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FIRST AMENDMENT TO BYLAWS OF

SUNNYBROOK CONDOMINIUM ASSOCIATION, INC. 100002 10 6376 06-06-89 1005
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This First Amendment to Bylaws of Sunnybrook Condominium Association, Inc., a Florida corporation not for profit, is made this 2nd day of May, 1989.

W I T N E S S E T H :

WHEREAS, Sunnybrook Condominium Association, Inc. is the non-profit Florida corporation created pursuant to Chapter 718, Florida Statutes, to manage, operate and maintain the various condominiums constructed as a part of the Sunnybrook Development, as more particularly described in the Declarations of Condominium of said condominiums, as recorded in the Public Records of Pasco County, Florida, and;

WHEREAS, the Bylaws of Sunnybrook Condominium Association, Inc. were originally recorded in the Public Records of Pasco County, Florida, in Official Records Book 1402, commencing at Page 1686, as Exhibit "D" to the Declaration of Condominium of Sunnybrook I, a Condominium, which Declaration was recorded in Official Records Book 1402, commencing at Page 1636; and

WHEREAS, the Bylaws are also recorded as Exhibit "D" to the Declarations of Condominium of Sunnybrook II, a Condominium, recorded in Official Records Book 1424, commencing at Page 0871; Sunnybrook III, a Condominium, recorded in Official Records Book 1430, commencing at Page 1326; Sunnybrook IV, a Condominium, recorded in Official Records Book 1424, commencing at Page 0979; Sunnybrook V, a Condominium, recorded in Official Records Book 1460, commencing at Page 0244; Sunnybrook VI, a Condominium, recorded in Official Records Book 1481, commencing at Page 1144; Sunnybrook VII, a Condominium, recorded in Official Records Book 1511, commencing at Page 0233; Sunnybrook VIII, a Condominium, recorded in Official Records Book 1559, commencing at Page 0971; Sunnybrook IX, a Condominium, recorded in Official Records Book 1605, commencing at Page 0351; Sunnybrook X, a Condominium, recorded in Official Records Book 1645, commencing at Page 0276; and Sunnybrook XI, a Condominium, recorded in Official Records Book 1744, commencing at Page 1771, all of the Public Records of Pasco County, Florida, and;

WHEREAS, Section 2 of Article II of the Bylaws, as originally adopted provided as follows:

Section 2. Representation: Within the limits above specified the number of directors shall be determined as follows:

A. Until such time as the developer is required to turn control of the Association over to the Members pursuant to the provisions of Chapter 718, Florida Statutes, there shall be three (3) directors appointed by the Developer who shall hold office until control of the Association is turned over to Members other than the Developer. Upon the Developer turning control of the Association over to the Members, the number of directors shall be increased to a number equal to one (1) director for each individual condominium constructed as a part of the SUNNYBROOK DEVELOPMENT plus three (3) directors at large. Thereafter, there shall be one (1) additional director elected to the Board of Directors as and when any additional condominiums are created within the SUNNYBROOK DEVELOPMENT. Each condominium created within the SUNNYBROOK DEVELOPMENT shall at all times be entitled to elect at least one (1) director to the Board of Directors, which directors will hereinafter be referred to as "resident

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THIS INSTRUMENT PREPARED BY:
Christie S. Jones, Esquire (813) 365-5115
Ingersoll and Bloch, Chartered
1515 Ringling Boulevard, Suite 800
Sarasota, Florida 34236

directors", in addition to the three (3) directors at large.

B. The resident director representing an individual condominium shall be elected solely by the Unit Owners of such condominium, who are the only Members entitled to vote for their respective resident director, and shall be a Unit Owner in such condominium.

C. Directors at large shall be elected by the entire membership of the Association.

D. Each member of the Board of Directors shall have equal powers, rights and obligations without regard as to whether or not they were elected at large or by the Unit Owners of a particular condominium.

E. After the first election of directors following transfer of control of the Association, the number of directors to be elected will be the same as the preceding number of directors plus one resident director for any additional condominium which has been submitted to condominium ownership as a part of the SUNNYBROOK DEVELOPMENT since the last election of directors.

WHEREAS, the last sentence of Section 3 of Article II as originally adopted provides as follows:

In the event the vacancy being filled is the office of a resident director, the replacement shall be a Unit Owner from the condominium whose director is being replaced.

and;

WHEREAS, Pursuant to Article XV of the Bylaws, the Bylaws may be altered, amended or repealed at a special or regular meeting of the members of the Association by an affirmative vote of not less than seventy-five percent (75%) of the voting interests of the Association, and;

WHEREAS, an annual meeting of the membership of the Association was held on April 11, 1989, and notice thereof was given in accordance with the Bylaws and a full statement of the proposed amendment to Sections 2 and 3 of Article II, as contained herein, was delivered to the members with notice of such meeting,

NOW THEREFORE, pursuant to Article XV of the Bylaws of Sunnybrook Condominium Association, Inc., the following amendments are hereby made to Sections 2 and 3, of Article II of said Bylaws:

1. The foregoing recitals are true and correct and are hereby incorporated herein by reference.

2. Section 2 of Article II of the Bylaws is hereby deleted in its entirety.

3. The last sentence of Section 3 of Article II is hereby deleted in its entirety.

4. Sections 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Article II of the Bylaws are hereby renumbered as Sections 2, 3, 4, 5, 6, 7, 8, 9, and 10, respectively.

5. Except as specifically amended herein, the Bylaws of Sunnybrook Condominium Association, Inc. as previously, duly amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, Sunnybrook Condominium Association, Inc. has caused these presents to be executed by its duly authorized officers the day and year first set forth above.

Signed, Sealed and Delivered in the Presence of:

SUNNYBROOK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit

George W. Owen
Dolores Foster

By: Donald D. Walker
Its President

ATTEST: Irene Frankowski
Its Secretary

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF Pasco)

BEFORE ME, the undersigned authority, personally appeared GEORGE W. OWEN and IRENE FRANKOWSKI, as President and Secretary, respectively, of SUNNYBROOK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, who acknowledged before me that they, as such duly authorized officers of said corporation, executed this First Amendment to Bylaws of Sunnybrook Condominium Association, Inc. and that the same is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9th day of May, 1989.

James H. Henry
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Dec. 15, 1990

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