

Prepared by:
Wendy A. Mara, Esq.
555 West Granada Blvd., Suite B-5
Ormond Beach, Florida 32174
Tel: (386) 672-8081
Fax: (386) 673-7180

CERTIFICATE OF AMENDMENT TO THE
BY-LAWS OF SEAWINDS CONDOMINIUM ASSOCIATION OF ORMOND BEACH, INC.

WE HEREBY CERTIFY THAT the attached amendment to the By-Laws of Seawinds Condominium Association of Ormond Beach, Inc., as recorded in Official Records Book 4022 at Page 1432 and re-recorded in Official Records Book 4024 at Page 2644 of the Public Records of Volusia County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 14th day of October, 2011, at Ormond Beach, Volusia County, Florida.

By: *Daryl Graham*
Daryl Graham, President

Witnessed by:

B Higgins
(Print) B HIGGINS

Ron Watkins
(Print) Ron Watkins

Attest: *Kimberly Patterson*
Kimberly Paterson, Secretary

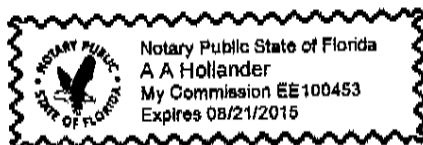
Witnessed by:

B Higgins
(Print) B HIGGINS

Ron Watkins
(Print) Ron Watkins

STATE OF FLORIDA
COUNTY OF VOLUSIA

The forgoing instrument was acknowledged before me this 14th day of October, 2011, by Daryl Graham as President and Kimberly Paterson as Secretary of Seawinds Condominium Association of Ormond Beach, Inc., a Florida corporation, on behalf of the corporation, who [] is/are personally known to me or [] has/have produced a driver's license as identification.



A Hollander
Notary Public - State of Florida
Printed Name: ADRIANA HOLLANDER
Commission Expires: 2015
(Seal)

Amendment to the By-Laws of Seawinds Condominium Association of Ormond Beach, Inc.

Section 1.1 Office

The principal office of the Association shall be at 1183+460 Ocean Shore Boulevard, Suite 103, Ormond Beach, Florida, 32176, but the Association may maintain offices and transact business in such other places within Volusia county and the State of Florida as may from time to time be designated by the Board of Directors. However, the official records of the Association shall be maintained in Volusia County, Florida or within fifty (50) miles of the condominium if maintained in another County. The records of the Association shall be made available to a unit owner within five (5) working days after receipt of written request by the Board or its designee. This Paragraph may be complied with by having a copy of the Official Records of the Association available for inspection or copying on the condominium property or Association property.

3.1 Annual Meeting

The annual meeting of the members shall be held at a place named in the notice and on the date and time in March named in the notice ~~on the Third Wednesday in March at 4:00 P.M. of each year for the purpose of electing directors and transacting any other business authorized to be transacted by the members, provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a legal holiday. Such date and time shall be determined by the Board of Directors.~~

3.3 Notice

Notice of all member meetings, including the annual meeting, stating the time and place and the object for which the meeting is called shall be given to each unit owner at least fourteen (14) continuous days prior to such meetings. Such notice shall be given in writing to each member at his address, fax number, or e-mail address as it appears on the books of the Association, and shall be delivered ~~mailed~~ by any written or electronic means allowable by current state law. ~~regular mail.~~ When a unit is owned by more than one person, the Association shall provide notice for meetings and all other purposes to that one address, fax number or e-mail address which the Developer initially identifies for that purpose, and thereafter, as one or more of the owners of the unit shall so advise the Association in writing, or if no address, fax number or e-mail address is given, or the owners of the unit do not agree, to the address provided on the deed of record. Notice of meetings shall be posted conspicuously on the condominium property not less than fourteen (14) continuous days preceding such meeting. Upon notice to the unit owners, the Board shall by duly adopted rule designate a specific location on the condominium property upon which all notices of unit owner meetings shall be posted. An officer of the Association, or the manager, or such other person providing notice of the Association meeting shall provide an affidavit or U.S. Postal Service Certificate of Mailing to be included in the official Records of the Association affirming that the note was delivered ~~mailed or hand-delivered~~ to each unit owner at the address, fax number or e-mail address last furnished to the Association.

3.6 Proxies. Unit owners may not vote by general proxy, but may vote by limited proxies substantially conforming to a limited proxy form by limited proxies substantially conforming to a limited proxy form adopted by the Division of Condominiums. Limited proxies and general proxies may be used to establish a quorum. Limited proxies shall be used for votes taken to waive or reduce reserves; for votes taken to waive financial statement requirements; for votes taken to amend the Declaration; for votes taken to amend the Articles of Incorporation or By-Laws as described herein; and for any other matter for which a vote of the unit owner is required or permitted. No proxy, limited or general, shall be used in the election of Board members. General proxies may be used for the matters for which limited proxies are not required, and may also be used in voting for non-substantive changes to items for which a limited proxy is required. Notwithstanding the provisions of this Paragraph, unit owners may vote in person at unit owner meetings or by any and all electronic means permitted by current state law. A proxy may be made by any member entitled to vote and shall be valid only for the particular meeting designated in the proxy and must be filed with the secretary before the appointed time of the meeting...

5. Powers and Duties of the Board of Directors.

5.1 General. The powers and duties of the Association existing under the Condominium Act, the Declaration, the Articles of Incorporation of the Association and these By-Laws shall be exercised by the Board of Directors, its agents, contractors or employees, subject only to approval by members where such approval is specifically required.

5.2 Specific. The Board of Directors shall have the power to enforce each and every rule, regulation, covenant, and restriction found in the Declaration of the Association, the Articles of Incorporation of the Association and these By-Laws. In addition, the Board of Directors, by resolution, shall adopt from time to time rules and regulations as the Board deems reasonably necessary.

In order to enforce the rules, regulations, covenants, and restrictions found in the Declaration of the Association, the Articles of Incorporation of the Association and these By-Laws, the Board of Directors may establish by resolution a Compliance Review Committee. The Compliance Review Committee shall have the authority, pursuant to Fla. Stat. § 617.2102, to impose fines against Unit owners for the violation of any rules, regulations, covenants, and restrictions of the Association. Unit owners shall be given written notice of any violation by the Owner, his family, invitees, lessees or employees. Any further violation may, at the sole discretion of the Board of Directors of the Association, result in a fine based on the system of fines that have been developed by the Board of Directors not to exceed the maximum amount allowed by current state law. Such fine shall be assessed for each day of each violation committed by the Owner, his family, invitees, lessees or employees. The Unit owner shall be afforded the opportunity for a hearing before the Compliance Review Committee. All decisions of the Compliance Review Committee are final.