

CERTIFICATE OF AMENDMENT

TO BY-LAWS OF

NEW HAVEN CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called special meeting of the membership on December 17, 2009, by a majority vote of the homeowners who cast their vote after the unanimous adoption of a Resolution proposing said amendment by the Board of Directors, the By-Laws of the Condominium Association for **NEW HAVEN COMDOMINIUM** was originally recorded in O.R. Book 4581, page 17107, et seq, in the public records of Pinellas County, Florida, be and the same is amended as follows:

The **By-Laws** of **NEW HAVEN CONDOMINIUM ASSOCIATION, INC.** is hereby amended in accordance with Exhibit "A" attached hereto and entitled "**Schedule of Amendments to the Amended and restated By-Laws of New Haven Condominium Association, Inc.**"

IN WITNESS WHREOF, **NEW HAVEN CONDOMINIUM ASSOCIATION, INC.** has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 5th day of Jan, 2010.

NEW HAVEN CONDOMINIUM ASSOCIATION, INC.

BY: Dorothy Spriggs

AGENT

STATE OF FLORIDA

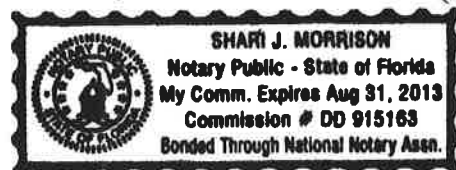
COUNTY OF PINELLAS

BEFORE ME, a Notary Public in and for the State and County aforesaid, duly authorized to take acknowledgement, personally appeared SUNCOAST PROPERTY SERVICES representative agent

Dorothy Spriggs respectively, of **NEW HAVEN CONDOMINIUM ASSOCIATION, INC.**, to me well known, and they acknowledged before me that they executed, sealed and delivered the foregoing Certificate of Amendment for the uses and purposes therein expressed, as such officers, by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, have hereunto set my hand and official seal this 5 day of January, 2010.

NOTARY PUBLIC



**SCHEDULE OF AMENDMENTS
TO THE
AMENDED AND RESTATED
BYLAWS
OF
NEW HAVEN CONDOMINIUM ASSOCIATION, INC.**

**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....**

ARTICLE III, Board of Directors, Section 5, Term of Directors, of the Amended and Restated Bylaws, shall be amended to read as follows:

SECTION 5. Term of Directors.

~~The term of each Director's service shall be as follows:~~

~~For the year 1989, two (2) Directors shall be elected for a term of one year, two (2) Directors shall be elected for a term of two years and one (1) Director shall be elected for a term of three years. Following the year 1989, and for all successive years thereafter, the term of all Directors elected shall be for a period of three years.~~

Following the adoption of this amendment, an odd number of Directors constituting a majority of the Board shall be elected for two-year terms and an even number of Directors constituting a minority, shall be elected for a one-year term. In the ensuing year, the even number minority of the Board shall be elected for two-year terms and thereafter all Directors shall be elected for two-year staggered terms.

AMENDED AND RESTATED

BYLAWS

OF

NEW HAVEN CONDOMINIUM ASSOCIATION, INC.

A corporation not for profit
under the Laws of the State of Florida

ARTICLE I

Identity

SECTION 1. These are the bylaws of NEW HAVEN CONDOMINIUM ASSOCIATION, INC., hereinafter called "Association," a corporation not for profit organized under the laws of the State of Florida, the articles of incorporation of which were filed in the office of the Secretary of State on or about June 30, 1977 (the "Articles"). The Association has been organized for the purpose of administering NEW HAVEN CONDOMINIUM, hereinafter referred to as the "Condominium," pursuant to the Florida Condominium Act (the "Condominium Act").

SECTION 2. The office of the Association shall be at 1400 New Haven Drive, Largo, Florida, or such other place as may be designated by the Board of Directors from time to time.

ARTICLE II

The Association

SECTION 1. Meetings. Meetings of the membership of the Association shall be held annually; such meetings shall be not later than the second week of January of each year unless otherwise determined by a majority of the board of directors.

