

Prepared by, record and return to:
Seth D. Chipman, Esquire
96 Willard St., Suite 204
Cocoa, FL 32922

CFN 2022033079, OR BK 9410 PAGE 291,
Recorded 02/09/2022 at 01:02 PM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:2

**CORRECTIVE CERTIFICATE OF AMENDMENT TO
ARTICLES OF INCORPORATION FOR
SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC.**

Pursuant to Chapter 718, Florida Statutes, and the provisions of the Declaration and Articles of Incorporation of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC. ("Association"), which Association is responsible for the management and operation of the SUNSET HARBOR CONDOMINIUM, a Condominium, according to the Declaration thereof, as originally recorded in Official Records Book 2620, Page 2521, and all amendments thereto, in the Public Records of Brevard County, Florida; and pursuant to a vote of approval as set forth in the Declaration, the Declaration is amended as follows:

1. Article III, Section 1 of the Articles of Incorporation is amended as follows:

The Corporation shall have the following powers:

1. It shall have all of the powers and privileges granted to corporations not for profit under the law pursuant to which this Corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida including the Condominium Act, Chapter 718, of the Florida Statutes, 1983, unless provided otherwise in the in Declaration, Articles, Bylaws.

CERTIFICATE OF ASSOCIATION

The undersigned, as President of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC., hereby certifies that the foregoing amendment to the Articles of Incorporation was adopted by the membership of the Association, whose votes were cast in person or by proxy at a meeting duly held on December 22, 2021.

WITNESSES (TWO REQUIRED)

Print Name: Steven Stephens

Print Name: Thomas F Beaulieu

SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC.

By: Michael F Sadowski President

Address: 3873 S. BAYVIEW BLVD #207
COCOA BEACH FL 32931

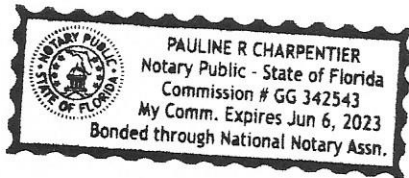
IN WITNESS WHEREOF, the Association has caused this instrument to be executed on the date set forth below.

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of Feb, 2022, by Michael Sadowski, President of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation who produced driver's license as identification and did not take an oath.

Pauline R. Charpentier
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:



**CORRECTIVE CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR
SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC.**

Pursuant to Chapter 718, Florida Statutes, and the provisions of the Declaration of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC. ("Association"), which Association is responsible for the management and operation of the SUNSET HARBOR CONDOMINIUM, a Condominium, according to the Declaration thereof, as originally recorded in Official Records Book 2620, Page 2521, and all amendments thereto, in the Public Records of Brevard County, Florida; and pursuant to a vote of approval as set forth in the Declaration, the Declaration is amended as follows:

1. Section 5 of the Declaration be amended as follows:

5. ADMINISTRATION OF CONTOMINIUM BY SUNSET HARBOR OWNERS ASSOCIATION, INC.

The operation and management of the condominium shall be administered by the SUNSET HARBOR OWNERS ASSOCIATION, INC., a corporation not for profit organized and existing under the laws of the State of Florida, hereinafter referred to as the corporation or the Association.

The Association shall have all of the powers and duties incident to the operation of the condominium as set forth in the Florida Condominium Act (Chapter 718 Florida Statutes 1983), unless provided otherwise, and in this Declaration and the Articles of Incorporation and By-Laws of the Association, which Articles and By-Laws are attached hereto and made a part hereof, and are marked Exhibits "B" and "C" respectively. If there is any conflict between the Florida Condominium Act and the provisions of this Declaration including Exhibits attached hereto, the provisions of the Florida Condominium Act shall prevail.

2. Section 12 of the Declaration is amended as follows:

12. LIMITATIONS UPON RIGHT OF OWNER TO ALTER OR MODIFY APARTMENT

No owner of an apartment shall make any structural modifications or alterations of the apartment unless such has been approved in writing by the Association. Further, no owner shall cause any improvements or changes to be made on or to the exterior of the apartment buildings common elements, or limited common elements, unless provided otherwise as specifically set forth herein. Prohibitions against owners' improvements or changes to common elements, limited common elements or the exterior of apartment buildings, including include but are not limited to: painting or other decoration, the installation of awnings, shutters, electrical wiring and other things which might protrude through or be attached to the walls of the apartment buildings; further, no owner shall in any manner change the appearance of any portion of the apartment buildings not wholly within the boundaries of his apartment. The owner may repair and replace that part of his air conditioning unit which is located outside his unit, including all piping, hoses or wiring running thereto. Hurricane shutters may be installed by owner if the Board of Administration of the Association has approved the design and type of shutter prior to installation.

Permitted alterations to common elements, limited common elements, or the exterior of the apartment buildings is permitted, with the Association's written permission, in the following circumstances applicable to electric vehicle charging stations:

Electric Vehicles. No electric or other vehicles regulated under section 718.113(8), Fla. Stat., as amended from time to time, or other items not authorized by the Association, shall be charged by using any electric or other power source for which the Association pays the electric or other charges, as a common expense.

