

Prepared by & Return to:  
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**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF  
CONDOMINIUM OF LONGBOAT HARBOUR, A CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT is executed this 7<sup>th</sup> day of December, 2010, by **LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (hereinafter "Association").

**RECITALS**

**WHEREAS**, the Association has been established for the operation of Longboat Harbour, a Condominium, in accordance with the Declaration of Condominium of Longboat Harbour, a Condominium recorded in November of 2000 in Official Records Book 1656, Page 6425 of the Public Records of Manatee County, Florida, as amended from time to time ("Declaration"); and,

**WHEREAS**, amendments to Sections 14.4(a) and 14.4(b) of Article 14 of the Declaration were submitted to the Members of the Association at an Annual Meeting of the Members held on November 17, 2010, which Annual Meeting was duly noticed in accordance with Article 4 of the Association's Amended and Restated Bylaws of Longboat Harbour Owners Association, Inc.; and,

**WHEREAS**, not less than two-thirds (2/3) of the voting interests present in person or by proxy at the Annual Meeting voted to approve the proposed amendments to Sections 14.4(a) and 14.4(b) of Article 14 of the Declaration;

**NOW THEREFORE**, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to Sections 14.4(a) and 14.4(b) of Article 14 of the Declaration as follows:

*New language is indicated by underscoring type.*

*Deleted language is indicated by ~~struck through~~ type.*

1. **Section 14.4(a) of Article 14 of the Declaration shall be amended as follows:**

**14.4 General Provisions Regarding Leasing.**

(a) A unit owner shall not lease the unit more than twice in ~~any twelve (12) month period~~ a calendar year. It is recognized that leases are sometimes terminated early due to circumstances beyond the control of the owner. In recognition of this fact, the Board has the

right, in its sole discretion, to approve a new tenant in the event that an existing lease is terminated early. However, in no event, shall the association approve more than three lease agreements relating to any apartment in ~~any twelve (12) month period~~ a calendar year. The restrictions herein do not apply to any Unit acquired by the Association that is rented to recover unpaid amounts owed to the Association, including but not limited to, unpaid assessments.

**2. Section 14.4(b) of Article 14 of the Declaration shall be amended as follows:**

(b) Occupancy of a unit by a person or persons, when the record owner is not in residence, (except the spouse of an owner, or the parents, siblings, children, or grandchildren of either the owner or his spouse) shall be treated as a lease and shall be counted as one (1) occupancy in a ~~twelve (12) month period~~ calendar year under the limitation of subparagraph (a) hereof, but shall not be treated as a lease under subparagraph (c) hereof the intent being that the occupancy may be for any period of time but only twice per ~~twelve (12) month period~~ calendar year.

*All other Sections remain unchanged.*

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal this 7<sup>th</sup> day of December, 2010.

WITNESSES:

**LONGBOAT HARBOUR OWNERS  
ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

Willis D Wengerd  
Print Name: Willis D Wengerd

By: [Signature], President

Lolita Valencia  
Print Name: Lolita Valencia

**STATE OF FLORIDA  
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2010, by Stephen D Kasden as President of Longboat Harbour Owners Association, Inc., a Florida not-for-profit Corporation. He/She (~~who is personally known to me~~) (who has produced \_\_\_\_\_ as identification) and (did) (did not) take an oath.



Sabrina Wengerd  
Signature of Notary Public

Print name Sabrina Wengerd

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal this 7<sup>th</sup> day of December, 2010.

WITNESSES:

LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.,  
a Florida not-for-profit corporation

Willie D Wengerd  
Print Name: Willie D Wengerd

By: John Bock, Secretary

Lolita Valencia  
Print Name: Lolita Valencia

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2010, by John Bock as Secretary of Longboat Harbour Owners Association, Inc., a Florida not-for-profit Corporation. He/She (who is personally known to me) (who has produced \_\_\_\_\_ as identification) and (did) (did not) take an oath.

Sabrina Wengerd  
Signature of Notary Public

Print name Sabrina Wengerd

