

BY-LAWS

OF

SUMMERSIDE ASSOCIATION, INC.

A Not-for-Profit Corporation
organized and existing under the laws of the State of Florida

Article I

Membership

Section I. Members: All persons owning record title to units in Summerside, a condominium (hereinafter referred to as the "Condominium") shall be members. Record ownership shall mean that ownership evidenced by an instrument duly recorded in the public records of Sarasota County, Florida, evidencing fee title to any condominium unit in the Condominium.

Section II. Voting Rights: Each condominium unit shall be entitled to one vote, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner. In the event of joint ownership of a unit, the votes allocated to such unit may be divided equally among the joint owners thereof and cast as fractional votes or by agreement of the joint owners may be cast by one of their number. Each condominium unit shall have such voting rights as are provided in the Declaration of Condominium, Articles of Incorporation and in these By-Laws and any such vote may be cast in person or by proxy executed in writing and filed with the secretary of the corporation.

Section III. Termination of Membership: Whenever a member ceases to be an owner of record of a unit in the Condominium, his membership in the corporation shall automatically terminate.

Section IV. Transfer of Membership: Membership in the corporation shall not be separated from the ownership of the condominium unit and, accordingly, memberships cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to a condominium unit. No fee shall be charged in connection with the transfer, lease, sale or sublease of any residential units in the condominium which is in excess of expenses reasonably required for said conveyance and under no circumstances shall such charge exceed \$50.00, as provided by Section 718.112(2)(j), Florida Statutes. Furthermore, in accordance with said Section, no charge shall be made in connection with any extension or renewal of a lease.

Article II

Meetings of Members

Section I. Annual Meeting: The annual meeting of members shall be held at the principal office of the corporation or at such other place, within or without the State of Florida, as the Board of Directors shall designate. The annual meeting shall be held on the first Saturday of December of each year at 10:00 a.m. commencing in the year 1980. If the date so designated for the annual meeting falls upon a legal holiday, then the meeting shall be held on the next succeeding, regular business day.

Section II. Special Meetings of Members: Special meetings of members may be called by the President, Board of Directors or holders of not less than twenty percent (20%) of all votes which would be authorized to be cast at a duly called meeting. In the event of Special Meetings called to consider a special assessment,

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budget revision or consideration of removal of a member of the Board of Directors from office, the Special Meeting may be called by the President, Board of Directors, or holders of not less than ten (10) percent of all votes which would be authorized to be cast at such a meeting. Special Meetings shall be called for a date not less than ten (10) nor more than sixty (60) days after the request is made in writing executed by the holders of the requisite number of votes. The call for a Special Meeting shall be issued by the President or Secretary and shall specify the business to be transacted at such Special Meeting. Special Meetings shall be held at the principal office of the corporation unless the Board of Directors resolve to the contrary.

Section III. Notice: Written notice stating the place, day and hour of the meeting, and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than fourteen (14) nor more than sixty (60) days before the meeting, either personally or by first class mail, by or at the direction of the President or Secretary. If mailed, notice shall be deemed to have been delivered when deposited in the United States Mail addressed to the member at his address as it appears on the books of the corporation, with postage prepaid. Notice of meetings at which the annual budget of common expenses is to be considered shall contain a copy of the proposed annual budget of common expenses and shall be mailed not less than thirty (30) days prior to the meeting. Notice of annual meetings must be sent by certificate of mailing unless the member waives in writing the right to receive such notice by certificate of mailing. Further, notice of annual or special meeting must be posted in a conspicuous place on the condominium property at least fourteen (14) days prior to the meeting.

When a meeting is adjourned to another time or place, it shall not be necessary to give any notice of the adjourned meeting if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken and written notice thereof is posted in a conspicuous place on the condominium property. At the adjourned meeting any business may be transacted that might have been transacted on the original date of the meeting. If, however, after the adjournment, the Board of Directors fixes a new record date for the adjourned meeting, a notice of the adjourned meeting shall be given as provided in this Section III to each member on the new record date entitled to vote at such meeting.

Section IV. Quorum: A majority of votes entitled to vote, represented in person or by valid proxy, shall constitute a quorum at the meeting of members. After a quorum has been established, the subsequent withdrawal of members, so as to reduce the number of units entitled to vote at the meeting below the number required for a quorum, shall not effect the validity of any action taken at the meeting or any adjournment thereof.

Section VI. Closing of transfer books and fixing of date: For the purpose of determining members entitled to notice of or to vote at any meeting of members or any adjournment thereof, or in order to make a determination of members for any other purpose, the Board of Directors may provide that the membership ledger shall be closed for a stated period but not to exceed, in any case, sixty (60) days. If the membership ledger shall be closed for the purpose of determining members entitled to notice of or to vote at a meeting of members, such books shall be closed for at least ten (10) days immediately preceding such meeting.

In lieu of closing the membership ledger, the Board of Directors may fix in advance a date as the record date for any determination of members, such date in any case to be not more than sixty (60) days and, in case of a meeting of members, not less than ten (10) days prior to the date on which the particular action requiring such determination of members is to be taken.

If the membership ledger is not closed and no record date is fixed for the determination of members entitled to notice or to vote at a meeting of members, the date on which notice of the meeting is mailed shall be the record date for such determination of members.

When a determination of members entitled to vote at any meeting of members has been made as provided in this section, such determination shall apply to any adjournment thereof, unless the Board of Directors fixes a new record date for the adjourned meeting.

Section VII. Action by members without a meeting: Any action required by law, these By-Laws, or the Articles of this corporation to be taken at any annual or special meeting of members or any action which may be taken at any annual or special meeting of such members, may be taken without a meeting, without prior notice and without a vote, if a consent in writing, setting forth the action so taken, shall be signed by all members.

Section VII. Proxies: At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or by his duly authorized Attorney-in-Fact. The form of such proxies shall be substantially as follows, to wit: the proxy shall contain the name and address of the Unit Owner or Owners, as the case may be, shall designate the Unit number owned by the person or persons granting such Proxy, shall contain a designation as to the Meeting or Meetings concerning which such Proxy is to be used (and shall be good as to any such Meeting or Meetings and continuations or adjournments thereof within eleven months from the date thereof unless otherwise provided therein) shall contain a statement that the person or persons granting such Proxy will not be available for the designated Meeting or Meetings, and shall contain the name and address of the person or persons authorized to cast such Proxy vote. Only individuals shall be authorized to hold proxies. No proxy shall be valid after ninety (90) days from the date of the first meeting for which it was given. Proxies shall be revocable by the issuer thereof at his pleasure.

Section VIII. Voting by Mail: Where directors or officers are to be elected by members or any class or classes of members, such election may be conducted by mail in such manner as the Board of Directors shall determine.

Section IX. Order of business: The order of business at all meetings of the members shall be as follows:

1. Roll call.
2. Proof of notice of meeting or waiver of notice.
3. Reading of minutes of preceding meeting.
4. Reports of officers.
5. Reports of committees.
6. Election of officers.
7. Unfinished business.
8. New business.

Section X. Minutes: Minutes of all meetings of all unit owners and the Board of Administration shall be kept in a book available for inspection by unit owners, or their authorized representatives, and by the members of the Board of Directors at all reasonable times, in accordance with Section 718.112(2)(e), Florida Statutes. Said minutes shall be retained for a period of not less than seven (7) years.

Article III

Officers

Section I. Officers: The officers of this corporation shall consist of a President, Vice-President, Secretary, Treasurer and such assistants thereto as are deemed necessary from time to time. Any two (2) or more offices may be held by the same person.

Section II. Election: All officers of the corporation shall be elected annually by the Board of Directors at their annual meeting and shall hold office for the term of one (1) year or until their successors are duly elected.

Section III. Duties of Officers: The duties and powers of the officers of the corporation shall be as follows:

A. President: The President shall preside at all meetings of members. He shall present at each annual meeting of the members a report of the condition of the business of the corporation. He shall cause to be called regular and special meetings of members in accordance with these By-Laws. He shall be the Chief Executive Officer of the corporation and shall have general supervision of its business; he shall see that all orders and resolutions of the members and contracts of the corporation are carried into effect, subject, however, to the rights of the members and/or directors to delegate any specific powers (except such as may by statute be exclusively conferred on the President) to any other officer of the corporation. He shall appoint and remove, employ and discharge, and fix the compensation of all servants, agents, employees and clerks of the corporation other than the duly appointed officers, subject to the approval of the members; he shall see that the books, reports, statements and certificates required by the statutes are properly kept, made and filed according to law. He shall enforce these By-Laws and perform all the duties incident to the position and office, and which are required by law.

B. Vice-President: During the absence and/or inability of the President to render and perform his duties or exercise his powers, as set forth in these By-Laws or in the laws under which this corporation is organized, the same shall be performed and exercised by the Vice-President; and when so acting, such Vice-President shall have all the powers and be subject to all responsibilities hereby given or imposed upon such President.

C. Secretary: The Secretary shall keep the minutes of the meetings of members in appropriate books; he shall give and serve all notices of the corporation. He shall be custodian of the records and of the seal, and affix the latter when required. He shall keep the ledger of members in the manner prescribed by law, so as to show at all times units completed and the names of the record owners thereof, alphabetically arranged, their respective places of residence, their post office addresses, and the time at which each person became such owners; and keep such membership ledger open daily during business hours at the office of the corporation, subject to the inspection of any member of the corporation, and to permit such member to make extracts from said books to the extent and as prescribed by law. He shall present to the members at their stated meetings all communications addressed to him officially by the President or any officer or member of the corporation. He shall attend to all correspondence and perform all the duties incident to the office of Secretary.

D. Treasurer: The Treasurer shall have the care and custody of and be responsible for all the funds and securities of the corporation, and deposit all such funds in the name of the corporation in such bank or banks, trust company or trust companies or safe deposit vaults as the members or directors may designate. He shall exhibit at all reasonable times his books and accounts to any member of the corporation upon application at the office of the corporation during business hours. He shall render a statement

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of the condition of the finances of the corporation at each regular meeting of the members and at such other times as shall be required of him and full financial report at the annual meeting of the members. He shall keep at the office of the corporation correct books of account of all its business and transactions and such other books of account as the members may require. He shall do and perform all duties appertaining to the office of Treasurer.

Either the President, Secretary or Treasurer shall sign, make and endorse, in the name of the corporation, all checks, drafts, warrants and orders for the payment of money, and pay out and dispose of same and receipt thereof.

Section IV. Bond: The Treasurer shall, if required by the Board of Directors,, give to the corporation such security for the faithful discharge of his duties as the Board of Directors direct.

Section V. Vacancies, How Filled: All vacancies in any office shall be filled by the directors without undue delay, at their regular meeting, or at a meeting especially called for that purpose.

Section VI. Compensation of Officers: The officers shall receive no salary or compensation for serving as such.

Section VII. Removal of Officers: The Board of Directors may remove any officer, by a majority vote of those present at a duly called regular or special meeting, at any time with or without cause.

Article IV

Seal

Section I. Seal: The seal of the corporation shall be as follows:

Article V

Directors

Section I. Function: All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be managed under the direction of, the Board of Directors.

Section II. Qualifications: Directors need not be residents of this state or members of this corporation.

Section III. Compensation: The Board of Directors shall receive no compensation for serving as directors.

Section IV. Duties of Directors: A director shall perform his duties as a director, including his duties as a member of any committee of the Board upon which he may serve, in good faith, in a manner he reasonably believes to be in the best interest of the corporation, and with such care as an ordinarily prudent person in a like position would use under similar circumstances.

In performing his duties, a director shall be entitled to rely on information, opinions, reports or statements, including

financial statements and other financial data, in each case prepared or presented by:

A. One or more officers or employees of the corporation whom the director reasonably believes to be reliable and competent in the matters presented;

B. Counsel, public accountants or other persons as to matters which the director reasonably believes to be within such person's professional or expert competence; or

C. A committee of the Board upon which he does not serve, duly designated in accordance with a provision of the Articles of Incorporation or the By-Laws as to matters within the designated authority, which committee the director reasonably believes to merit confidence.

A director shall not be considered to be acting in good faith if he has knowledge concerning the matter in question that would cause such reliance described above to be unwarranted.

A person who performs his duties in compliance with this section shall have no liability by reason of being or having been a director of the corporation.

Section V. Presumption of Assent: A director of the corporation who is present at a meeting of its Board of Directors at which action on any corporation matter is taken shall be presumed to have assented to the action taken unless he votes against such action or abstains from voting in respect thereto because of an asserted conflict of interest.

Section VI. Number: This corporation shall have no less than three (3) directors.

Section VII. Election and Term: Each person named in the Articles as a member of the initial Board of Directors shall hold office until the first annual meeting of members, and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death.

At the first annual meeting of members and at each annual meeting thereafter, the members shall elect directors to hold office until the next succeeding annual meeting. Each Director shall hold office for the term for which he is elected and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death.

Section VIII. Vacancies: Any vacancy occurring in the Board of Directors, including any vacancy created by reason of an increase in the number of directors, may be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the Board of Directors. A director elected to fill a vacancy shall hold office only until the next election of directors by the members.

Section IX. Removal of Directors: At a meeting of members called expressly for that purpose, any director or the entire Board of Directors may be removed, with or without cause, by a vote of the holders of a majority of the votes then entitled to vote at an election of directors.

Section X. Quorum and Voting: A majority of the number of directors fixed by these By-Laws shall constitute a quorum for the transaction of business. The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section XI. Director Conflicts of Interest: No contract or other transaction between this corporation and one or more of

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its directors or any other corporation, firm, association or entity in which one or more of the directors are directors or officers or are financially interested, shall be either void or voidable because of such relationship or interest or because such director or directors are present at the meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction or because his or their votes are counted for such purpose, if:

A. The fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors; or

B. The fact of such relationship or interest is disclosed or known to the members entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or

C. The contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the Board, a committee or the members.

Common or interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction.

Section XII. Executive and other committees: The Board of Directors, by resolution, adopted by a majority of the full Board of Directors, may designate from among its members an executive committee and one or more other committees each of which, to the extent provided in such resolution shall have and may exercise all the authority of the Board of Directors.

The Board of Directors may by resolution designate any such other committees from among the members of the corporation which need not be members of the Board of Directors as it deems appropriate. Such committees may be standing, ad hoc, or otherwise.

The Board of Directors, by resolution adopted in accordance with the section, may designate one or more directors as alternate members of any such committee, who may act in the place and stead of any absent member or members at any meeting of such committee.

Section XIII. Place of Meetings: Regular and special meetings by the Board of Directors may be held within or without the State of Florida.

Section XIV. Time, Notice and Call of Meetings: Regular meetings of the Board of Directors shall be held without notice on an annual basis immediately following the annual meeting of members. Written notice of the time and place of special meetings of the Board of Directors shall be given to each director by either personal delivery, telegram or cablegram at least ten (10) days before the meeting or by notice mailed to the director at least five (5) days before the meeting. Meetings of the Board of Directors shall be open to all unit owners and written notice thereof shall be posted conspicuously on the condominium property at least forty-eight (48) hours prior to said meeting, except in the case of an emergency.

Notice of a meeting of the Board of Directors need not be given to any director who signs a waiver of notice either before or after the meeting. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and waiver of any and all obligations to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a director states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened.

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Neither the business to be transacted at, nor the purpose of any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting except any meeting where assessments are to be considered the notice thereof shall contain a statement of the nature of the assessment to be so considered.

A majority of the directors present, whether or not a quorum exists, may adjourn any meeting of the Board of Directors to another time and place. Notice of any such adjourned meeting shall be given to the directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other directors.

Meetings of the Board of Directors may be called by the Chairman of the Board, by the President of the corporation or by any two (2) directors.

Members of the Board of Directors may participate in a meeting of such board by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at a meeting.

Section XV. Action Without a Meeting: Any action required to be taken at a meeting of the directors of a corporation, or any action which may be taken at a meeting of the directors or a committee thereof, may be taken without a meeting if a consent in writing, setting forth the action so to be taken, signed by all of the directors, or all the members of the committee, as the case may be, is filed in the minutes of the proceedings of the Board or the committee. Such consent shall have the same effect as a unanimous vote.

Article VII

Amendments

Section I. Amendments: The members of the corporation may make, amend or repeal these By-Laws at a meeting of members by an affirmative vote of a majority of the votes entitled to be cast at a meeting of members. Proposals to amend the By-Laws shall contain the full text of the By-Law to be amended; new words shall be inserted in the text, underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder rather than assist the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of the words added or deleted, but instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of By-Law. See By-Law _____ for present text." Non-material errors or omissions affected in the process of amending By-Laws will not invalidate otherwise properly promulgated amendments thereto.

These By-Laws may be repealed or amended, and new By-Laws may be adopted, by either the Board of Directors or the members, but the Board of Directors may not amend or repeal any By-Law adopted by the members if the members specifically provide such By-Law not to be subject to amendment or repeal by the directors.

Section II. Recording of Amendment: A copy of each amendment shall be incorporated in or attached to a certificate amending the Declaration of Condominium in the manner prescribed in the Declaration. The amendment to the By-Laws shall be effective when the certificate and a copy of the amendment to the By-Laws are recorded in the public records of Sarasota County.

Article VIII

Regulations

The Board of Directors may adopt, amend and rescind rules and regulations to govern the operation and use of the condominium, its property, the common elements and any other facilities incidental or related thereto. The regulations shall be uniform and shall not conflict with the Declaration of Condominium or these By-Laws.

Article IX

Budget and Assessments

Section I. Budget: The Board of Directors shall recommend a budget for each fiscal year that includes the estimated funds needed to pay all expenses that this corporation is required to pay under the Declaration, these By-Laws or any contract of the Association. If an item of proper expense is omitted from the budget, the budget shall be amended to include such item. The budget may also include amounts or additions to the condominium when the additions have been approved or required by the Declaration. Assessments for the addition shall be made against those members only who were liable for the amended Declaration. The budget shall not make provisions for depreciation or amortization unless contrary provisions are made by the Board of Directors or members.

Section II. Approval: Copies of the budget and any amendments shall be mailed to each member at least thirty (30) days before the meeting at which the budget will be considered, together with a notice of the meeting. The budget shall be approved by a majority of the members at such meeting. The members shall have the right at such meeting to modify said budget in any way that the members deem appropriate for granting such approval.

Section III. Assessments: The Board of Directors shall assess members for their share of the budget as determined in accordance with the Declaration within thirty (30) days after the budget is approved by the members. If an assessment is not made as required, an assessment in the amount of the last prior assessment shall continue in force until changed by an amended assessment. Assessments shall be paid in equal monthly or quarterly installments as determined by the Board of Directors. The unpaid assessment for the remaining part of any fiscal year when an amended assessment is made, shall be increased or decreased, as the case may be, and paid in equal installments for the remaining period of the fiscal year. Assessments may be rounded off to the nearest, largest dollar amount. Notice of the amount of the assessment of the members shall be mailed or delivered promptly to the member at the address shown on the records of the corporation. However, payment is due whether or not the member receives such notice.

In addition to assessments levied pursuant to the annual budget, the Board of Directors shall have the power from time to time, as they deem necessary, to levy special assessments which shall be payable in a uniform manner determined by the Board of Directors. Such special assessments may be levied for the following purposes.

(a) For the purpose of satisfying deficiencies which may occur during the corporate year relative to the regular budget;

(b) to satisfy obligations of the corporation which were not contemplated in the budget but which the Board of Directors deems appropriate and in the best interest of the condominium to pay;

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(c) for the purpose of replacement of corporate property for the acquisition of such real and/or personal property as the Board of Directors in its judgment deems necessary for the protection of the condominium and its property provided, however, that in the event that the purpose of these special assessments is to provide funds for the acquisition of property, either real or personal, which property is not being acquired as replacement or for maintenance purposes, and the special assessment for such acquisition shall exceed \$100.00 per unit, then, and in that event, the Board of Directors shall first give notice of the intended acquisitions to the members, call a special meeting of the members and receive the advance approval of the members at a duly conducted vote thereof.

Section IV. Collection: If a member fails to pay an assessment, whether annual or special, or part thereof, for ten (10) days after same is due, the Treasurer shall mail notice of such default to the member, by certified mail, making demand for payment. If payment is not made within thirty (30) days after the mailing of such notice, the Board of Directors shall enforce collection. Amounts coming due subsequent to the commencement of the action to enforce collection may be added to the claim from time to time before judgment is obtained. Collection may be secured by recording a Claim of Lien as provided by law and, in any event, collection may be enforced by any appropriate legal remedy.

Article X

Fiscal Year

The Company's fiscal year shall commence on January 1 and end on December 31.

THIS INSTRUMENT PREPARED BY:
JOHN D. JUMBAUGH, ESQ.
1900 Ringling Blvd.
Sarasota, FL 33577

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RESOLUTION

RESOLVED, that the undersigned as President and Secretary of SUMMERSIDE ASSOCIATION, INC., a Florida corporation do hereby adopt the following as an amendment to the Declaration of Condominium of SUMMERSIDE, A CONDOMINIUM, as recorded in Official Record Book 1435, Page 1527, et seq., and as per Plat thereof recorded in Condominium Book 16, pages 35 through 35P, Public Records of Sarasota County, Florida, which amendment was approved by one hundred percent (100%) of the membership of SUMMERSIDE ASSOCIATION, INC.

AMENDMENT

The last sentence of the third paragraph of Article 3. of the Declaration of Condominium is amended to read as follows:

Subsequent phases must be submitted to ownership by this condominium if at all, no later than June 1, 1987.

The first paragraph of Article 5. of the Declaration of Condominium is amended to read as follows:

5. Percentage of Ownership of Common Elements and Sharing of Surplus and Expenses. Each Unit shall, as an appurtenance to said Unit, have an undivided equal share of the common surplus and common elements determined by dividing one by the number of Units in the condominium. Further, each Unit will pay that share of common expenses and common assessments which is directly proportional to its ownership of the common surplus and elements. All Units owned by the Developer and offered for sale are excused from the payment of the share of the common expenses and assessments related thereto for the period of time commencing on the date of recordation of this Amendment in the Public Records of Sarasota County, Florida and ending June 1, 1987. During this period of time, the Developer guarantees that the assessment for common expenses of the Condominium Property imposed upon each Unit Owner in this condominium will not increase over the sum of \$ 105.00 per month, and the Developer hereby obligates itself to pay any amount of the common expenses incurred during that period and not produced by the Assessments at the guaranteed level receivable from other Unit Owners.

All other paragraphs under Article 5. of the Declaration of Condominium remain unchanged.

Exhibit "A" to the Declaration of Condominium is hereby amended to substitute and correct the legal description for Phase I of SUMMERSIDE, A CONDOMINIUM, by the corrected legal description attached hereto as amended Exhibit "A".

The undersigned, being the Owners of Units at SUMMERSIDE, A CONDOMINIUM, hereby grant to Developer, its successors and/or assigns, the right to complete all of said units in Phase I of SUMMERSIDE, A CONDOMINIUM, and release, discharge and quitclaim unto said Developer all rights, title and interest that the owners and Condominium Association may have in Phase II and Phase III.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed and its corporate seal affixed hereto, this 5th day of March, 1984.

Signed, sealed and delivered in the presence of:

Frank C. Bess
Janet DeRemer

SUMMERSIDE ASSOCIATION, INC.,
a Florida corporation

Frank Malatesta, Jr.
President

Attest: Janet DeRemer
Secretary

(SEAL)

STATE OF FLORIDA

COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public in the State of Florida, personally appeared Frank Malatesta, Jr., President and Richard A. A. Martin, Secretary of SUMMERSIDE ASSOCIATION, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument and they acknowledge before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 5th day of March, 1984.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 14 1985
BONDED THRU GENERAL INS. UNDERWRITERS

Janet DeRemer
Notary Public

PHASE I

A Part of Lot 8, Block 4, Sarasota-Venice Company's Subdivision of Section 9, Twp. 37 S., Range 18E, Sarasota County, Florida, further described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of said Section 9; thence N 0°02'40" W, along the 1/4 Section line, 50.00'; thence N 89° 56' 00" E, 24.00' to the Point of Intersection of the N'ly R/W line of Clark Road and the E'ly R/W line of South Lockwood Ridge Road; thence continue N 89° 56' 00" E, along said N'ly R/W line of Clark Road, 432.13' for a P.O.B.; thence N 0° 03' 25" W, along the E'ly line of that certain tract of land as described in O.R. Book 1126, Page 1026, Public Records of Sarasota County, Florida, for a distance of 523.41'; thence N 89° 56' 17" E, 215.40' to the E'ly line of Lot 8; thence S 0° 00' 50" E, along said E'ly lot line, 523.39' to said N'ly R/W line of Clark Road; thence S 89° 56' 00" W, along said N'ly R/W, 215.01' to the P.O.B.

All lying and being in Section 9, Twp. 37 S., Range 18 E., Sarasota County, Florida.

Containing 2.586 acres more or less.

O.R. 1670 PG 1665

AMENDED EXHIBIT "A"

CERTIFICATE

The undersigned do hereby certify that the Amendment attached hereto was duly adopted by SUMMERSIDE ASSOCIATION, INC., a Florida corporation, pursuant to Article 6. of the Declaration of Condominium of SUMMERSIDE, A CONDOMINIUM, as recorded in Official Record Book 1435, Page 1527, et seq., and as per Plat thereof recorded in Condominium Book 16, pages 35 through 35F, Public Records of Sarasota County, Florida, whereby one hundred percent (100%) of the membership of the Association, hereby consent to said Amendment.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed and its corporate seal affixed, this
6th day of March, 1984.

Signed, sealed and delivered
in the presence of:

Frank C. Bore
Janet Derenne

SUMMERSIDE ASSOCIATION, INC.,
a Florida corporation

Frank Malatesta Jr.
President
Attest: Richard A. A. Martin
Secretary

(SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public of the State of Florida, personally appeared FRANK MALATESTA, JR., President and RICHARD A. A. MARTIN, Secretary of SUMMERSIDE ASSOCIATION, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument and they acknowledge before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 6th day of March, 1984.

Janet Derenne
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 14 1985
BONDED INTO GENERAL & UNDERWRITERS

THIS INSTRUMENT PREPARED BY:

JOHN D. DUMBAUGH, ESQ.
SYPRETT, MESHAD, RESNICK & LIEB, P.A.
1900 Ringling Boulevard
Sarasota, Florida 33578

CONSENT OF UNIT OWNERS AND ASSOCIATION
OF
SUMMERSIDE, A CONDOMINIUM

The undersigned, representing all of the Unit Owners at SUMMERSIDE, A CONDOMINIUM and the Association, do hereby consent to the Amendment to the Declaration of Condominium of SUMMERSIDE, A CONDOMINIUM, to which this Consent is attached.

Signed, sealed and delivered
in the presence of:

Frank C. Bloor
Janet Derenne

Robert D. Britigan
Robert D. Britigan

STATE OF FLORIDA

COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared ROBERT D. BRITIGAN, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 9th day of March, 1984.

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 14 1985

Signed, sealed and delivered
in the presence of:

Frank C. Bloor
Janet Derenne

Janet Derenne
Notary Public

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared DOROTHY D. ROBERTS, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 6th day of March, 1984.

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 14 1985

Signed, sealed and delivered
in the presence of:

Frank C. Bloor
Janet Derenne

Janet Derenne
Notary Public

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared C. AUSTIN BRYANT, to me known to be the

C. Austin Bryant
C. Austin Bryant

person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 6th day of March, 1984.

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 14 1985
NOTED BY GENERAL INV. UNDERWRITERS
Signed, sealed and delivered
in the presence of:

Janet D. Deemer
Janet D. Deemer

STATE OF FLORIDA
COUNTY OF SARASOTA

Janet D. Deemer
Notary Public

Logan F. Smith
Logan F. Smith

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared LOGAN F. SMITH, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 7th day of March, 1984.

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 14 1985
Signed, sealed and delivered
in the presence of:

Robert D. Britigan, Sr.
Janet D. Deemer

STATE OF FLORIDA
COUNTY OF SARASOTA

Janet D. Deemer
Notary Public

Robert D. Britigan, Sr.
Robert D. Britigan, Sr.

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared ROBERT D. BRITIGAN, SR., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 9th day of March, 1984.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 14 1985

Signed, sealed and delivered
in the presence of:

Janet D. Deemer
Janet D. Deemer
George Kent
George Kent
Charlotte Kent
Charlotte Kent

Janet D. Deemer
Notary Public

George Kent
George Kent

Charlotte Kent
Charlotte Kent

O.R. 1670 PB 1669

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared GEORGE KENT and CHARLOTTE KENT, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 13th day of March, 1984.

Janet Deenick
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 14, 1985
Signed, sealed and delivered
in the presence of:

Sally Stewart
Verri L. Joseph
Sally Stewart
Verri L. Joseph

Jay M. Jaffe
Jay M. Jaffe

Marlyn Jaffe
Marlyn Jaffe

STATE OF Florida
COUNTY OF Manatee

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared JAY M. JAFFE and MARLYN JAFFE, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 21 day of March, 1984.

Verri L. Joseph
Notary Public

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Oct. 23, 1987
Signed, sealed and delivered
in the presence of:

Collette M. Kelly
James Schell

CARLCO INDUSTRIES, a Florida
general partnership

Albert E. Carlson
General Partner

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared Albert E. Carlson, General Partner of CARLCO INDUSTRIES, a Florida general partnership, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 20th day of March, 1984.

Mina A. Bortol
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 7, 1986

Signed, sealed and delivered
in the presence of:

Colette M. Kelly
James Schull
Colette M. Kelly
James Schull

Albert Edward Carlson
ALBERT EDWARD CARLSON

Valerie Carlson
VALERIE CARLSON

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared ALBERT EDWARD CARLSON and VALERIE CARLSON to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 20th day of March, 1984.

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 7, 1986
Signed, sealed and delivered
in the presence of:

Janet Deremer
Lucretia Green

Vina A. Barnes
Notary Public

Lisa Bispham
LISA BISPHAM

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared LISA BISPHAM, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 8th day of March, 1984.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 14, 1985

My Commission Expires:

Signed, sealed and delivered
in the presence of:

Janet Deremer

ALDEN PROPERTIES, a Florida
general partnership

Dennis E. Place
General Partner

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared DENNIS E. PLACE, General Partner of ALDEN PROPERTIES, a Florida general partnership, to me known to be

O.R. 1670 PG 1671

the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 14th day of March, 1984.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES DEC 14, 1985
Signed, sealed and delivered
in the presence of:

Patricia R. Heston
Janette Herring

Janet Deremer
Notary Public

Roland Askins, as trustee of
the Edwin V. Cooksey Irrevocable
Trust dated 6/4/80

STATE OF FL
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared ROLAND ASKINS, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 20th day of March, 1984.

My Commission Expires:

Notary Public, State of Florida at Large

My Commission Expires Sept. 2, 1984
Signed, sealed and delivered

in the presence of:

Frank C. Bass
Janet Deremer

Judith B. Ligon
Notary Public

SUMMERSIDE ASSOCIATION, INC.,
a Florida corporation

Frank Malatesta, Jr.
President

Attest: Orville Bell Martin
Secretary
(SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared FRANK MALATESTA, JR., President and RICHARD A.A. MARTIN, Secretary of SUMMERSIDE ASSOCIATION, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES DEC 14, 1985
BONDED THRU GENERAL INS. UNDERWRITERS

Janet Deremer
Notary Public

O.R. 1670 PG 1672

Signed, sealed and delivered
in the presence of:

John D. Dumbauld
Matthew S. Smith

SUN COAST LAND INVESTMENTS,
LTD.

Frank Malatesta, Jr.
General Partner

STATE OF FLORIDA
COUNTY OF *Sarasota*

I HEREBY CERTIFY that on this day before me a Notary Public
personally appeared *Frank Malatesta, Jr.*, General Partner
of SUN COAST LAND INVESTMENTS, LTD., a Florida limited partnership,
to me known to be the person described in and who executed the
foregoing instrument and he acknowledged before me that he executed
the same, on behalf of the limited partnership

My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires Dec. 19, 1987

Cynthia J. Olson
Notary Public

CONSENT OF MORTGAGEES
OF
SUMMERSIDE, A CONDOMINIUM

The undersigned, representing all of the Mortgagees at SUMMERSIDE, A CONDOMINIUM, do hereby consent to the Amendment to the Declaration of Condominium of SUMMERSIDE, A CONDOMINIUM, to which this Consent is attached.

Signed, sealed and delivered in the presence of:

FIRST NATIONAL BANK OF FLORIDA

By: [Signature]
Title: Senior Vice President
Kent S. Berry

AS TO: Unit 10A

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared Kent S. Berry, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 12th day of March, 1984.

My Commission Expires:
11-16-85

[Signature]
Notary Public

Signed, sealed and delivered in the presence of:

COAST FEDERAL SAVINGS AND
LOAN ASSOCIATION

By: [Signature]
Title: Vice President

AS TO: Unit 1A

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared Madeline Williams, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 16th day of March, 1984.

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 9 1985
BONCHER & COMPANY, INC., UNDERWRITERS

[Signature]
Notary Public

Signed, sealed and delivered in the presence of:

CITY COMMERCIAL BANK

By: [Signature]
Title: President

AS TO: Units 10B and 11B

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared CHARLES J. HENNING, to me known to

O.R. 1670 PG 1673

be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 13TH day of March, 1984.

My Commission Expires: April 20, 1986
Notary Public State of Florida at Large
My Commission Expires April 20, 1986
Bonded By U.S. Fire Insurance Co.

Kathleen L. Linder
NOTARY PUBLIC

Signed, sealed and delivered in the presence of:

NCNB NATIONAL BANK OF FLORIDA (FORMERLY)
EXCHANGE BANK OF SARASOTA COUNTY

By: [Signature]
Title: VICE PRESIDENT

AS TO: Unit 9B

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared JERRY L. SCOTT, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 13TH day of March, 1984.

My Commission Expires: JUNE 18, 1987
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 18, 1987
BONDED THRU GENERAL INSURANCE UND

Margaret L. South
Notary Public

Signed, sealed and delivered in the presence of:

FIRST CITY FEDERAL SAVINGS
AND LOAN ASSOCIATION

By: [Signature]
Title: VICE PRES

AS TO: Unit 11A

STATE OF Florida
COUNTY OF Manatee

I HEREBY CERTIFY that on this day before me a Notary Public personally appeared E. Mills, Vice President, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 16th day of March, 1984.

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires March 18, 1986

Sharon E. Carbert
Notary Public

APR 11 9 48 AM '84

FILED AND RECORDED
R.M. MACKNEY JR. CLERK
SARASOTA CO. FLA.

375623