

C E R T I F I C A T E

OFF REC 1143 PG 1241

THE UNDERSIGNED being Chairman and Secretary of SANIBEL ARMS CONDOMINIUM ASSOCIATION do hereby certify that the attached Amendment to Declaration of Condominium and By-Laws was duly adopted and ratified at a meeting of the Association members and Governors held on December 29th, 1975, by the affirmative vote of more than 51% of the owners and more than 75% of the Board of Governors of Sanibel Arms Condominium Association.

WITNESSES:
[Signature]
[Signature]
As to the Chairman
[Signature]
[Signature]
As to the Secretary

SANIBEL ARMS CONDOMINIUM ASSOCIATION
BY [Signature]
Chairman
ATTEST: [Signature]
Secretary

(ASSOCIATION SEAL)

STATE OF ILLINOIS
COUNTY OF COOK

I HEREBY CERTIFY that on this 20th day of April, 1976, before me personally appeared EDWIN WILKINS, Chairman of SANIBEL ARMS CONDOMINIUM ASSOCIATION, to me known to be the person who signed the foregoing instrument as such individual and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein expressed and that the said instrument is the act and deed of said Association.

WITNESS my signature and official seal at Chicago, Cook County, State of Illinois, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires December 5, 1976

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this 24 day of April, 1976, before me personally appeared BONNIE T. RIGHTER, Secretary of SANIBEL ARMS CONDOMINIUM ASSOCIATION, to me known to be the person who signed the foregoing instrument as such individual and acknowledged the execution thereof to be her free act and deed as such officer for the uses and purposes therein expressed and that the said instrument is the act and deed of said Association.

WITNESS my signature and official seal at Sanibel, Lee County, State of Florida, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large
My Commission Expires November 4, 1978

RECORD VERIFIED - SAC GRAY CLERK
BY H. FERNSTROM D.C.

OFF: 1143 PG 1242
REC:

DESIGNATION OF RESIDENT AGENT

FOR

SANIBEL ARMS CONDOMINIUM

PER DECLARATION RECORDED IN O.R. BOOK 682, PAGE 691

Sanibel Arms Condominium Association hereby designates RALPH L. CHAMBERLIN, whose residence address is: Apartment 5-H, Sanibel Arms Condominium, East Gulf Drive, Sanibel, Florida 33957, as its Resident Agent for service of process, whose acceptance thereof is indicated below.

Done and executed this the 24 day of ^{APRIL}~~March~~, 1976.

Barbara T. Drake
Secretary

(SEAL)

I HEREBY ACCEPT THE ABOVE DESIGNATION.

Ralph L. Chamberlin

ALLEN, KNUDSEN,
SWARTZ,
DEBOEST, RHOADS,
& EDWARDS, P.A.
ATTORNEYS AT LAW
P. O. BOX 1480
COLLIER ARCADE
FORT MYERS, FLORIDA

THIS INSTRUMENT PREPARED BY:
RICHARD D. DeBOEST
ATTORNEY AT LAW
P. O. BOX 1480
FORT MYERS, FLORIDA 33902

THIRD AMENDMENT TO SANIBEL ARMS CONDOMINIUM, PER DECLARATION
DATED APRIL 19, 1971 AND RECORDED IN OFFICIAL RECORD BOOK 682,
PAGE 691, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE DECLARATION IS AMENDED AS FOLLOWS:

OFF. REC. 1143 PC1243

Paragraph 2 THE LAND - substitute words "has constructed" for "proposes to construct" in last sentence.

Paragraph 4N CONDOMINIUM DOCUMENTS - Delete Exhibit "C" RULES AND REGULATIONS. And delete Exhibit "C" attached to the Declaration.

Paragraph 5G(.2)(i) - Amended to read "To maintain, repair and replace at his expense, all portions of the unit except the portions to be maintained, repaired and replaced by the Association; including doors, window glass and frames, screen and wiring and plumbing within the unit and intended to serve only that unit."

Paragraph 5G. (.2)(i) - substitute the words "visible from outside the unit" for the words "not within the walls of the apartment".

Paragraph 5J (.1) - Amended to read "Changes in shares of unit owners - The share of unit owners in the common elements as stated in this declaration may be changed only by written instrument executed by all of the owners of the shares concerned, and no such change shall affect the lien of prior recorded mortgages without the written consent of the lien-holder."

Paragraph 5J (.6) Alteration and Improvements - is amended by deleting the words "After completion of the project," and capitalizing the "t" of the next following word "There".

Paragraph 7B. Assessments other than common expenses - Amended by substitution of the word "in" for the incorrect word "is" in the third line.

Paragraph 8A. The By-Laws - amended to read "The By-Laws of the Association in the form attached as Exhibit 'A', as amended".