Special meetings of the membership may be called by the president of the Association, and shall be called by the president or secretary of the Association at the request in writing of a majority of the board of directors, or at the request in writing of ten percent (10%) of the unit owners. Such requests shall state the purpose or purposes of the proposed meeting.

SECTION 2. Notice of Meetings. It shall be the duty of the secretary to post a notice of each annual or special meeting in a conspicuous place on the Condominium property at least two weeks before the meeting, and to mail a notice of such meeting, stating the time and place where it is to be held, to each member of record, at his address as it appears on the membership book of the Association, or if no such address appears, at his last known place of address at least two weeks before the meeting. Notice of a meeting may be waived by a unit owner, and attendance at a meeting shall constitute a waiver of notice of the time and place of the meeting. Notwithstanding the foregoing, unless a unit owner waives in writing the right to receive notice of the annual

meeting from time to time, without additional notice other than the announcement at the meeting, until a quorum is present.

SECTION 4. Voting. The vote of a majority of the voting members of the Association represented at a meeting at which a quorum is present shall decide any question brought before such meeting, unless the question is one upon which, by express provision of the Condominium Act, or of the Declaration of Condominium of this Condominium (the "Declaration") or of the Articles, or of these bylaws (the "Bylaws"), a different vote is required, in which case, such express provision shall govern and control.

SECTION 5. Proxies. A member may authorize another person to act for him by proxy. Such proxy must be signed by the member or his attorney-in-fact. Such proxy is effective only for the meeting for which originally given and any lawfully adjourned meetings thereof. In no event shall such proxy be valid for a period longer than ninety (90) days after the date of the meeting for which it was given. Such proxy is revocable at any time by the unit owner executing it.

SECTION 6. Inspectors of Election. The board of directors, before the annual meeting of the membership shall appoint one or more Inspectors of Election to act at the annual meeting and any adjournment of it. If appointed, Inspectors of Election shall take charge of the polls and, when the vote is completed, shall execute a certificate of the results of the vote taken and such other facts as may be required by law or the Declaration.

ARTICLE III

Board of Directors

SECTION 1. Number. The number of directors that shall constitute the board shall not be less than five (5), and presently is five (5). The number of directors may be increased by the unanimous vote of the board of directors, or a majority of the voting members of the Association.

SECTION 2. Directors - Election. Directors shall be elected by a plurality of the votes cast at the annual meeting of the Association. At an election of directors, each member entitled to vote shall be entitled to vote for as many nominees as there are vacancies to be filled.

A nominating committee of five members shall be appointed by the board of directors not less than thirty (30) days before the annual meeting. The committee shall nominate one person for each director then serving. Nominations for additional directorships created at the meeting and other nominations may be made at the meeting from the floor.

SECTION 3. Removal and Resignation of Directors. Any member of the board of directors may be removed from office with or without cause by the vote of a majority of the voting members of the Association, and may resign by submitting a written

SECTION 6. Powers and Duties. The board of directors shall have the powers and duties necessary or desirable for the proper administration of the affairs of the Association, and may do all acts and things appropriate thereto not excluded from the authority of the board of directors by the Declaration, the Articles, the Condominium Act, or the Bylaws. The powers of the board shall include, but shall not be limited to, the following:

a. To prepare and adopt an annual operating budget, which budget shall be sufficient in amount to pay for all necessary expenses and expenditures to be shared in common by the respective owners of units.

b. To adopt and collect assessments to fund the annual budget and additional assessments as may become necessary from time to time to operate the Association, pay the obligations of the Association, or maintain or replace the Condominium Property; however, the board of directors may not assess for any expenditure to acquire property or equipment (other than replacements) in excess of \$1,000, without first obtaining the approval of a majority of the members present, in person or by proxy, at the annual meeting or any meeting called for that purpose.

c. To determine who will act as legal counsel for the Association, whenever necessary.

d. To determine the depository for the funds of the Association.

e. To acquire the necessary personnel needed for the maintenance, care, and upkeep of the common elements, and to set the salaries of said personnel.

f. To approve or disapprove proposed leases of units.

g. To adopt reasonable rules that govern the use of the common elements of the Condominium and any recreation facilities or common areas owned by the Association, and to enforce those rules and any that are set forth in the Declaration. The rules may be enforced by the imposition of fines, not to exceed \$500.00 for each violation, and the fines may be collected in the same manner as assessments, including liens and awards of attorney's fees.

SECTION 7. Management Agent. The board of directors shall have the power and authority to contract with a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules, and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. Provided, however, that the Association and its officers shall retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including, but not limited to the making of assessments, promulgation of rules, and execution of contracts on behalf of the Association.

If assessments will be considered by the board of directors at a meeting, the notice of that meeting must describe the nature of the proposed assessment. Notice of the meeting of the board of directors at which the annual budget will be considered shall be mailed to each member of record, at least thirty (30) days before the meeting, and the notice shall include a copy of the proposed budget. Regular meetings of the directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors, but at least two (2) such meetings shall be held during each fiscal year, and notice thereof shall be given to each director, personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting. Special meetings of the directors may be called by the president on three (3) days' notice to each director, given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the board of directors shall be called by the president or the secretary, in like manner and on like notice, on the written request of at least (2) directors.

SECTION 10. Waiver of Notice. A director may, in writing, waive notice of a meeting of the board of directors, and attendance at such meeting shall constitute a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the board, no notice shall be required and any business may be transacted at such meeting.

SECTION 11. Quorum. At all meetings of the board of directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the board of directors, unless otherwise provided herein, or in the Articles or the Declaration.

SECTION 12. Fidelity Bonds. The board of directors shall require that all officers or directors of the Association who control or disburse Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association. Such fidelity bonds shall name the Association as an obligee, and shall be written in an amount approved by the board of directors, but not less than 10,000 for each officer or director bonded.

ARTICLE IV

Budget and Assessments

SECTION 1. The annual budget of the Association shall be adopted by the board of directors, subject to the right of the unit owners provided by the Condominium Act to call a special meeting to consider and enact a budget in the case of an adopted budget requiring assessment against the unit owners in an amount exceeding one hundred and fifteen percent (115%) of the assessment for the preceding year. Each unit owner will be advised in writing of the amount payable by him during the following year.

SECTION 2. The board of directors, or the management agent employed pursuant to these Rules, shall collect the assessments

means of a formula which is based upon estimated life and estimated replacement cost of each reserve item. By majority vote of the members present at a duly called meeting of the Association, all or a portion of the reserves may be omitted from the budget.

ARTICLE V

Officers

SECTION 1. Designation of Officers. The principal officers of the Association shall be a president, a vice-president, a secretary and a treasurer, all of whom shall be elected by the board of directors. The board of directors may also elect additional vice-presidents, an assistant treasurer and an assistant secretary, and such other officers as in their judgment may be desirable.

SECTION 2. Election of Officers. The officers of the Association shall be elected annually by the board of directors at the organizational meeting of each new board, and shall hold office at the pleasure of the board.

SECTION 3. Removal of Officers. Upon an affirmative vote of a majority of the board of directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the board of directors, or at any special meeting of the board called for such purpose.

SECTION 4. President. The president shall be the chief executive officer of the Association. He shall preside at all meetings of the Association, and he shall be a member of the board of directors. He shall have all of the general powers and duties that are usually vested in the office of the president of an association.

SECTION 5. Vice-President. The vice-president shall exercise the powers and perform the duties of president in the absence or disability of the president. He shall also assist the president and exercise such other powers and perform such duties incident to the office of vice-president as may be required by the directors or the president.

