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Clerk Of Courts, Brevard County

#Pgs: 5 #Names: 2
 Trust: 3.00 Rec: 21.00 Serv 0.00
 Deed: 0.00 Excise: 0.00
 Mtg: 0.00 Int Tax: 0.00

AMENDMENT TO THE
 ARTICLES OF INCORPORATION,
 DECLARATION OF COVENANTS AND RESTRICTIONS
 AND BY-LAWS OF
 PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
 a Florida corporation not-for-profit

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, hereinafter referred to as the "ASSOCIATION", files these Amendments to the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws of Parkside Place Homeowners Association, Inc.

Whereas, on February 26, 1986, the "ASSOCIATION", caused the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws to be filed in Official Records Book 2676, Page 0268, of the Public Records of Brevard County, Florida, which said Covenants, Articles and By-Laws controlled the use of the property described in said Covenants; and

Whereas, in paragraph 13 of the Declaration, provision is made for the amendment of the Declaration upon the approval of not less than 2/3 of the owners; and

Whereas on January 17, 1996, a proposed amendment to the Declaration of Covenants and Restrictions, Articles of Incorporation and Bylaws was mailed to owners for their consideration and vote, and said votes were received on April 22, 1996, at the Homeowners Meeting and tally of said votes indicated approval of 2/3 of the owners;

AND RESTRICTIONS as follows:



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3.04 Additions, alterations or improvements.

The ASSOCIATION shall have the right to make additions, alterations or improvements on the grounds, buildings or facilities. These changes or other substantially or adversely affecting recreational facilities or other grounds, buildings or facilities, and the methods of financing same shall be subjected to a 2/3 vote of approval by the OWNERS. The exception being that minor unbudgeted changes may be made to the SUBJECT PROPERTY at the discretion of the BOARD for expenditures not exceeding a total five percent 5% of the current approved annual budget in any one calendar year.

6.01.1 Purchase.

All insurance policies covering the SUBJECT PROPERTY shall be purchased by the ASSOCIATION and shall be issued by an insurance company authorized to do business in Florida.

6.01.6 Personal Property and Liability.

OWNERS may obtain insurance at their own expense and at their own discretion for their personal property, personal liability, living expenses, flood damage and for improvements to their LOT or UNIT. "Flood insurance may be provided by the ASSOCIATION upon request and approval by a 2/3 majority vote of the OWNERS.

7.04 Estimates of Cost.

Immediately after a determination is made to rebuild or repair damage to property for which the ASSOCIATION has the responsibility of reconstruction and repair, the ASSOCIATION shall obtain reliable and detailed estimates of the cost to rebuild from two or more reliable licensed contractors, and shall submit copies of all acceptable estimates to the Insurance Trustee.

8.04 Sales and Leases.

Any lease of a UNIT must be in writing and specifically be subject to this DECLARATION, the ARTICLES and the BYLAWS, and copies delivered to the ASSOCIATION prior to occupancy by the tenant(s). No lease shall be for a period of less than six (6) months.

8.22.1 OWNER to Obtain Approval.

No OWNER shall make, install, place, or remove any building, fence, wall, patio area, pool, spa, landscaping, or any other alteration, addition, improvement, or change any of the kind or nature to, in or upon any portion of the COMMON AREAS, the OWNER's LOT, or the exterior of the OWNER's UNIT, unless the OWNER first obtains the written approval of the ASSOCIATION to same, except that such approval shall not be required for any maintenance or repair which does not result in a material change in any improvement including the color of same. Any improvement within the LIMITED COMMON AREA or to the exterior of the unit is expressly prohibited without prior written consent of the ASSOCIATION. The ASSOCIATION may, at its discretion, remove any improvement not receiving prior written consent or repair, and maintain any improvement not in first class condition, charge the unit owner for such repair, maintenance or removal.

NOW, THEREFORE, ASSOCIATION amends the ARTICLES OF INCORPORATION as follows:

Article VI - Incorporator

The name and street address of the incorporator is Parkside Place, Inc., 1309 Parkside Place, Indian Harbor Beach, FL 32937

Article VII, 1. - Directors

The property, business and affairs of the Association shall be managed by a BOARD which shall consist of not less than five (5) directors, and which shall always be an odd number. The Bylaws may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, The BOARD shall consist of five (5) directors. Directors are required to be members of the ASSOCIATION.

Article XIII, - Initial Registered Office.

The registered office of the Association shall be at 1309 Parkside Place, Indian Harbor Beach, FL 32937

NOW, THEREFORE, ASSOCIATION amends the BY-LAWS as follows:

4.05 Annual Meeting.

The annual meeting for the purpose of electing directors and transacting any other business shall be held in February of each year as shall be selected by the BOARD and as is contained in the notice of such meeting. However, so long as DECLARANT is entitled to appoint a majority of the directors of the ASSOCIATION, no annual meetings will be required.

5.03. Term of office.

Beginning in 1996, with the adoption of these BYLAWS, and annually thereafter, all DIRECTORS shall be elected for the following terms of office.

- 1st Year 2 Directors shall be elected to serve for 3 yrs.
2 Directors shall be elected to serve for 2 yrs.
1 Directors shall be elected to serve for 1 yr.
- 2nd Year 1 Directors shall be elected to serve for 3 yrs.
- 3rd Year 2 Directors shall be elected to serve for 3 yrs.
- 4th Year 2 Directors shall be elected to serve for 3 yrs.
- 5th Year 1 Director shall be elected to serve for 1 yr.



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All directors elected shall serve until their successors are duly elected, or until such director's death, resignation or removal, as hereinafter provided or as otherwise provided by STATUTE or by the ARTICLES. This sequence shall be continued for the life of the ASSOCIATION or until officially amended.

6.01 Members and Qualifications.

The officers of the **ASSOCIATION** shall include a president, a vice president, a treasurer and a secretary, all of whom shall be elected by the directors and may be pre-emptively removed from office with or without cause by majority vote of the directors. The term of office of these officers shall be determined by paragraph 5.04 of these **BYLAWS**. All officers shall be members of the **ASSOCIATION**. Any person may hold two or more offices except that the president shall not also be the secretary. The **BOARD** may, from time to time, elect such other officers and designate their powers and duties as the **BOARD** shall find to be appropriate to manage the affairs of the **ASSOCIATION** from time to time. Each officer shall hold office until the meeting of the **BOARD** following the next annual meeting of the members, or until his successor shall have been duly elected and shall have qualified, or until his death, or until he shall have resigned, or until he shall have been removed, as provided in these **BYLAWS**.

11. Multiple Developments.

Paragraph 11 is deleted in its entirety.



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IN WITNESS WHEREOF, the ASSOCIATION has hereunto set their hand and seal this 2 day of May, 1996.

Signed, sealed, and delivered in the presence of:

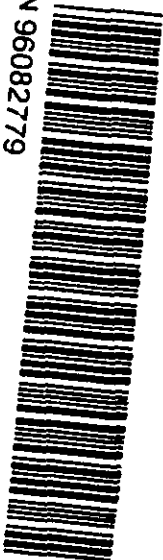
PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC. "ASSOCIATION"

Maryje Humphreys
Sarah W. Boccia
Sarah W. Juwanen
Maryje Humphreys

BY: Chris Fitzgerald
Chris Fitzgerald
President

BY: Melvin Ellerbeck
Melvin Ellerbeck
Secretary

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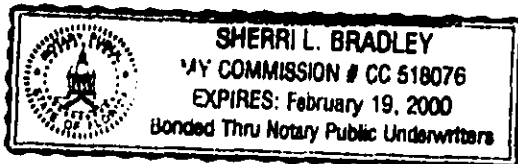
STATE OF FLORIDA
COUNTY OF BREVARD

Personally Known OR Produced Identification

Type of I.D. Produced FLDL
FDL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared CHRIS FITZGERALD, as President of PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed same for the purpose therein expressed, under the authority of said corporation.

WITNESS my hand and official seal in the county and state aforesaid, this 2 day of May, 1996.



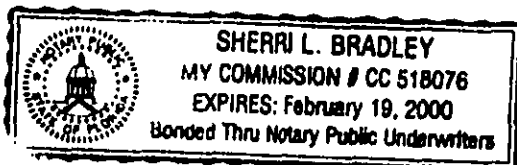
Sherril L. Bradley
Notary Public

My Commission Expires: 2/19/2000

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared MELVIN ELLERBECK, as Secretary of PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed same for the purpose therein expressed, under the authority of said corporation.

WITNESS my hand and official seal in the county and state aforesaid, this 2 day of May, 1996.



Sherril L. Bradley
Notary Public

My Commission Expires: 2/19/2000