

Prepared by and Return to:
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CERTIFICATE OF AMENDMENT

DECLARATION OF CONDOMINIUM

TROPICAL COURT APARTMENTS, A CONDOMINIUM

BYLAWS

TROPICAL COURT APARTMENTS ASSOCIATION, INC.

We hereby certify that the attached amendment to the Declaration of Condominium of Tropical Court Apartments (which Declaration was originally recorded at Official Records Book 832, Page 902, et seq. of the Public Records of Sarasota County, Florida) and to the Bylaws of Tropical Court Apartments Association, Inc. (herein "the Association") which are recorded as an Exhibit to that Declaration were duly adopted at the Annual Membership Meeting of Tropical Court Apartments Association, Inc., held on March 20, 2019 and reconvened on May 24, 2019, as to the Declaration amendment by the affirmative vote of not less than seventy-five percent (75%) of all units of the Association, as required for adoption in accordance with Article IX of the Declaration of Condominium; and as to the Bylaws amendment by the affirmative vote of not less than two-thirds (2/3) of the Members of the Association, as required for adoption by Article XIII of the Bylaws.

DATED this 27 day of September 2019.

Witnesses:

sign 

print SARAH A. COARIK

sign 

print JoAnn Finnell

Witnesses:

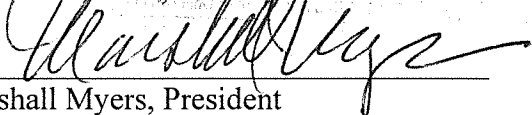
sign 


print SARAH A. COARIK

sign 

print JoAnn Finnell

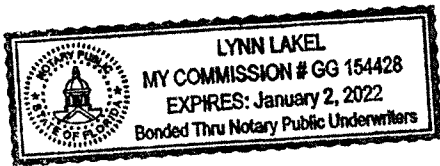
TROPICAL COURT APARTMENTS
ASSOCIATION, INC.

By: 
Marshall Myers, President

Attest: 
Ray Schiller, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 day of September 2019, by Marshall Myers as President of Tropical Court Apartments Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



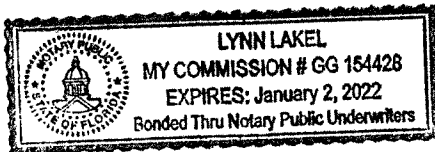
NOTARY PUBLIC

sign Lynn Lakel
print Lynn Lakel
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 day of September 2019, by Ray Schiller as Secretary of Tropical Court Apartments Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign Lynn Lakel
print Lynn Lakel
State of Florida at Large (Seal)

My Commission expires:

AMENDMENTS

[Additions are indicated by underline, deletions by ~~strike through~~]

DECLARATION OF CONDOMINIUM

TROPICAL COURT APARTMENTS, A CONDOMINIUM

ARTICLE XIII. USE RESTRICTIONS

The following use restrictions shall apply to and bind the Condominium, condominium property, Units, Unit owners, and Association, to-wit:

b. Only Unit Owners may keep and maintain one Pet per Unit. "Pet" as used in this section shall mean a cat or dog. No other type of animal is allowed. No Pet shall be allowed to roam free upon the Condominium property, or otherwise become a nuisance. All Pets must be leashed or carried at all times when not located in the Condominium Unit. Each Pet's owner must promptly collect and dispose of the Pet's waste. Upon multiple or repeated violations of the provisions of this paragraph the Board may require that the pet be removed.

Notwithstanding anything to the contrary herein, any existing Pet of an existing tenant at the time this amendment is recorded can be kept until the tenant no longer occupies the Unit or until the Pet dies or otherwise is permanently removed from the Unit. That occupants of condominiums units shall not permit or maintain in their premises loud noises, obnoxious odors or pets. If a unit owner or occupant has a pet at the time of the adoption of this restriction, said unit owner may keep said pet until it dies or is given away. No pet can be replaced after the adoption of this restriction.

c. That occupants of Units shall not permit or maintain in their premises loud noises or obnoxious odors.

[Subsequent sections shall be renumbered accordingly.]

BY-LAWS

TROPICAL COURT APARTMENTS ASSOCIATION INC.

ARTICLE III. Meeting of Members

Section 1: Annual Meeting.

An annual meeting of the membership shall be held in at the office of the Corporation on the 20th day of March of each year, beginning with the year of 1971, at a date, time, and location determined by the Board of Directors, the hour of 10:00 A.M. for the purpose of electing Directors and for the transaction of such other business as may come before the meeting. If that day is a legal holiday, or a Sunday, the meeting shall be held on the next day that is not a holiday or a Sunday at the same hour.

RMS