

THIS INSTRUMENT PREPARED BY
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98048499

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CERTIFICATE OF AMENDMENT

TO THE

DECLARATION OF CONDOMINIUM

OF

GULF SHORES, a Condominium



GULF SHORES CONDOMINIUM ASSOCIATION, INC., its address being 255 The Esplanade, Venice, Sarasota County, Florida 34285, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of GULF SHORES, a Condominium is recorded in O.R. Book 953, page 1548, 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 18th day of February, 1998, and approved by affirmative vote in excess of 66% of all the units in the condominium as required by the Declaration of Condominium.

1. Article 20.2, Leases and Rentals, is hereby amended to read as follows:

20.2 LEASES AND RENTALS No unit owner may lease or rent his apartment more than four (4) times in any twelve (12) consecutive months, nor for a term of less than three (3) months. Owners leasing or renting must supply the Board of Directors with the information required on the Rental Application at least five (5) days prior to the initial date of the rental agreement. For purposes of this Declaration, a lease is defined as a contract to possess a unit for a period of twelve (12) or more months, and a Rental is defined as a contract to possess a unit for a period of at least three (3) months, but less than 12 months. A tenant, whether through rental or lease, or an owner who has leased or rented his unit, shall not lend the unit to another, nor shall the unit be sub-rented or sub-leased.

The application must be signed by both the lessor and lessee, and the lessee must attest and agree to the following:

a. That he has been furnished a copy of the House Rules and will abide by them; that the apartment will be occupied by a single family unit consisting of no more than four (4) persons.

2. The Declaration of Condominium is hereby amended by adding Article 20.8, Transfers Subject to Approval, and Article 20.9, Approval by Association, to read as follows:

20.8 Transfers Subject to Approval. The following transfers shall be subject to association approval.

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(a) Sale. No Unit Owner may dispose of a Unit or any interest therein by sale or other transfer without the approval of the Association.

(b) Gift, Devise or Inheritance. If any Unit Owner shall acquire his title by gift, devise or inheritance or other means of transfer not herein set forth, the continuance of his ownership of his Unit shall be subject to the approval of the Association.

(c) Lease, Rental or Occupancy in the Absence of the Owners. No Unit Owner may lease, rent or allow his Unit to be occupied in his absence without the approval of the Association.

20.9. Approval by Association. The approval of the Association which is required for the transfer of ownership of Units, leasing, renting or occupancy in the absence of the Unit Owner shall be obtained in the following manner:

(a) Notice to Association.

(1) Sale. A Unit Owner intending to make a bona fide sale or transfer of his Unit or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended purchaser or transferee and/or such other information as the Association may reasonably require.

(2) Gift, Devise or Inheritance; Other Transfers. A Unit Owner who has obtained his title by gift, devise or inheritance, or by any other manner not heretofore considered, shall give to the Association notice of the acquiring of his title, together with such information concerning the Unit Owner as the Association may reasonably require, and a certified copy of the instrument evidencing the owner's title.

(3) Leasing, Renting or Occupancy of Unit in Absence of Unit Owner. See Articles 20.2 and 20.3 of this Declaration and any other requirements which may be located elsewhere in this Declaration.

(4) Failure to Give Notice. If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of a Unit, the Association at its election and without notice, may approve or disapprove the transaction of ownership. The Association shall proceed as if it had received the required notice on the date it determines, in its discretion, whether to approve or disapprove the transfer.

(5) Buyer Approval. Buyer shall meet with the Association prior to the closing, or occupancy, and Association may approve or disapprove the Buyer. The meeting shall be conducted in person whenever possible, or by telephone, as necessary.

(b) Certificate of Approval. Within thirty (30) days after receipt of such notice and information of a proposed transfer, change of ownership, lease, rental or occupancy in the absence of the Unit Owner, as above set forth, the Association must either approve or disapprove the proposed transaction or continuance of ownership. If ap-

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proved, the approval shall be stated in a certificate form, and in the case of a transfer of ownership, shall be delivered to the purchaser or Unit Owner and shall be recorded in the Public Records of Sarasota County, Florida, at the expense of the Purchaser or Unit Owner.

(c) Approval of Corporate Owner or Purchaser. Inasmuch as the Units may be used only for residential purposes, and a corporation cannot occupy such a Unit for such use, if the Unit Owner or purchaser of a Unit is a corporation, the approval of ownership by the corporation may be conditioned upon requiring that all persons occupying the Unit be also approved by the Association.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 10th day of April, 1998.

ATTEST: GULF SHORES CONDOMINIUM ASSOCIATION, INC.

By: Maurice Bennett
Secretary

By: William H. Eichhorn
President

WITNESSES:

Rebekah E. Link
REBEKAH E. LINK
Patricia C. Fenderson

STATE OF FLORIDA
COUNTY OF SARASOTA

RECORDED IN OFFICIAL RECORDS
98 APR 15 PM 4:3
CLERK IN CHIEF COURT
SARASOTA COUNTY, FLORIDA

I HEREBY CERTIFY that on this day before me a Notary Public in and for the State of Florida at large, personally appeared William H. Eichhorn, as President and Maurice Bennett, as Secretary, of GULF SHORES CONDOMINIUM 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; and 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 Venice, Sarasota County, Florida this 10th day of April, 1998.

Patricia C. Fenderson
Printed Name of Notary:
PATRICIA C. FENDERSON
Notary Public
Commission # _____

My Commission Expires:

