

This Instrument Prepared by and Record and Return to:
John L. Soileau, Esquire
Watson, Soileau, DeLeo & Burgett, P.A.
P. O. Box 236007
Cocoa, Florida 32923-6007
Our File No: 12-8508

CERTIFICATE OF AMENDMENT
TO BY-LAWS OF BAYPORT CONDOMINIUMS
ASSOCIATION OF BREVARD, INC.

Pursuant to Chapter 718, Florida Statutes (2013), and the provisions of the Declaration of Condominium and the By-Laws of BAYPORT CONDOMINIUMS, as recorded in Official Record Book 5383, Page 5692, Public Records of Brevard County, Florida; and pursuant to the approval of the Board and members of Bayport Condominiums Association of Brevard, Inc., (the "Association"), at the duly-noticed meeting thereof, which was held on June 10, 2013, the Declaration of Bayport Condominiums is amended as follows:

1. Article X, Paragraph H of the Declaration is amended to provide as follows:

X. USE RESTRICTIONS.

- H. An owner shall not place or cause to be placed in the walkways or in or on any other common elements and facilities, stairs, or stairwells, any furniture, packages or any objects that impede the normal transit through common walkways of any kind. Such areas shall be used for no other reason than for normal transit through them. The Association may permit a unit owner to place small potted plants, small seat/bench or objects near the front doors of the unit so long as the potted plants, small seat/bench or objects do not protrude into or block access to the common walkways. The Association reserves the right to restrict or prohibit the placement of potted plants, small seat/bench or objects on the common elements.

2. Article X, Paragraph N of the Declaration is amended to provide as follows:

X. USE RESTRICTIONS.

- N. No unit owner shall allow anything whatsoever to fall from the window, patio, balcony, terrace, porch, or doors of the premises, nor shall he sweep or throw from the premises any

dirt or other substance into any of the corridors, halls, patios, balconies, terraces or porches, elevators, ventilators, or elsewhere in the building or upon the grounds. A unit owner shall not place, store or use any item, upon any patio, balcony, terrace or porch without the approval of the Association, other than standard patio chairs, tables and furnishings. Gas or electric grills and potted plants are permitted on balconies or patios of the villas but all other grills are prohibited. Gas grills are strictly prohibited at both mid-rise buildings; only electric grills are permitted to be used.

3. Article X, Paragraph P of the Declaration is amended to provide as follows:

X. USE RESTRICTIONS:

- P.** Carpeting and/or tile of any type on individual unit balconies or any common walk-ups is prohibited and the Association shall not grant permission to install carpet and/or tile on the individual unit balconies.

4. Article XI of the Declaration is amended to provide as follows:

XI. LIMITATIONS UPON RIGHT OF OWNER TO ALTER OR MODIFY UNIT

No owner of a unit shall make any structural modifications or alterations of the unit. Further, no owner shall cause any improvements or changes to be made on or to the exterior of the building or enclosed garage parking spaces, except for those items or decorations permitted according to the guidelines adopted by the Board of Directors, which may be amended from time to time, including painting or other decoration, the installation of awnings, shutters, electrical wiring, air conditioning units and other things which might protrude through or be attached to the walls of the buildings or enclosed garage parking spaces; further, no owner shall in any manner change the appearance of any portion of the buildings or enclosed garage parking spaces. Any decoration, flag, storm shutter and storm door shall be kept in good condition at all times and will be the responsibility of the unit owner to clean, maintain, repair or replace such items. The Association has adopted hurricane shutter specifications for each building and windows provided the color of the shutters and storm window panels is the color approved by the Association and the installation of shutters and storm window panels complies with applicable building codes and provided that prior to installation or replacement of the hurricane shutters and storm window panels the Association has approved the installation. The installation, replacement, and maintenance of such shutters in accordance with the procedures set forth herein shall not be deemed material alterations to the common elements within the meaning of the Condominium Act. Any unit owner may display one portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day any unit owner may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, marine Corps or Coast Guard, regardless of any declaration rules requirements dealing with flags or decorations.

CERTIFICATE OF ASSOCIATION

The undersigned, as President and Secretary of Bayport Condominiums Association of Brevard, Inc., hereby certify the foregoing Certificate of Amendment to By-Laws was adopted by the membership of the Association at a duly called meeting held on June 10, 2013.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name and by its President and Secretary this 15 day of June, 2013, for purposes of recording in the Brevard County Public Records as required by the Florida Condominium Act.

BAYPORT CONDOMINIUMS
ASSOCIATION OF BREVARD, INC.

ATTEST:

By:

Secretary

Print name: WATSEKA FARNEY

By:

President

Print name: CHARLES REALMUTO

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 15th day of June, 2013, by Charles Realmuto as President of Bayport Condominiums Association of Brevard, Inc., on behalf of the corporation who produced IS PERSONALLY KNOWN BY ME as identification and did not take an oath.

NOTARY PUBLIC, State of Florida at Large
My Commission Expires:



LORRAINE BARRELLA
MY COMMISSION # EE 015814
EXPIRES: September 19, 2014
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 15th day of June, 2013, by WATSEKA FARNEY as Secretary of Bayport Condominiums Association of Brevard, Inc., on behalf of the corporation who produced IS PERSONALLY KNOWN BY ME as identification and did not take an oath.

NOTARY PUBLIC, State of Florida at Large
My Commission Expires:



LORRAINE BARRELLA
MY COMMISSION # EE 015814
EXPIRES: September 19, 2014
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