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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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This instrument prepared by:
Sharon S. Vander Wulp
Attorney at Law
712 Shamrock Blvd.
Venice, FL 34293



CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
FAIRWAY GLEN OF ST. ANDREWS PARK
AT THE PLANTATION, A Condominium

FAIRWAY GLEN OF ST. ANDREWS PARK ASSOCIATION, INC., its address being c/o Argus Management of Venice, Inc., 181 Center Road, Venice, FL 34285, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of Fairway Glen of St. Andrews Park at the Plantation, a condominium, is recorded in Official Record Instrument #2002178463, et seq., as amended, of the Public Records of Sarasota County, Florida. The following amendments to the Declaration of Condominium were submitted to the entire membership of the Association at its meeting called and held on the 30th day of April, 2013, and approved by an affirmative vote of not less than 2/3rds of the total voting interests of the entire membership of the Association as required by the Declaration of Condominium.

1. Article 13, Restrictions Upon Use. Paragraph (q), Leasing, is hereby amended to read as follows:

13. Restrictions Upon Use. No owner, tenant or other occupant of a condominium unit shall:

(q) rent or lease a unit until the unit owner has held record title to the unit for at least one (1) full year. All record title owners of units as of the date of recording this change may continue to lease their units.

Prior to leasing or renting the unit, the unit owner must obtain written approval by the Association, as provided for in Article 14 of this Declaration. Entire units only may be rented. No unit may be subdivided and partially rented. Unit occupancy shall only be by the lessee, his family and guests. Units may not be leased or rented for a term lease a unit for a period of less than one month.

2. Article 13, Restrictions Upon Use, is hereby amended by adding Paragraph (w), Unit Ownership, to read as follows:

(w) no person or married couple may hold record title ownership to more than two (2) units in the condominium. Record title ownership shall be established by not only the title holder's individual name, but also by the title holder's interest in a corporation, partnership, trust or other legal entity. Consequently, an officer, director, shareholder, partner, trustee or beneficiary of a legal entity or trust is also bound by this restriction in the same manner as though the unit is titled in an individual name. A married couple may hold title to their two (2) units either in their joint names or in their separate names, but in any case may not own more than two (2) units however titled.

3. Article 22, Amendments, is hereby amended to read as follows:

22. Amendments.

22.1 Amendments. Except as otherwise specifically provided herein, this Declaration of Condominium may be amended only in the manner hereinafter set forth.

22.2 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

22.3 Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by at least twenty percent (20%) of the members of the Association.

22.4 Vote. Members not present in person at the meetings considering the amendment may express their vote in writing, by limited proxy, providing such vote is delivered to the Secretary at or

prior to the meeting. An affirmative vote of not less than 51% of the total voting interest is required to effect the change to this Declaration.

22.5 Limitation on Amendment. No amendment shall discriminate against any unit owner nor against any Unit or class or groups of units unless the unit owners so affected shall consent.

22.6 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by officers of the Association with all the formalities of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the Public Records of Sarasota County, Florida.

~~The Declaration may be amended at any time by affirmative vote of the owners of two-thirds of the units, except that provisions relating to percentage of ownership and sharing of common expenses, voting rights of the unit owners, and termination of the condominium may be amended only with the written consent of all persons adversely affected thereby. The rights granted to institutional first mortgagees, the rights and easements reserved by Developer, and the rights and easements granted to private and public utilities under the terms of this Declaration or the condominium plat may not be amended or terminated without the written consent of the parties involved. The articles of incorporation and bylaws may be amended by a simple majority vote of all voting rights of all members of the Association and to that extent this Declaration may be amended without two thirds vote.~~

~~Except for amendments by Developer as provided herein, no amendment shall be effective unless it be in writing, executed by the president or vice president and attested by the secretary of the Association with the formalities required for conveyance of real property in the State of Florida, and recorded in the public records of Sarasota County. Any amendment so executed and recorded shall be prima facie evidence that the amendment was duly adopted in accordance with the requirements of this declaration, the articles of incorporation and the bylaws. It shall not be necessary for the individual unit owners or holders of recorded liens thereon except institutional first mortgage holders as herein provided) to join in or consent to the execution of any amendment. Until such time as Developer shall have conveyed title to all of the units in the~~

~~condominium, no amendments to this declaration, articles of incorporation, or bylaws which might adversely affect the sale of units shall be effective without its written consent.~~

~~Developer shall have the right and irrevocable power to amend this Declaration and the exhibits recorded herewith as may be necessary or desirable from time to time prior to the conveyance of all units by Developer to (a) identify, locate and dimension any units which are not completed at the date of this Declaration and to provide surveyor certificates of completion, (b) any errors or omissions in the declaration or any exhibits hereto; (c) make the documents comply with the requirements of any statutory provisions or any state or federal rules or regulations or County ordinances; (d) to gain acceptance or approval of any institutional mortgage lender or title insurer. Such amendment shall be executed by Developer, and the joinder or further consent of the individual unit owners or holders of recorded liens or other interests therein, including institutional first mortgagees, shall not be required. All amendments shall take effect immediately upon recordation in the public records of Sarasota County.~~

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 7 day of May, 2013.

ATTEST:

Fairway Glen of St. Andrews Park Association, Inc.

By: Mark Schramm
Mark Schramm, Treasurer

By: Lee Williams
Lee Williams, President

WITNESSES:

Kathy Galas
Kathy Galas
Printed Name

BISA SIMPSON
Bisa Simpson
Printed Name

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 LEE WILLIAMS, as President and MARK SCHRAMM, as Treasurer of Fairway Glen of St. Andrews Park Association,

Inc., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Declaration of Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Declaration of Condominium and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, Florida this 7TH day of May, 2013.



Lisa Simpson
LISA SIMPSON
Printed Name of Notary
Notary Public
Commission # EE032613

My Commission Expires: