duly adopted in accordance with the provisions of Declaration of Condominium, the By-Laws, and Articles of Incorporation of said condominium.

IN WITNESS WHEREOF the undersigned have caused these presents to be signed in their respective names this 26 day of March 1970.

F. B. CONDOMINIUMS, INC.

By Boris Kaye  
As President

(CORPORATE SEAL)

GULF HORIZONS CONDOMINIUM ASSOCIATION INC.

By Boris Kaye  
As President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 26 day of March, 1970

before me personally appeared BORIS KAYE as President of F. B. CONDOMINIUMS, INC., a corporation under the laws of the State of Florida, to me known to be the person who signed the foregoing instrument and as such officer acknowledged the execution thereof to be his free act and deed as such office for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Sarasota, in the County of Sarasota, State of Florida, the day and year first above written.

Geraldine B. Thompson  
Notary Public

My Commission Expires:

February Public State of Florida at Large  
My Commission Expires Nov. 24 1973

LAW OFFICES  
EISEN, FINKERTON,  
SPARROW, MACLELLAN  
& SAVARY  
ROOM 214  
1000 MAIN BUILDING  
SARASOTA, FLORIDA