

AMENDMENT TO DECLARATION OF CONDOMINIUM
AND BYLAWS OF MARINA CLUB VILLAGE, A CONDOMINIUM

WHEREAS, BAY POINT YACHT & COUNTRY CLUB, a Florida Joint Venture Partnership, having its offices at 100 Delwood Beach Road, Panama City Beach, Bay County, Florida, submitted certain lands located in Bay County, Florida, to condominium ownership by virtue of that certain Declaration of Condominium of MARINA CLUB VILLAGE, a Condominium; and

WHEREAS, said Declaration designated MARINA CLUB VILLAGE CONDOMINIUM ASSOCIATION, INC. as the Association of the membership of said condominium; and

WHEREAS, the Bylaws of the aforementioned Association were made a part of the Declaration of Condominium of Marina Club Village, a Condominium; and

WHEREAS, at a special meeting of the members of the Association held the 2nd day of July, 1994, more than two-thirds (2/3) of the voting members of the Association approved of the amendments to the Bylaws and Declaration of Condominium.

NOW, THEREFORE, the Bylaws and Declaration of Condominium of MARINA CLUB VILLAGE, a Condominium, are hereby amended by vote of more than two-thirds (2/3) of the voting members of the Association as follows:

1. There is a substantial rewording of Paragraph 20 of the Declaration of Condominium of MARINA CLUB VILLAGE, a Condominium. Paragraph 20 of the Declaration of Condominium of MARINA CLUB VILLAGE, a Condominium, is hereby deleted in its entirety and the following is substituted therefor:

20. CONVEYANCE, SALE, RENTAL, LEASE AND TRANSFER

20.1 In order to allow each unit owner to consider the value of comparable units and to allow discussions to occur among unit owners in relation to the sale of units, each unit shall be subject to the following provision.

(a) In the event the owner of any condominium parcel wishes to sell the same, such owner ("Seller") shall notify the Association, in writing, 15 (fifteen) days prior to offering the condominium parcel for sale, selling the condominium parcel or listing the condominium parcel for sale with a broker or third party. Upon receipt of the notice, the Association shall distribute the notice to all unit owners for their review. This provision shall in no way restrict the unit owners from selling or listing for sale their units after the 15-day period. The Association shall bear no responsibility or liability for failure to deliver the notice stated above to each unit owner.

2. There is substantial rewording of the Bylaws, Article 2.18(a), Actions specifically requiring unit owners votes. See Bylaw Article 2.18(a) for present text.

Bylaw Article 2.18(a) is hereby eliminated.

3. These Amendments to the Declaration of Condominium and Bylaws of MARINA CLUB VILLAGE, a Condominium, were approved at the special meeting above described by owners of not less than two-thirds (2/3) of the Units and the votes to make these amendments were duly recorded in the Minutes of the above-described meeting of the Unit Owners.

MARINA CLUB VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

Jayne Brannon
Witness

By: Jane Green (Seal)

Jane Green
President

James Brannon
Witness

ATTEST:

James Brannon
Witness

By: W. H. ...

Secretary

Jayne Brannon
Witness

STATE OF FLORIDA
COUNTY OF BAY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____, as President of MARINA CLUB VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, and he acknowledged to and before me that he executed the foregoing Amendment to Declaration of Condominium as such officer of said corporation and that the foregoing instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 26 day of July, 1994.

Maybelline Sparks
Notary Public, State of Florida
My Commission Expires:

MAYBELLINE S. SPARKS
Notary Public, State of Florida
My Comm. expires June 9, 1998
No. CC981927

** OFFICIAL RECORDS **
BOOK: 1720 PAGE: 222

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM
AND BYLAWS OF MARINA CLUB VILLAGE CONDOMINIUM
ASSOCIATION, INC., A CORPORATION NOT-FOR-PROFIT**

** OFFICIAL RECORDS **
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Following a duly noticed and properly called special meeting of the Board of Directors of Marina Club Village Condominium Association, Inc., the Board makes the following amendments to the original and/or amended Declaration and Bylaws:

1. There is a substantial rewording of Paragraph 20 of the Declaration of Condominium of MARINA CLUB VILLAGE, a Condominium. Paragraph 20 of the Declaration of Condominium of MARINA CLUB VILLAGE, a Condominium, is hereby deleted in its entirety and the following is substituted therefor:

20. CONVEYANCE, SALE, RENTAL, LEASE AND TRANSFER

20.1 In order to allow each unit owner to consider the value of comparable units and to allow discussions to occur among unit owners in relation to the sale of units, each unit shall be subject to the following provision.

(a) In the event the owner of any condominium parcel wishes to sell the same, such owner ("Seller") shall notify the Association, in writing, 15 (fifteen) days prior to offering the condominium parcel for sale, selling the condominium parcel or listing the condominium parcel for sale with a broker or third party. Upon receipt of the notice, the Association shall distribute the notice to all unit owners for their review. This provision shall in no way restrict the unit owners from selling or listing for sale their units after the 15-day period. The Association shall bear no responsibility or liability for failure to deliver the notice stated above to each unit owner.

2. There is substantial rewording of the Bylaws, Article 2.18(a), Actions specifically requiring unit owners votes. See Bylaw Article 2.18(a) for present text.

Bylaw Article 2.18(a) is hereby eliminated.

3. These Amendments to the Declaration of Condominium and Bylaws of MARINA CLUB VILLAGE, a Condominium, were approved at the special meeting above described by the Board of Directors of MARINA CLUB VILLAGE CONDOMINIUM ASSOCIATION, INC.

IN WITNESS WHEREOF, we, being all of the Directors of the Marina Club Village Condominium Association, Inc., have hereunto set our hands this 2nd day of ~~May~~ ^{July} 1994.

Witnesses:

Jayne Brannan
Jane Brannan
Jane Crump
Jayne Brannan

DIRECTORS:

Jane Crump Jane Crump
Robert Maddef
Michael S. Katona ^{Michael S. Katona}

STATE OF FLORIDA
COUNTY OF BAY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, JANE CRUMP, who is personally known to me to be a Director of Marina Club Village Condominium Association, Inc., and who executed the foregoing instrument and acknowledged before me that she executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of July, 1994.

SUSAN D. REYNOLDS
"Notary Public—State of Florida"
My Commission Expires June 4, 1996
CC 205896

Susan D Reynolds
Notary Public

** OFFICIAL RECORDS **
BOOK: 1720 PAGE: 224

STATE OF FLORIDA
COUNTY OF BAY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, MICHAEL KATONA, who is personally known to me to be a Director of Marina Club Village Condominium Association, Inc., and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of December, 1994.

JASON TRAGESSER
Notary Public - State of Florida
Commission Expires March 9, 1998
My Commission No. CC 354448

Jason Tragger
Notary Public

STATE OF ALABAMA
COUNTY OF _____

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, ROBERT MADDOX, who is personally known to me to be a Director of Marina Club Village Condominium Association, Inc., and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of Jan, 1994. ~~1995~~

MY COMMISSION EXPIRES
JULY 30, 1997

J Wood
Notary Public

STATE OF ALABAMA
COUNTY OF _____

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, DR. WILLIAM HANSON, who is personally known to me to be a Director of Marina Club Village Condominium Association, Inc., and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of Jan, 1994.

MY COMMISSION EXPIRES
JULY 30, 1997

J Wood
Notary Public

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