

**SECOND AMENDMENT TO THE DECLARATION OF
CONDOMINIUM FOR BAY ESTATES NORTH CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Bay Estates North Condominium was recorded in the Official Record Book 1518, Pages 2421 through 2491, in the Public Records of Manatee County, Florida.

WHEREAS, the Owners of this Condominium have found it necessary to amend this Declaration of Condominium.

NOW THEREFORE, the members of the Bay Estates North Condominium Association, Inc. voted to amend the Declaration as follows:

**Section 17
SELLING, LEASING AND MORTGAGING OF UNITS**

Units may be subject to mortgages without restrictions, but sales and leases thereof shall be subject to the provisions of this Section 17:

17.1 ...

17.2 ...

17.3 ...

17.4 ...

17.5 ...

17.6 Sale and Occupancy Approval. In recognition of the close proximity of the Units and the mutual utilization and sharing of the Common Elements, it shall be necessary for the Board, or its duly authorized officers, agent or committee, to approve, in writing, all sales; transfers by gift, devise, inheritance or otherwise; leases or occupation of a Unit before such sale, transfer, lease or occupation shall be valid and effective. Written application for such approval shall contain such information as may be required by application forms promulgated by the Board and shall be accompanied by an application or transfer fee as required by regulation of the Board. The Board shall either approve or deny applications within fifteen (15) days of receipt of an application. This application or transfer fee may be the maximum amount allowed by Florida law. When considering such application, consideration shall be given to the good moral character and financial responsibility of the proposed purchaser, transferee, lessee or occupant. A waiver of this provision or the failure to enforce it in any particular instance shall not constitute a waiver or estop the Association from enforcing this provision in any other instance.

(Words in strike-through type are deletions from existing text; underlined words are additions)

AUG 22 2003

CERTIFICATE

The undersigned officers of the Bay Estates North Condominium Association, Inc., a Florida not-for-profit corporation, do hereby certify that the foregoing Second Amendment to the Declaration of Condominium was duly proposed and approved by not less than seventy-five percent (75%) of the membership of the Association represented in person or by proxy at a meeting of the members held on the 2nd day of June, 2003. The undersigned further certify that this Second Amendment to the Declaration of Condominium was adopted in accordance with the Condominium Association documents and applicable Florida law.

IN WITNESS WHEREOF, the Association has caused this Second Amendment to the Declaration to be signed in its name this 20th day of ~~June~~^{August}, 2003.

Signed, sealed and delivered

Witnesses:

BAY ESTATES NORTH CONDOMINIUM ASSOCIATION, INC.

Christine M. Darling
Print Name: CHRISTINE M. DARLING

Earl Wetenkamp
Earl Wetenkamp, as its President

Sandee Zappa
Print Name: Sandee Zappa

Attest:
Bob Ernst
Bob Ernst, as its Secretary

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 20th day of August, 2003, by Earl Wetenkamp and Bob Ernst, as President and Secretary, respectively, of BAY ESTATES NORTH CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are () personally known to me or () have produced _____ (type of identification) as identification and did (did not) take an oath.

Sherie Brown
Notary Public, State of Florida

My Commission Expires:

