

Prepared by: Matthew C. Shapiro, Esquire  
RICE & ROSE, P.A.  
222 Seabreeze Blvd.  
Daytona Beach, FL 32118  
(386) 257-3839x316

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 10<sup>th</sup> day of <sup>MAY</sup>~~April~~, 2016. *com*

SIXTY VINING COURT HOMEOWNERS  
ASSOCIATION, INC.

Witness

By:

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

Witness

Attest:

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

Witness

Witness



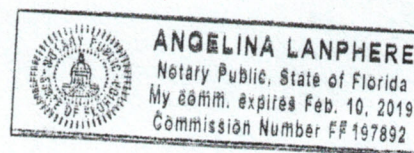
Certificate of First Amendment  
Sixty Vining Court, a Condominium  
Page 2 of 2

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of ~~April~~ <sup>May</sup>, 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 10<sup>th</sup> day of ~~April~~ <sup>May</sup>, 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 6<sup>th</sup> day of ~~April~~ <sup>July</sup>, 2016, by ROSALIE RIEDEL who is personally known to me or who has produced 2340-732-47-561-0 as identification. WITNESS my hand and official seal in the County and State last aforesaid on this 6<sup>th</sup> day of ~~April~~ <sup>July</sup>, 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 who 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~~

