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Prepared by and Return to:  
JUSTIN J. GIVENS, ESQUIRE  
Anderson & Givens P.A.  
PO Box 12613  
Tallahassee, Florida 32317

**CERTIFICATE OF AMENDMENT**

**BYLAWS  
OF  
GARDEN WALK CONDOMINIUM ASSOCIATION, INC.**

We hereby certify that the attached amendments to the GARDEN WALK CONDOMINIUM ASSOCIATION, INC. (which the Amended and Restated Bylaws of Garden Walk Condominium Association, Inc. for was originally recorded at Official Records Book 2018, Page 7118 et seq. of the Public Records of Manatee County, Florida), was approved by not less than a majority of members at duly called Membership meeting in person or by proxy held on April 17, 2017, which is sufficient for adoption under Article 15 of the Bylaws.

DATED this 13<sup>th</sup> day of JUNE, 2017.

Witnesses:

**GARDEN WALK CONDOMINIUM ASSOCIATION, INC.**

sign [Signature]  
print Richard Muraczewski

By: [Signature]  
Joe Russo, Vice President

sign [Signature]  
print TRACY BEARDSLEY

Witnesses:

Attest: [Signature]  
Thomas Wagenhauser, Secretary

sign [Signature]  
print Richard Muraczewski

sign [Signature]  
print TRACY BEARDSLEY

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of JUNE, 2017, by Joe Russo as President of Garden Walk Condominium Association, Inc., on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC  
sign *Lisa Dawn Lemmon*  
print Lisa Lemmon  
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of JUNE, 2017, by Thomas Wagenhauser as Secretary of Garden Walk Condominium Association, Inc., on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC  
sign *Lisa Dawn Lemmon*  
print Lisa Lemmon  
State of Florida at Large (Seal)

My Commission expires:

Ver. 3.16.17

Prepared by and return to:  
Jeremy V. Anderson, Esquire  
Anderson & Givens, P.A.  
P.O. Box 12613  
Tallahassee, FL 32317  
(850) 692-8900 (Telephone)  
(850) 224-2440 (Facsimile)

**AMENDMENT**  
**TO THE**  
**AMENDED AND RESTATED**

**BYLAWS**  
**OF**  
**GARDEN WALK CONDOMINIUM ASSOCIATION, INC**

*[Underlined text indicates new text. Stricken text indicates deleted text.]*

**ARTICLE 4**  
**MEMBERS' MEETINGS**

**4.1 ANNUAL MEETING.** The annual members' meeting shall be held each December ~~March~~ at a day, place, and time determined by the Board of Directors from time to time. The purpose of the annual meeting shall be to elect Directors and to transact any other business authorized to be transacted by the members.

...

**4.6 QUORUM AND VOTING.** A quorum at members' meetings shall consist of persons entitled to cast not less than thirty percent (30%) ~~a majority~~ of the total votes of the entire membership. The acts approved by a majority of the votes present (in person or by proxy) at a members' meeting at which a quorum is attained shall be binding upon all members for all purposes, except where otherwise provided by law, the Declaration of Condominium, the Articles, or these Bylaws.

...

**ARTICLE 5**  
**BOARD OF DIRECTORS**

**5.1 NUMBER AND TENURE.** The affairs of the Association shall be governed by a Board of Directors. The Board shall consist of three (3) ~~five (5)~~ Directors, as provided herein. Each Director shall be elected to serve a two (2) year term. In the event of resignation, removal for cause or inability to act by reason of disability, interim replacement

. . . .

Directors may be appointed by the Board of Directors to serve out the remainder of the term as specified in Article 5.4 below. Any Director may be removed as provided by law.

...

**ARTICLE 12  
FISCAL MATTERS**

The provisions for fiscal management of the Association set forth in the Declaration of Condominium and the Condominium Act shall be supplemented by the following:

...

**12.4 ASSESSMENTS; INSTALLMENTS.** Funds for the payment of the common expenses shall be assessed against the Unit Owners in the proportions or percentages of sharing common expenses as provided in the Declaration of Condominium. Regular annual assessments based on an adopted budget shall be payable monthly in advance of the first (1<sup>st</sup>) day of each month unless the Board determines that the annual assessments shall be due in quarterly installments in advance of the first (1st) day of January, April, July, and October. As permitted by law, the Association may impose an administrative late fee of up to the greater of \$25 or 5 percent of each delinquent installment. The Board shall be permitted to adopt a payment method and procedure.

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