

This instrument prepared by:
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**CERTIFICATE OF AMENDMENT TO THE BYLAWS OF
FAIRWAY OAKS CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the DECLARATION OF CONDOMINIUM FOR FAIRWAY OAKS CONDOMINIUM (the "Declaration") was recorded in Official Record Book 1458, Page 1093, in the Public Records of Manatee County, Florida, and

WHEREAS, the owners of units in this condominium, as members of the FAIRWAY OAKS CONDOMINIUM ASSOCIATION, INC. (the "Association"), have found it necessary to amend the Bylaws of the Association, which were attached as an exhibit to the Declaration.

NOW THEREFORE, the members of the Association voted to amend the Bylaws as set forth below:

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

1. Article II, Section 4 of the Bylaws is amended as follows:

Article II, Section 4. Proxies. Votes may be cast in person or may be cast by limited or general proxy in certain circumstances in accordance with applicable Florida law. All proxies shall be in writing and signed by the person entitled to vote (as set forth below in Section 5) and shall be provided to the Association prior to the meeting. Proxies may be provided to the Association in person, via U.S. Mail or other courier service, electronic mail to a designated electronic mail address if permitted by the Board, facsimile to a designated fax phone number provided by the Association, or placed into a designated lock box within the condominium property. ~~filed with the secretary not less than three (3) days prior to the meeting in which they are to be used.~~ Proxies shall be valid only for the particular meeting designated therein. Where a Unit is owned jointly by a husband and wife, and if they have not designated one of them as a voting member, a proxy must be signed by both husband and wife where a third person is designated.

2. Article III, Section 2 of the Bylaws is amended as follows:

Article III, Section 2. Notices of Members' Meetings. It shall be the duty of the secretary to mail or deliver a written notice of each annual or special meeting, stating the time and place thereof and an identification of agenda items to each Unit owner of record at least fourteen (14) ~~fifteen (15)~~ but not more than thirty (30) days prior to such meeting, and to post at a conspicuous place on the property a copy of the notice of said meeting at least fourteen (14) continuous days preceding said meeting. Notice of any annual or special meeting shall state the purpose thereof and said meeting shall be confined to the matters stated in said notice. All notices shall be mailed to or served at the address of the Unit owner last furnished to the Association and posted as hereinbefore set forth or, in the alternative, it may be electronically transmitted to any unit owner who has consented to receiving notices from the Association via electronic means. The consent to receive notice via electronic means shall include consent to receive electronic notice of members', meetings, committee meetings, board meetings, and to receive any other notice that is permitted by law to be provided by electronic means. An officer of the Association shall provide an affidavit, to be

included in the official records of the Association, affirming that notices of the Association meeting were mailed or hand delivered in accordance with this section, to each Unit owner at the address last furnished to the Association.

3. Article IV, Section 10 of the Bylaws is amended as follows:

Article IV, Section 10. Notice of Board Meetings.

All Board meetings, regular or special, shall be properly noticed pursuant to applicable Florida law. Pursuant to Section 718.112(2)(b), Florida Statutes, notice of all board meetings, which must specifically identify all agenda items, must be posted continuously on the property at least forty-eight (48) continuous hours before the meeting except in an emergency. Written notice of any board meeting at which a nonemergency special assessment or an amendment to rules regarding unit use will be considered must be mailed, delivered, or electronically transmitted (to owners who have consented to receiving notices from the Association via electronic means).

CERTIFICATE OF AMENDMENT

The undersigned officer of the FAIRWAY OAKS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, hereby certify that the foregoing amendments to the Bylaws were approved and adopted by the requisite number of owners in the community. The undersigned further certifies that these amendments were adopted in accordance with the Association's governing documents and applicable law.

IN WITNESS WHEREOF, the undersigned officer of the Association has executed this instrument this _____ day of _____, 2021.

**FAIRWAY OAKS CONDOMINIUM ASSOCIATION,
INC.**

Witnesses to President's signature

Signed by: _____
Kathleen Fisher, as President

Signed: _____
Print Name: _____

Signed: _____
Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2021 by Kathleen Fisher, as President of the Fairway Oaks Condominium Association, Inc. She is personally known to me or has produced _____ as identification.

Notary Public, State of _____