

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
KEVIN L. EDWARDS, ESQ.
BECKER & POLIAKOFF, P.A.
6230 UNIVERSITY PARKWAY, SUITE 204
SARASOTA, FL 34240



**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
PARK PLACE VILLAS, A CONDOMINIUM**

The undersigned officers of Park Place Villas Condominium Association, Inc., a not for profit Florida corporation organized and existing to operate and govern Park Place Villas, a Condominium, according to the Declaration of Condominium, thereof as recorded in the public records of Sarasota County in O.R. Book 1936, Page 0841, et seq., and all amendments thereto, hereby certifies that the following amendment to the Declaration was approved by not less than two-thirds (2/3rds) of all voting rights of all Unit Owners at a Members' meeting held on March 7, 2016. The undersigned officers further certify that the amendment was proposed and adopted in accordance with the condominium documentation and applicable law.

(Additions indicated by underlining, deletions by ~~strike-through~~)

1. ***Amendment to Article 10.2 (a) of the Declaration to read as follows:***

10.2 Approval by Association:

(a) **Sale.** A Unit Owner intending to accept a bona fide offer of sale of his Unit, or any interest therein, shall give the Association written notice of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require. A bona fide offer is defined as an offer in writing binding upon the offeror and containing all the pertinent terms of such sale, and accompanied by an earnest money deposit in an amount equal to approximately ten percent (10%) of the purchase price. Such notice at the Unit Owner's option may include a demand by the Unit Owner that the Association furnish a purchaser, if the proposed purchaser is not approved; and if such demand is made, the notice shall be accompanied by an executed copy of the proposed contract to sell.

(1) Qualifications for Membership. The Board of Directors shall disapprove a proposed title transfer (whether by sale, gift, devise or inheritance) or disapprove the Owner's continued ownership of the Unit pursuant to this Article where the potential Unit Owner does not facially qualify for membership in the Association, or for situations where approving the proposed transaction will result in a violation of the Condominium Documents. A person is not facially qualified for membership where:

.1 The application for approval on its face, or subsequent investigation thereof, indicates that the person seeking approval (which shall hereinafter include all proposed Occupants) intends to conduct himself in a manner inconsistent with the Condominium Documents;

.2 The person seeking approval (which shall hereinafter include all proposed Occupants) has been convicted of or has pleaded no contest to:

(i) A felony involving violence to persons, theft, arson or destruction of property within the past twenty (20) years;

(ii) A felony demonstrating dishonesty or moral turpitude within the past ten (10) years;

(iii) A felony involving illegal drugs within the past ten (10) years;

(iv) Any other felony in the past five (5) years; or

(v) A felony involving sexual battery, sexual abuse, or lewd and lascivious behavior regardless of when that conviction occurred.

.3 The person seeking approval has been labeled a sexual offender or a sexual predator by any governmental or quasi-governmental agency regardless of when that conviction occurred or when that label occurred;

.4 The person seeking approval is currently on probation or community control;

.5 The person seeking approval does not have a FICO credit score equal to or greater than 650;

.6 The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this Condominium or other residences as a Tenant, Occupant, Guest or Owner;

.7 The person seeking approval failed to provide the information, fees or appearance required for processing the application in a timely manner;

.8 The Unit Owner requesting the transfer has had fines assessed against him or her which have not been paid; or

.9 All Assessments and other Charges against the Unit have not been paid in full.

If the Board disapproves a proposed title transfer or the continued ownership of a Unit for any of the reasons listed in this Article 1, the Association shall have no duty to purchase the Unit or furnish an alternate purchaser and the transaction shall not be made, or if made, shall be rescinded in the manner determined by the Board.

(The remainder of Article 10.2 (a) remains unchanged)

PARK PLACE VILLAS CONDOMINIUM
ASSOCIATION, INC.

By: [Signature]
Dean Planeaux, President

ATTEST: [Signature]
Jean Johnston, Secretary

[Signature]
Witness Signature

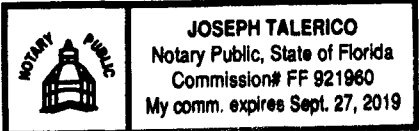
Alex DIAZ
Printed Name

[Signature]
Witness Signature

Joseph TALERICO
Printed Name

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 17th day of MARCH 2016 by Dean Planeaux, as President and Jean Johnston, as Secretary of PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced FLORIDA DRIVER LICENSE as identification. If no type of identification is indicated, the above-named persons are personally known to me.



[Signature]
Notary Public
Printed Name Joseph TALERICO
State of Florida
My Commission Expires 9/27/2019