Paragraph 10B (.2) Assessments - amended by the substitution of the word "own" for the incorrect words "won" in the sixty line.

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Paragraph 12A. is amended by deletion of the words "other than the developer" in the first line.

Paragraph 12B. is amended by the deletion of the words "other than the developer" in the first line and the words "a chartered bank, an insurance company or a chartered savings and loan association" in the last line, and the addition of the words "an institutional lender except for purchase money mortgage to former or multiple unit owners". following the words "except to" in the third line.

Paragraph 17 Provisions Pertaining To Developer is deleted in its entirety.

Paragraph 18 Management - is amended by the deletion of the first two complete sentences.

Paragraph 21 Resident Agent is amended by substituting the name "Ralph L. Chamberlin" for the name "George L. Archart".

Paragraph 23B. is deleted in its entirety.

THE BY-LAWS ARE AMENDED AS FOLLOWS:

Paragraph 2.(.1) is amended to read as follows: "The annual members meeting shall be held at the Condominium on such day and at such hour as the Governors shall determine, each year, for the purpose of electing Governors and of transacting any business authorized to be transacted by the members."

Paragraph 2.(.6) Proxies - is amended by the addition following the last sentence of the sentence "No person shall hold more than five (5) proxies."

Paragraph 2(.9) is amended by the deletion of subsection (a) and the re-lettering of all remaining subsections in alphabetical sequence commencing with (a).

Paragraph 3(.1) is amended to read as follows: "Membership - The affairs of the association shall be managed by the Board of Governors. Boards shall be composed of five or seven Governors. Each Governor shall be a person entitled to cast a vote in the meetings of the Association."

Paragraph 3(.2)(d) is deleted.

Paragraph 3(.3) is amended to read as follows: "The Board of Governors shall be divided into two classes for the purpose of providing continuity. Class A shall be composed of four persons if there is to be a seven member board or three persons if there is to be a five member board. Class A governors shall be elected every even numbered year to serve for two years. Class B shall be composed of three persons if there is to be a seven member board or two persons if there is to be a five member board. Class B governors shall be elected every odd numbered year to serve for two years. The term of each governor's service shall extend until the next annual meeting and thereafter until his (or her) successor is duly elected and qualified or until removed in the manner elsewhere provided."

Paragraph 3 is amended by the addition of the following subparagraph (.ii). "(.ii) Notice of Meetings - Notice of all meetings shall be posted conspicuously 48 hours in advance, except in an emergency, and shall be open to all unit owners."

Paragraph 6(.4) is amended by the deletion of the words "certified public" and the substitution therefor of the word "qualified" in the second line.

IN WITNESS WHEREOF, this document has been executed this 20th day of April, 1976.

WITNESSES:

Power Ammon
As to Chairman
William G. Stetzel
As to Secretary
Harold E. Ammon
Stan E. Johnson
As to Secretary

SANIBEL ARMS CONDOMINIUM ASSOCIATION
By Edwin H. Wilkins
Chairman

ATTEST:
Bonnie R. [Signature]
Secretary

(SEAL)

STATE OF ILLINOIS
COUNTY OF COOK

I HEREBY CERTIFY that on this 20th day of April, 1976, before me personally appeared EDWIN WILKINS, Chairman of SANIBEL ARMS CONDOMINIUM ASSOCIATION, to me known to be the person who signed the foregoing instrument as such individual and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned and

ALLEN, KNUDSEN,
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ATTORNEYS AT LAW
P.O. BOX 1400
COLLIER ARCADE
FORT MYERS, FLORIDA

OFF: 1143 PC: 1246
REC: 1143 PC: 1246

that the said instrument is the act and deed of said Association.
WITNESS my signature and official seal at Chicago,
County of Cook, State of Illinois, the day and year last afore-
said.

Amelia B. Daniel
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires December 5, 1976

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this 24 day of April, 1976,
before me personally appeared BONNIE T. RIGHTER, Secretary of
SANIBEL ARMS CONDOMINIUM ASSOCIATION, to me known to be the
person who signed the foregoing instrument as such individual
and acknowledged the execution thereof to be her free act and
deed as such officer for the uses and purposes therein mentioned
and that the said instrument is the act and deed of said Assoc-
iation.

WITNESS my signature and official seal at Sanibel, Lee
County, State of Florida, the day and year last aforesaid.

Amelia B. Daniel
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large
My Commission Expires November 4, 1978

RECORDED IN OFFICIAL
RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED
JUN 9 3 57 PM '76
SAL GERRARD
CLERK OF CIRCUIT COURT
S. L. Gerrard

ALLEN, KNUDSEN,
SWARTZ,
DEBOEST, RHOADS,
& EDWARDS, P. A.
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