AMENDMENT NUMBER 1
TO
DECLARATION OF CONDOMINIUM
OF
GARDEN LAKES VILLAS, SECTION 1,
a condominium

KNOW ALL MEN BY THESE PRESENTS, that First Communities of Bradenton, Inc., a Florida corporation, hereinafter called Developer, hereby amends the Declaration of Condominium of Garden Lakes Villas, Section 1, a condominium, which Declaration is of record in Official Records Book 1064, Page 1305, of the Public Records of Manatee County, Florida. This Amendment is made pursuant to said Declaration and the Condominium Act, and said Declaration is amended as follows:

(1) There is attached hereto and made a part hereof an amended Exhibit A, which is the survey, plat and plot plan for said condominium. Said amended Exhibit A hereby amends and supersedes the original Exhibit A, attached to the original Declaration as above described, for all purposes. All references in said Declaration, as originally recorded or as hereby or hereafter amended, or otherwise, to Exhibit A or to the survey, plat and plot plan, shall refer to amended Exhibit A, as same may be hereafter amended.

(2) There is attached hereto an additional Certificate of Surveyor pursuant to Section 718.104(4)(e) of the Condominium Act, which is made a part hereof.

(3) Developer hereby certifies that 37th Street East has been dedicated and deeded to Manatee County by deed of record in Official Records Book 1065, Page 2595, Public Records of Manatee County, Florida.

In all other respects said Declaration, as herein amended, is ratified and confirmed.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed in its name by its President this 20th day of January, 1984.

FIRST COMMUNITIES OF BRADENTON, Inc., a Florida corporation
By: ____________________________
    Christopher King, President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 26th day of January, 1984 by Christopher King, President of First Communities of Bradenton, Inc., a Florida corporation, on behalf of the corporation.

Notary Public
My commission expires: 7-24-87

This instrument prepared by:
David K. Deitrich of Dye, Cleary, Scott & Deitrich, P.A.
P. O. Box 9480, Bradenton, Fl. 33506
Re-recorded to reflect Exhibit A reductions.
UNIT OWNER JOINDER

KNOW ALL MEN BY THESE PRESENTS, that King Investments, a Florida general partnership, the owner of units 1 and 2 of Garden Lakes Villas, Section 1, a condominium, according to Declaration thereof recorded in O.R. Book 1064, Page 1305, Public Records of Manatee County, Florida, hereby joins in and consents to Amendment Number 1 to said Declaration.

KING INVESTMENTS, a Florida general partnership

By: Christopher King, General Partner

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this day of January, 1984 by Christopher King, as General Partner of King Investments, a Florida general partnership, on behalf of the partnership.

Notary Public
My commission expires: 02/17/84

O.R. 1069 PG 3946

O.R. 1069 PG 1460
CONSENT

KNOW ALL MEN BY THESE PRESENTS, that First City Federal Savings and Loan Association, the owner and holder of that certain mortgage of record in O. R. Book 1045, Page 3483, Public Records of Manatee County, Florida, hereby consents to Amendment Number 1 to the Declaration of Condominium of Garden Lakes Villas, Section 1, a condominium, which Declaration is of record in O. R. Book 1064, Page 1305, Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, the said First City Federal Savings and Loan Association has caused this instrument to be executed in its name as of this 20th day of January, 1984.

FIRST CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By: [Signature]

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 20th day of January, 1984 by DONALD M. LARONGE as Vice President of First City Federal Savings and Loan Association, a corporation organized under the laws of the United States, on behalf of the corporation.

[Signature]
Notary Public
My commission expires: [Signature]
Notary Public, State of Florida at Large
My Commission Expires JULY 12, 1987
GARDEN LAKES VILLAS, SECTION 1

CERTIFICATE

"I, Edward C. Ahlf, the undersigned Registered Land Surveyor, authorized to practice in the State of Florida, in compliance with Section 718.104 (4) (e), Florida Statutes (1982 Supplement), do hereby certify that the construction of the improvements described in this condominium plat of Garden Lakes Villas, Section 1, a condominium consisting of sheets 1 through 3, is substantially complete so that this material, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from said materials. I further certify that the Permitted Improvements to unit 4 is substantially complete, and that all planned improvements, including but not limited to, landscaping, utility services and access to said units, and common element facilities serving such units and the completed Permitted Improvements located therein and thereon have been substantially completed."

PREPARED BY:

GEORGE F. YOUNG, INC.

Edward C. Ahlf, P.L.S.
Fla. Surveyor's Reg'N No. 3975

Dated: January 20, 1984
GARDEN LAKES VILLAS, SECTION 1, A CONDOMINIUM
LEGAL DESCRIPTION: GARDEN LAKES VILLAS, SECTION 1, A CONDOMINIUM - SOUTH MANATEE LATEAL (lands subject to development)

From the Northeast corner of Section 17, Township 35 South, Range 18 East, Manatee County, Florida, as a point of reference; thence 8.80'14"N', 0.40'41"E, 0.00'60 feet to a point on the West right-of-way of 29th Street East (a 50-feet wide right-of-way); the Point of Beginning; thence 8.80'14"N', 0.40'41"E, 0.00'60 feet to the Northeast corner of the Southeast corner of the Northeast quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of 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AMENDMENT NUMBER 2
TO
DECLARATION OF CONDOMINIUM
OF
GARDEN LAKES VILLAS, SECTION 1,
a condominium

KNOW ALL MEN BY THESE PRESENTS, that First Communities of Bradenton, Inc., a Florida corporation, hereinafter called Developer, hereby amends the Declaration of Condominium of Garden Lakes Villas, Section 1, a condominium, which Declaration is of record in Official Records Book 1064, Page 1305, of the Public Records of Manatee County, Florida, as amended. The Declaration is amended as follows:

(1) There is attached hereto and made a part hereof and of the Declaration, a Certificate of a Surveyor in accordance with Section 718.104(4)(e) of the Condominium Act.

(2) ARTICLE VII is amended by adding thereto the following:

"Certification by a surveyor of substantial completion of Permitted Improvements may be made either by certificate attached to or forming a part of an amended survey, plat and plot plan; a certificate attached to or forming a part of an amendment to this Declaration; or by certificate attached to a deed from the Developer to a purchaser of an individual unit, which certificate attests to the substantial completion of such Permitted Improvement.

(3) In all other respects said Declaration, as heretofore hereby amended, is ratified and confirmed.

IN WITNESS WHEREOF, First Communities of Bradenton, Inc. has caused this Amendment Number 2 to be executed in its name by its officer thereunto duly authorized this 30th day of January, 1984.

FIRST COMMUNITIES OF BRADENTON,
Inc., a Florida corporation

By:

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30th day of January, 1984 by Christopher King as President of First Communities of Bradenton, Inc., a Florida Corporation, on behalf of the corporation.

[Signature]
Notary Public
My commission expires: 9-30-75

This instrument prepared by:
David K. Deltrich of Dye, Cleary, Scott & Deltrich, P.A.
P. O. Box 9480, Bradenton, Fl. 33506
GARDEN LAKES VILLAS, SECTION 1

CERTIFICATE

"I, Edward C. Ahlf, the undersigned Registered Land Surveyor authorized to practice in the State of Florida, in compliance with Section 718.104(4)(e), Florida Statutes (1982 Supplement), do hereby certify that the construction of the common element improvements for Garden Lakes Villas, Section 1, a condominium, is substantially complete so that the survey, plat and plot plan thereof, recorded in Condominium Book 15, Pages 121-123, Public Records of Manatee County, Florida, together with the provisions of the Declaration describing the condominium property is an accurate representation of the location and dimensions of the common element improvements and so that the identification, location and dimensions of the common elements and of each unit can be determined from said materials. This certificate shall not necessarily imply that all Permitted Improvements to individual units have been substantially completed, and certification as to completion of Permitted Improvements to individual units shall be made by separate certificate heretofore or hereafter executed."

GEORGE F. YOUNG, INC.

By: Edward C. Ahlf, P.L.S.
Fla. Surveyor’s Reg. No. 3975
January 30, 1984
GARDEN LAKES VILLAS, SECTION 1
CERTIFICATE

I, Edward C. Ahlf, the undersigned Registered Land Surveyor, authorized to practice in the State of Florida, in compliance with Section 718.104 (4) (e), Florida Statutes (1982 Supplement), do hereby certify that the construction of the improvements described in this condominium plat of Garden Lakes Villas, Section 1, a condominium consisting of sheets 1 through 3, is substantially complete so that this material, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from said materials. I further certify that the Permitted Improvements to unit 9 is substantially complete, and that all planned improvements, including but not limited to, landscaping, utility services and access to said units, and common element facilities serving such units and the completed Permitted Improvements located therein and thereon have been substantially completed.

PREPARED BY:
GEORGE F. YOUNG, INC.

