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Return to: (same as above)

**CERTIFICATE OF FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF SIXTY VINING COURT, A CONDOMINIUM, AND TO THE BYLAWS OF SIXTY
VINING COURT HOMEOWNERS ASSOCIATION, INC.**

THIS IS TO CERTIFY THAT attached as Exhibit "A" is a true and correct copy of the First Amendment to the Declaration of Condominium of Sixty Vining Court, a Condominium (hereinafter referred to as "Declaration"), which was duly adopted pursuant to Section Eight of the Declaration by an affirmative vote of at least three-fourths of the owners at a meeting held on February 5, 2016. The original Declaration is recorded in Official Records Book 2106, Page 21, in the Public Records of Volusia County, Florida.

THIS IS TO ALSO CERTIFY THAT attached as Exhibit "B" is a true and correct copy of the First Amendment to the Bylaws of Sixty Vining Court Homeowners Association, Inc. (a condominium pursuant to the Florida Condominium Act), which was duly adopted pursuant to Article XI, Section One (of the Bylaws) by affirmative vote of at least fifty-one percent of the owners at a meeting held on February 5, 2016.

EXECUTED at Volusia County, Florida, on the 10th day of ^{MAY} ~~April~~, 2016.

SIXTY VINING COURT HOMEOWNERS
ASSOCIATION, INC.

Braudel Steinmetz
Witness

Robert Dehm
Witness

M.C.S.
Witness

Karen J Buchanan
Witness

By: Olga Mizzoni
OLGA MIZZONI, Vice President
363 Carriage Lane
Lady Lake, FL 32159

Attest: Rosalie Riedel
ROSALIE RIEDEL, Secretary
6442 Engram Road
New Smyrna Beach, FL 321698

Certificate of First Amendment
Sixty Vining Court, a Condominium
Page 2 of 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 10th day of April, 2016,
by OLGA MIZZONI who is personally known to me or who has produced
drivers license as identification. WITNESS my hand and official seal in the
County and State last aforesaid on this 10th day of April, 2016.

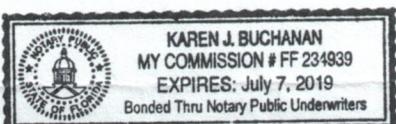
Angelina Lanphere
Notary Signature
My Commission Expires: Feb 10, 2019



STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 6th day of April, 2016,
by ROSALIE RIEDEL who is personally known to me or who has produced
R340-732-47-S61-0 as identification. WITNESS my hand and official seal in the
County and State last aforesaid on this 6th day of April, 2016.

Karen J Buchanan
Notary Signature
My Commission Expires:



**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
SIXTY VINING COURT HOMEOWNERS ASSOCIATION, INC.**

**A CONDOMINIUM PURSUANT TO THE FLORIDA
CONDOMINIUM ACT**

1. Section 16.1(a) is amended as follows:

No condominium unit owner may dispose of a condominium unit by sale or lease without approval of the Board of Directors of the Association, provided however, no condominium unit may be leased for a period of less than three (3) months one (1) year.

2. Section 13.2(a) is amended as follows:

Air conditioning and heating, except for ducts, compressors, and air carriers which service part or parts of the condominium other than the owner's unit, the patio or terrace serving each unit, if any, including the screening thereon, if any, all other interior portions of the unit, any enclosure or modification of the condominium unit installed by the owner thereof other than the Developer, and exterior doors except for the painting of exterior doors. The maintenance and upkeep of screen enclosures shall not be considered part of the common expenses of the Association. Expressly provided, however, that the exterior walls of the condominium building, when enclosed by a screen enclosure, shall be maintained by the Association expressly limited to painting.

3. Section 18(g) is amended as follows:

(g) Not allow any children under eighteen (18) years of age to reside on the premises, except where such children are house guests or visitors. House guests under eighteen (18) years shall not reside on the premises for more than thirty (3) days during any one (1) year period. House guests are restricted to thirty (30) calendar days per one (1) year period. Board approval must be obtained if a longer occupation period is desired.

CODING: Additions to text are indicated by **bold underline**; deletions by **strikeout**



FIRST AMENDMENT TO BYLAWS OF SIXTY Vining COURT HOMEOWNERS ASSOCIATION, INC.

A CONDOMINIUM PURSUANT TO THE FLORIDA CONDOMINIUM ACT

1. Article IV, Section I is amended as follows:

Section One. Annual Meetings. Within forty-five (45) days after the date on which unit owners other than developer own fifteen percent (15%) of the units that will eventually be operated by the association, the governing board shall call and give notice of the first annual meeting of unit owners, which meeting shall be held not less than thirty (30) nor more than forty (40) days after the date of the notice. At such meeting one-third (1/3) of the officers and directors of developer holding office as members of the governing board shall resign, as provided elsewhere in these bylaws, and unit owners other than developer shall elect one (1) member to the board. Thereafter, annual meetings of the unit owners shall be held on the first Monday in October of each succeeding year. At each such subsequent meeting the unit owners shall elect a number of members to the governing board sufficient to fill all vacancies and to replace or reelect members whose terms have expired. Unit owners may also transact such other business of the association as may properly come before the meeting. Starting in 2016, and continuing each year thereafter, annual meetings of the unit owners shall be held during the first week in February.

CODING: Addition to text are indicated by **bold underline**; deletions by **strikeout**

EXHIBIT

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