SECTION 6. Secretary. The secretary shall keep the minutes of all meetings of the board of directors and of all meetings of the Association. Such minutes shall be available for inspection to all members of the Association, and shall be retained for a period of not less than seven (7) years. The secretary shall also have charge of such books and papers as the board of directors may direct, and shall perform all the duties normally incident to the office of the secretary of an association.

SECTION 7. Treasurer. The treasurer shall have responsibility for Association funds and securities, and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in

resolution adopted by a majority of the voting members of the Association.

The foregoing were adopted as the Bylaws of the Association by its board of directors on this _____ day of _____, 1983.

By: _____, Secretary

L. I. 5697 PAGE 725

The foregoing were adopted as the Bylaws of the Association
by its board of directors on this _____ day of _____,
1983.

NEW HAVEN CONDOMINIUM
ASSOCIATION, INC. a Florida
corporation not for profit

By: _____
Isabell Chaput, Secretary

CO6.9-02084

UNIT AREAS
AND
UNDIVIDED SHARES OF COMMON ELEMENTS

<u>BLDG #</u>	<u>UNIT #</u>	<u>UNIT AREAS (Square feet - rounded to near- est ten sq. ft.)</u>	<u>UNDIVIDED SHARE OF COMMON ELEMENTS (Percentage)</u>
1	1	1,000	.5840
	2	1,110	.6482
	3	630	.3679
	4	1,110	.6482
	5	1,110	.6482
	6	630	.3679
	7	1,110	.6482
	8	1,110	.6482
	9	630	.3679
	10	1,110	.6482
	11	1,000	.5840
2	12	1,000	.5840
	13	1,110	.6482
	14	630	.3679
	15	1,110	.6482
	16	1,110	.6482
	17	630	.3679
	18	1,110	.6482
	19	1,000	.5840
	20	1,000	.5840
	21	1,110	.6482
3	22	630	.3679
	23	1,110	.6482
	24	1,180	.6891
	25	1,110	.6482
	26	630	.3679
	27	1,110	.6482
	28	1,000	.5840
	29	1,000	.5840
	30	1,110	.6482
	31	630	.3679
4	32	1,110	.6482
	33	1,110	.6482
	34	630	.3679
	35	1,110	.6482
	36	1,000	.5840
	37	1,000	.5840
	38	1,110	.6482
	39	630	.3679
	40	1,110	.6482
	41	1,110	.6482
5	42	630	.3679
	43	1,110	.6482
	44	1,110	.6482
	45	630	.3679
	46	1,110	.6482
	47	1,000	.5840

<u>BLDG #</u>	<u>UNIT #</u>	<u>UNIT AREAS</u>	<u>UNDIVIDED SHARE OF COMMON ELEMENTS</u>	
7	59	1,000	.5840	
	60	1,110	.6482	
	61	630	.3679	
	62	1,110	.6482	
	63	1,000	.5840	
	8	64	1,000	.5840
		65	1,110	.6482
66		630	.3679	
67		1,110	.6482	
68		1,110	.6482	
69		630	.3679	
70		1,110	.6482	
71		1,000	.5840	
9		72	1,000	.5840
		73	1,110	.6482
		74	630	.3679
	75	1,110	.6482	
	76	1,180	.6891	
	77	1,110	.6482	
	78	630	.3679	
	79	1,110	.6482	
	10	80	1,000	.5840
		81	1,000	.5840
82		1,110	.6482	
83		630	.3679	
84		1,110	.6482	
85		1,110	.6482	
86		630	.3679	
87		1,110	.6482	
88		1,000	.5840	
11		89	1,000	.5840
		90	1,110	.6482
	91	630	.3679	
	92	1,110	.6482	
	93	1,000	.5840	
12	94	1,000	.5840	
	95	1,110	.6482	
	96	630	.3679	
	97	1,110	.6482	
	98	1,000	.5840	
13	99	1,000	.5840	
	100	1,110	.6482	
	101	630	.3679	
	102	1,110	.6482	
	103	1,110	.6482	
	104	630	.3679	
	105	1,110	.6482	
	106	1,000	.5840	
14	107	1,000	.5840	
	108	1,110	.6482	
	109	630	.3679	
	110	1,110	.6482	
	111	1,000	.5840	
15	112	1,000	.5840	
	113	1,110	.6482	
	114	630	.3679	
	115	1,110	.6482	

<u>BLDG #</u>	<u>UNIT #</u>	<u>UNIT AREAS</u>	<u>UNDIVIDED SHARE OF COMMON ELEMENTS</u>	
17	125	1,000	.5840	
	126	1,110	.6482	
	127	630	.3679	
	128	1,110	.6482	
	129	1,000	.5840	
	18	130	1,000	.5840
131		1,110	.6482	
132		630	.3679	
133		1,110	.6482	
134		1,000	.5840	
19		135	1,000	.5840
	136	1,110	.6482	
	137	630	.3679	
	138	1,110	.6482	
	139	1,000	.5840	
	20	140	1,000	.5840
141		1,110	.6482	
142		630	.3679	
143		1,110	.6482	
144		1,180	.6891	
145		1,110	.6482	
146		630	.3679	
147		1,110	.6482	
148		1,000	.5840	
21		149	1,000	.5840
	150	1,110	.6482	
	151	630	.3679	
	152	1,110	.6482	
	153	1,000	.5840	
	22	154	1,000	.5840
		155	1,110	.6482
		156	630	.3679
157		1,110	.6482	
158		1,110	.6482	
159		630	.3679	
160		1,110	.6482	
161		1,000	.5840	
23	162	1,000	.5840	
	163	1,110	.6482	
	164	630	.3679	
	165	1,110	.6482	
	166	1,110	.6482	
	167	630	.3679	
	168	1,110	.6482	
	169	1,110	.6482	
	170	630	.3679	
	171	1,110	.6482	
33	172	1,000	.5840	
	227	1,000	.5840	
	228	1,110	.6482	
	229	630	.3679	
	230	1,110	.6482	
	231	1,000	.5841	

Legal Description

(Recreation Area)

Parcel "D"

A parcel of land being in Section 2, Township 30 South, Range 15 East, Pinellas County, Florida, more particularly described as follows:

Commence at the center of Section 2, Township 30 South, Range 15 East; thence N88°52'23"W along the East-West centerline of said Section 2, 1331.99 feet; thence N01°24'39"E, 1055.00 feet; thence S88°35'21"E, 278.00 feet to a point of curvature; thence 158.87 feet along the arc of a curve to the left, said curve having a radius of 546.57 feet and a central angle 16°39'15", subtended by a chord of 158.31 feet, chord bearing N83°05'01"E to a point of tangency; thence N74°45'24"E, 299.95 feet to a point of curvature; thence 16.89 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet and a central angle of 01°56'08", subtended by a chord of 16.89 feet, chord bearing N75°43'28"E to a point on the curve; thence N01°46'05"E, 36.99 feet for a Point of Beginning; thence continue N01°46'05"E, 300.00 feet; thence S88°35'21"E, 288.00 feet; thence S01°46'05"W, 179.88 feet; thence S29°49'39"W, 136.56 feet; thence N88°35'21"W, 223.76 feet to the Point of Beginning.

Said parcel "D" containing 1.895 acres more or less.

TOGETHER WITH:

Parcel "E"

A parcel of land being in Section 2, Township 30 South, Range 15 East, Pinellas County, Florida, more particularly described as follows:

Commence at the center of Section 2, Township 30 South, Range 15 East; thence N88°52'23"W along the East-West centerline of said Section 2, 911.20 feet; thence N01°46'05"E, 302.14 feet for a Point of Beginning; thence continue N01°46'05"E, 2345.50 feet; thence S89°01'32"E, 200.02 feet; thence S01°46'05"W, 2409.19 feet; thence N71°17'25"W, 209.07 feet to a Point of Beginning.

Said parcel "E" containing 10.915 acres more or less.

SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.