Edward C. Ahlf, P.L.S.
Fla. Surveyor's Reg'n No. 3975

Dated: January 26, 1984
AMENDMENT NUMBER THREE
TO
THE DECLARATION OF CONDOMINIUM
OF
GARDEN LAKES VILLAS, SECTION 1
a condominium

KNOW ALL MEN BY THESE PRESENTS, that First Communities of Bradenton, Inc., a Florida corporation (hereinafter called Developer), hereby amends the Declaration of Condominium of Garden Lakes Villas, Section 1, a condominium, which Declaration is of record in Official Records Book 1064, Page 1305, Public Records of Manatee County, Florida, as amended. This Amendment is made pursuant to said Declaration and the Condominium Act. The Declaration is amended as follows:

(1) There is attached hereto as Exhibit A an amended survey, plat and plot plan, which amended survey, plat and plot plan supersedes, modifies and amends that certain survey, plat and plot plan for said Condominium heretofore filed. All references in the Declaration, as heretofore, hereby, and hereafter amended shall unless further amended, refer to the attached Exhibit "A". For reference, the survey, plat and plot plan hereby amended appears as an exhibit to the original Declaration, as amended, and is of record in Condominium Book 15, Pages 121-123, inclusive.

(2) Developer represents that it has not transferred control of the Association in accordance with said Declaration and the Condominium Act.

(3) In all other respects, said Declaration is hereby ratified and confirmed.

IN WITNESS WHEREOF, First Communities of Bradenton, Inc. has caused this amendment to be executed in its name by an officer thereunto duly authorized this 11th day of July, 1984.

FIRST COMMUNITIES OF BRADENTON,
Inc., a Florida Corporation

By: William B. Whidden,
Vice-President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11th day of July, 1984, by William B. Whidden, Vice-President of First Communities of Bradenton, Inc., a Florida corporation, on behalf of the corporation.

Notary Public
By Commission Expires 7/7/85

This instrument prepared by:
JOSEPH ROBACK, ESQUIRE of
Dye, Scott & Deitrich, P.A.
Post Office Box 9480
Bradenton, Florida 33506
(813) 748-4411

O.R. 1085 PG 1082
GARDEN LAKES VILLAS I ASSOCIATION

CERTIFICATE of AMENDMENT

This is to certify that Amendments to the Declaration of Condominium of the Association, which Declaration is recorded in Official Records Book 1064, Page 1305, of the Public Records of Manatee County, Florida, was adopted at a special meeting of the Association members held on December 7, 1987, by an affirmative approval of not less than 75% of the owners of the units of the condominium, said Amendments having previously been adopted by the affirmative approval of not less than 75% of the entire membership of the Board of Directors of the Association, all as set forth in the copy of Resolutions attached.

Signed in the presence of:

Mary K. Damstra
By:           Herman Buttner

Patricia J. Blockfeld
Attested By: Herman Buttner
Secretary

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared William E. McKinnon, Jr., and Herman Buttner, well known to me to be the President and Secretary of Garden Lakes Villas I Association, Inc., and that they severally acknowledged executing the foregoing document in the presence of two subscribing witnesses freely and voluntarily under authority vested in them by said corporation.

Witness my hand and official seal in the County and State last aforesaid this 10th day of December, 1987.

Sandra J. Cooper
Notary Public
My Commission Expires: May 19, 1999

This instrument prepared by Herman Buttner,
5617 Garden Lakes Drive, Bradenton, FL 34203

RECORD VERIFIED
R.B. SHORE, CLERK OF CIRCUIT COURT

O.R. 1205 PG 1155
RESOLUTIONS

The Board of Directors of Garden Lakes Villas I Association, Inc., at a special meeting held November 10, 1987, by the affirmative approval of not less than 75% of the entire membership of the Board, approved the following resolutions:


1. Article V Section 5.3 (page 7 of the By-Laws) Term: "The term of each Director's service shall extend to 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." Delete present paragraph in its entirety and insert in its stead the following:
5.3 Term: Subject to the provisions of Section 5.2, the term of each Director's service shall extend to the next annual meeting at which such director term expires and thereafter until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided. It is the intent hereof that the Board may establish Director terms of more than one year so that the terms of the several Directors be staggered to assure continuity. In no event shall a term of a Director exceed two (2) years. A sitting Board may exercise this option at any time prior to the appointment of a nominating committee. It may not change the terms of its sitting Directors. If staggered terms are implemented, all Directors shall be elected to serve the same length of time, except that in the first election at which staggered terms are implemented, designated directorships may be established for shorter terms on a one time basis to establish the pattern of staggering.

2. Article VIII; Section 8.9 Audit (page 14 of the By-Laws). Delete the last sentence which presently reads "At least every three years the report shall include an audit by a certified public accountant. Place it with! Every three (3) or four (4) years, at the discretion of the Board of Directors, the report shall include a one year compilation prepared by an outside accountant, or a review or audit prepared by a certified public accountant. Nothing herein precludes requiring the compilation, review, or audit to cover a period of more than one year."

Resolved: B. That a special meeting of the Association members be called for Dec. 7, 1987 for the purpose of voting on the amendments proposed above.

Garden Lakes Villas I Association, Inc

By--

President

Attested:

By--

Secretary

O.R. 1205 PG 1156