

Prepared By and Return To:
Hill Law Firm, P.A.
614 S. Tamiami Trail
Osprey, FL 34229

**AMENDMENTS TO DECLARATION OF CONDOMINIUM OF SUNRISE POINTE
AND
BYLAWS OF SUNRISE POINTE CONDOMINIUM ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT is executed this 20th day of January, 2022,
by Sunrise Pointe Condominium Association, Inc., a Florida not-for-profit corporation (hereinafter
"Association").

RECITALS

WHEREAS, the Association has been established for the operation of Sunrise Pointe
Condominium Association, Inc., in accordance with The Declaration of Condominium of Sunrise
Pointe, ("Declaration"), as amended, was recorded on June 2, 2005 at Book 2718 Page 1575, et
seq., of the Public Records of Charlotte County, Florida; and,

WHEREAS, the amendments to the Declaration and the Bylaws of Sunrise Pointe
Condominium Association, Inc. ("Bylaws") were submitted to the Members of the Association at
the meeting of the Members held on December 17, 2021, which Meeting was duly noticed in
accordance with the Florida Statutes; and,

WHEREAS, not less than seventy-five percent (75%) of the voting interests voted to
approve the proposed amendment to the Declaration, Article 5, Section 5.2.2 and Article 13,
Section 13.2;

WHEREAS, not less than a majority of the voting interests voted to approve the proposed
amendment to the Bylaws, Article 3, Section (.3);

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments
to the Declaration.

New language is indicated by underlined type. Deleted language is indicated by ~~striketrough~~
type.

**Section 5.2.2. of Article 5 of the Declaration regarding future alterations, improvements,
and/or additions, is amended in the following manner:**

5.2.2. Alteration, Improvement and Additions. After the completion of the improvements included in the Common Elements which are contemplated by this Declaration, there shall be no alteration, further improvements nor additions to the Common Elements without prior approval in writing by a simple majority of the Record Owners of all of the Units.

Section 13.2 of Article 13 of the Declaration regarding amendments to the Declaration is amended in the following manner:

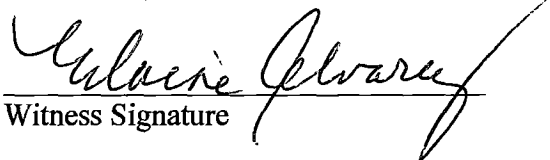
13.2 Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Except as elsewhere provided, such approvals of such proposed amendments must be made in writing by not less than a simple majority ~~seventy-five percent (75%) of the votes of the entire membership~~ of the Association.

Section (.3) of Article 3 of the Bylaws of Sunrise Pointe Condominium Association, Inc. regarding Board Director terms is amended in the following manner:

(.3) TERM OF EACH DIRECTOR'S SERVICE. The term of each Director's service shall be three (3) years and shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided. ~~Provided, however, that in~~ order to provide a continuity of experience, the members at the first annual meeting after this amendment has been both approved by the membership and recorded in the Public Records of Charlotte County, the Developer has relinquished control of the Association may vote to give up to the one-third of the Board members receiving the least number of votes shall serve terms of one year, the second third of the Board members receiving the next highest number of votes shall serve terms of two years and the remaining elected Board members shall serve terms of three years so that a system of staggered terms will be initiated.


All other sections remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 20th day of January, 2022.


Witness Signature

SUNRISE POINTE CONDOMINIUM
ASSOCIATION, INC

ELAINE ALVAREZ
Printed Name

By: 
James Kalanta, President

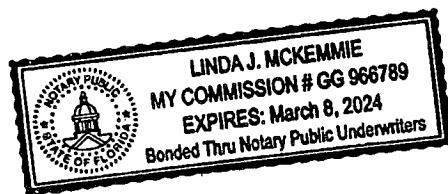

Witness Signature

W.E. Alvarez, Jr.
Printed Name

Linda Roberts
Attest: Linda Roberts, Secretary

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 20th day of January 2022, by James Kalanta, as President and Linda Roberts as Secretary of Sunrise Pointe Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



Linda J. McKemie
Notary Public, State of Florida