

AMENDMENTS

DECLARATIONS OF CONDOMINIUM
OF
BAYWOOD COLONY VILLAS, CONDOMINIUMS, SECTIONS ONE AND TWO

ARTICLES OF INCORPORATION
BYLAWS
BAYWOOD COLONY VILLAS ASSOCIATION, INC.

[Additions are indicated by underline; deletions by ~~strike through~~]

1. Declaration

17. MAINTENANCE OF CONDOMINIUM PROPERTY. Responsibility for the maintenance, repair and replacement of the Condominium Property will be as follows:

...

2. **Common Elements and Association Property.** The maintenance, repair and replacement of the common elements and the Association property and their components (including any vegetation located upon the common elements or the Association property, however established, but excluding the landscaping located in the immediate area around each unit which is to be maintained by the owner as provided in 17.1 above), and any alterations, additions and improvements thereto, and the ~~dowel~~ fences and concrete or masonry supports for same plus all approved ~~wæden~~ shadow-box privacy fences, shall be the responsibility of the Association.

2. Articles of Incorporation

ARTICLE V
DIRECTORS

5.1 The affairs of the Association will be managed by a board consisting of the number of directors determined by the By-Laws, but not less than three directors and in the absence of such determination shall consist of three directors. ~~Directors need not shall~~ be members of the Association in good standing. Co-owners of a Unit cannot simultaneously serve on the Board unless they own more than one Unit or unless there are not enough eligible candidates to fill the vacancies on the Board at the time of the vacancy. When a Unit is owned by a corporation, a partnership, or similar entity, the primary occupant, as designated pursuant to the Declaration of Condominium shall be eligible for Board membership. A grantor of a trust described in Section 733.707(3), Florida Statutes, or a beneficiary as defined in Section 737.303(4)(b), Florida Statutes, shall be considered eligible for Board membership. A convicted felon whose civil rights have not been fully restored for at least five (5) years as of the date of election is not eligible to serve as a director. A person who is more than ninety (90) days delinquent in paying any monetary obligation to the Association is not eligible to serve as a director. Any person who has been suspended or removed from serving as a director by the Division of Florida Condominiums, Timeshares and Mobile Homes is not eligible to serve as a director.

3. Bylaws

2. MEMBERS' MEETINGS.

2.1 **Annual Members' Meeting.** The annual members' meeting shall be held at the ~~Association's clubhouse office of the corporation at 2:00 o'clock P.M. on the first Friday in January of each year during the month of November of each year with the specific date and time to be determined by the Board of Directors from time to time for the purpose of electing directors and transaction any other business authorized to be transacted by the members. ; provided, however, if that day is a~~ The annual membership meeting shall not be held on a legal holiday, the meeting shall be held at the same hour on the next day that is not a holiday.

AMENDMENTS

ARTICLES OF INCORPORATION

BAYWOOD COLONY VILLAS ASSOCIATION, INC.

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Prepared By and Return to:
Kevin T. Wells, Esq.
Law Offices of Kevin T. Wells, P.A.
1800 Second Street, Suite 808
Sarasota, FL 34236
Telephone: (941) 366-9191
Facsimile: (941) 366-9292

CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM
BAYWOOD COLONY VILLAS, CONDOMINIUMS, SECTIONS ONE AND TWO

ARTICLES OF INCORPORATION
BYLAWS
BAYWOOD COLONY VILLAS ASSOCIATION, INC.

We hereby certify that the attached amendments to the Declaration of Condominium of **BAYWOOD COLONY VILLAS, CONDOMINIUMS, SECTIONS ONE AND TWO**, and to the Articles of Incorporation and Association Bylaws (which Articles of Incorporation and Bylaws are recorded as Exhibits to the originally recorded Declaration of Condominium) of **BAYWOOD COLONY VILLAS ASSOCIATION, INC.** (herein, "the Association") were duly adopted at the Annual Membership Meeting of the Association held on January 3, 2014, by the affirmative vote of the owners of not less than two-thirds (2/3rds) of the unit owners present (in person or by proxy) as required by Article 9 of the Declaration as to the Declaration amendments, and by the affirmative vote of the owners of not less than two-thirds (2/3rds) of the unit owners present (in person or by proxy) as required by Article 9.2 of the Articles of Incorporation as to the amendments to the Articles of Incorporation and by not less than two-thirds (2/3rds) of the members present and voting (in person or by proxy) as required by Article 9 of the Bylaws as to the amendments to the Bylaws. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

The original Declaration of Condominium of **BAYWOOD COLONY VILLAS CONDOMINIUM, SECTION ONE**, was recorded at Official Records Book 914, Page 3 et seq. and the original Declaration of Condominium of **BAYWOOD COLONY VILLAS CONDOMINIUM, SECTION TWO**, was recorded at Official Records Book 988, Page 1574 et seq., all of the Public Records of Sarasota County, Florida.

DATED this 17 day of March, 2014.

Signed, sealed and delivered:
in the presence of:

sign Leonard Sullivan

print Leonard Sullivan

sign Mary

print Mary Schaefer

BAYWOOD COLONY VILLAS
ASSOCIATION, INC.

By: Phil Eldredge
Phil Eldredge, President

Prepared by and return to:
Kevin T. Wells, Esq.
The Law Offices of Kevin T. Wells, P.A.
1800 Second Street, Suite 808
Sarasota, Florida 34236
(941) 366-9191 (Telephone)
(941) 366-9292 (Facsimile)

**AMENDMENTS TO
ARTICLES OF INCORPORATION**

BAYWOOD COLONY VILLAS ASSOCIATION, INC.
A Florida Not For Profit Corporation

We hereby certify that the attached amendments to the Articles of Incorporation of BAYWOOD COLONY VILLAS ASSOCIATION, INC. ("the Association"), a Florida corporation not-for-profit, were adopted by the affirmative vote of not less than two-thirds (2/3rds) of the members of the Association present, in person or by proxy, as required by Article 9.2 of the Articles of Incorporation, at the Annual Membership Meeting of the Association held on January 3, 2014. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and by Florida law.

DATED this 17 day of March, 2014.

Signed, sealed and delivered:
in the presence of:

sign Leonard Sullivan

print Leonard Sullivan

sign MJ

print Madelyn Schoening

sign James A. Barry

print JAMES A. BARRY

sign MJ

print Madelyn Schoening

**BAYWOOD COLONY VILLAS
ASSOCIATION, INC.**

By: Phil Eldredge
Phil Eldredge, President

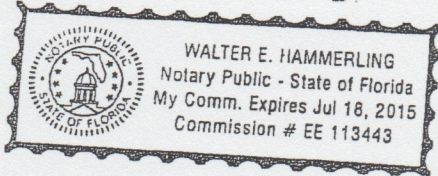
Attest: Mary Baldridge
Mary Baldridge, Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17 day of March, 2014, by Phillip Eldredge as President of Baywood Colony Villas Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC



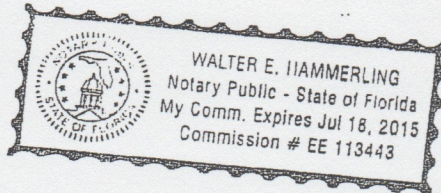
sign _____
print _____

State of Florida at Large (Seal)
My Commission Expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17 day of March, 2014, by Mary Baldwin as Secretary of Baywood Colony Villas Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC



sign _____
print _____

State of Florida at Large (Seal)
My Commission Expires:

sign Mary

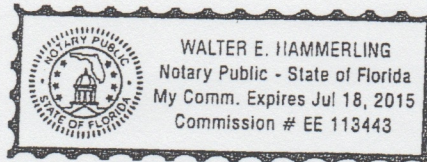
print Mary Schoening

sign _____

print _____

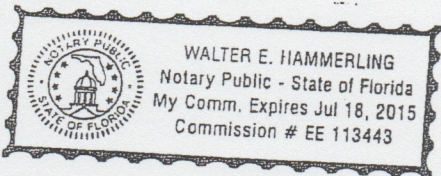
Attest: Mary Baldridge Secretary

[Corporate Seal]



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17 day of March, 2014, by Paulin Eldredge as President of Baywood Colony Villas Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign _____
print _____

State of Florida at Large (Seal)
My Commission Expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17 day of March, 2014, by Mary Baldridge as Secretary of Baywood Colony Villas Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign _____
print _____

State of Florida at Large (Seal)
My Commission Expires:

