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This instrument prepared by and return to:
Chad M. McClenathen, Esq.
783 S. Orange Ave., Suite 210
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017021135 2 PG(S)
February 21, 2017 04:45:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF VINTAGE GRAND CONDOMINIUM
AND TO THE BYLAWS OF VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.**

The undersigned officer of **Vintage Grand Condominium Association, Inc.**, the corporation in charge of the operation and control of Vintage Grand Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Instrument # 2005281688, 143 pages, Public Records of Sarasota County, Florida, as amended, (Declaration) hereby certifies that the following amendment to the Declaration was proposed and approved by majority vote of the Board of Directors and approved by not less than two-thirds of the voting interests of the unit owners represented in person or by proxy at a membership meeting held on January 26, 2017. The undersigned further certifies that the following amendment to the Bylaws, which Bylaws were originally recorded as an exhibit to the Declaration, was proposed and approved by majority vote of the Board of Directors and approved by not less than two-thirds of the voting interests of the unit owners represented in person or by proxy at a membership meeting held on January 26, 2017. The undersigned further certifies that the amendments were proposed and approved in accordance with the condominium documentation, and applicable law.

(Additions indicated by underlining, deletions by ---, omitted, unaffected language by...)

DECLARATION OF CONDOMINIUM

.....

7. Maintenance and Repairs.

7.1 Units and Limited Common Elements. All maintenance, repairs and replacements of, in or to any Unit and Limited Common Elements appurtenant thereto, whether structural or nonstructural, ordinary or extraordinary, foreseen or unforeseen, including, without limitation, maintenance, repair and replacement of ~~windows~~, window coverings, interior nonstructural walls, the interior side of any entrance door and all other doors within or affording access to a Unit, and the electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment, fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying within the boundaries of the Unit or the Limited Common Elements or other property belonging to the Unit Owner, shall be performed by the Owner of such Unit at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein.

(a) The Association shall have the duty, as a Common Expense, to maintain, repair and replace the windows in the Units, including frameworks, window casings and weather stripping thereof, and by adoption of this amendment is hereby authorized to remove the windows and replace with code-compliant hurricane protection windows. Each Unit Owner shall clean inside and outside surfaces of the windows, and have the duty to maintain, repair and replace all window hardware and locking mechanisms.

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BYLAWS

5. Authority of the Board.

5.1. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Condominium and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these Bylaws, may not be delegated to the Board of Directors by the Unit Owners. Such powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:

.....

(q) Borrowing money on behalf of the Association or the Condominium when required in connection with the operation, care, ~~upkeep and maintenance~~ and replacement of Condominium Property Common Elements (if ~~the need of the funds is unanticipated~~) or the acquisition of real property, and granting mortgages on and/or security interests in Association owned property, including but not limited to assessments, accounts, instruments, and contract rights, provided, however, that the consent of the Owners of at least two-thirds (2/3rds) of the voting interests of the Units represented at a meeting at which a quorum has been attained in accordance with the provision of these Bylaws shall be required for the borrowing of any sum which would cause the total outstanding indebtedness of the Association to exceed \$25,000.00. If any sum borrowed by the Board of Directors on behalf of the Condominium pursuant to the authority contained in this subparagraph 5.1(q) is not repaid by the Association, a Unit Owner who pays to the creditor such portion thereof as his interest in his Common Elements bears to the interest of all the Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Owner's Unit. Notwithstanding the foregoing, the restrictions on borrowing contained in this subparagraph 5.1(q) shall not apply if such indebtedness is entered into for the purpose of financing insurance premiums, which action may be undertaken solely by Board of Directors, without requiring a vote of the Unit Owners.

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In witness whereof, Vintage Grand Condominium Association, Inc., has caused this Certificate to be executed in its name this ___ day of January, 2017.



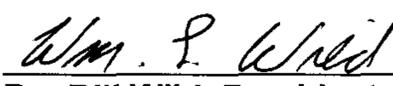
Witness Signature Bob Kresnik

Printed Name of Witness Bob Kresnik

Printed Name of Witness Richard Grayshark

Witness Signature R. Grayshark

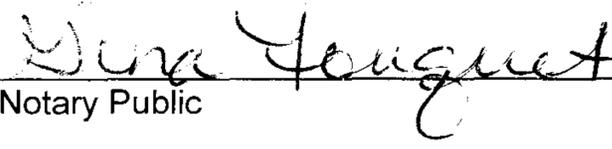
Vintage Grand Condominium Association, Inc.



By: Bill Wild, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10 day of ~~January~~ ^{February}, 2017, by Bill Wild, President of Vintage Grand Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced personally known identification. If no type of identification is indicated, the above-named person is personally known to me.


Notary Public