Electric Vehicle Charging Station. An electric vehicle charging station shall be permitted and must be approved by the Association provided for and subject to the limitations under section 718.113(8), Fla. Stat., as amended from time to time. Such amendments may include provisions for natural gas fuel vehicles if addressed by future amendments to section 718.113(8), Fla. Stat. The following shall also apply: The Association shall be provided with written notice by an Owner intending to install an electric vehicle charging station, and shall utilize such form(s) as the Board of Directors may require from time to time. Owners shall not proceed with installing an electric vehicle charging station, until the same is approved in writing by the Association. Every Owner shall comply with bona fide safety requirements, consistent with applicable building codes or recognized safety standards, for the protection of persons and property; shall ensure placement entirely within the boundaries of the parking space; shall engage the services of contractors or service persons familiar with the installation and core requirements of an electric vehicle charging station; shall provide a certificate of insurance naming the Association as an additional insured on the Owner's insurance policy for any claim related to the installation, maintenance or use of the electric vehicle charging station within fourteen (14) days after the Association approves of the installation; and shall reimburse the Association for the actual cost of any increased insurance premium amount attributable to the electric vehicle charging station within fourteen (14) days after receiving the Association's premium invoice. A meter shall be installed behind the assigned Limited Common Element parking space at the Owner's expense (in the garage) and electric charges shall be paid by the Owner to Florida Power and Light or other appropriate entity.

The Owner associated with an electric vehicle charging station, shall be responsible for ongoing maintenance and repair of their electric vehicle charging station, and shall be responsible for the costs of repairing or maintaining common elements or limited common elements, when the repair or maintenance of common elements or limited common elements is connected in any manner, directly or indirectly, to the electric vehicle charging station. Persons acquiring ownership of a Unit or Apartment associated with a previous owner's installation of an electric vehicle charging station, shall assume all of the liabilities and requirements of said electric vehicle charging station as set forth in the Declaration, Board made Rules and Regulations, and Florida Statutes, all as amended from time to time, irrespective of whether or not the new owner uses or desires to maintain the electric vehicle charging station.

CERTIFICATE OF ASSOCIATION

The undersigned, as President of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC., hereby certifies that the foregoing amendments to the Declaration were adopted by the membership of the Association, whose votes were cast in person or by proxy at a meeting duly held on December 22, 2021.

WITNESSES (TWO REQUIRED)

[Signature]
Print Name: Steven St Johns

[Signature]
Print Name: Thomas E Beaulieu

SUNSET HARBOR CONDOMINIUM
ASSOCIATION, INC.

[Signature]
By: MICHAEL J. SADOWSKI President
Address: 3873 S. BANANA RIDGE BLVD #207
COCOA BEACH FL 32931

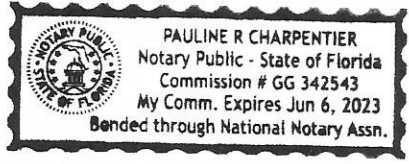
IN WITNESS WHEREOF, the Association has caused this instrument to be executed on the date set forth below.

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of Feb., 2022, by Michael Sadowski, President of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation who produced driver's License as identification and did not take an oath.

[Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:



Prepared by, record and return to:
Seth D. Chipman, Esquire
96 Willard St., Suite 204
Cocoa, FL 32922

CFN 2022033081, OR BK 9410 PAGE 296,
Recorded 02/09/2022 at 01:02 PM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
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**CORRECTIVE CERTIFICATE OF AMENDMENT TO
BYLAWS FOR
SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC.**

Pursuant to Chapter 718, Florida Statutes, and the provisions of the Declaration and Bylaws of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC. ("Association"), which Association is responsible for the management and operation of the SUNSET HARBOR CONDOMINIUM, a Condominium, according to the Declaration thereof, as originally recorded in Official Records Book 2620, Page 2521, and all amendments thereto, in the Public Records of Brevard County, Florida; and pursuant to a vote of approval as set forth in the Declaration, the Declaration is amended as follows:

1. Section 6 E of the Bylaws is amended as follows:

~~E. Audit Financial Reporting. Periodic audits of the financial books and records~~ Financial reporting of the Association shall be made in accordance with section 718.111(13), Fla. Stat. (2021), as amended from time to time. ~~by such persons and at such times as may be designated by the Board, but at least annually.~~ The reports of such audits shall be available for inspection at all reasonable times by all members of the Association, and any member requesting a copy of the same shall be furnished such copy. in accordance with section 718.111(12), Fla. Stat. (2021), as amended from time to time.

CERTIFICATE OF ASSOCIATION

The undersigned, as President of SUNSET HARBOR CONDOMINIUM ASSOCIATION, INC., hereby certifies that the foregoing amendment to the Bylaws was adopted by the membership of the Association, whose votes were cast in person or by proxy at a meeting duly held on December 22, 2021.

WITNESSES (TWO REQUIRED)

Print Name: Steven Stephens

Print Name: THOMAS E Beaulieu

SUNSET HARBOR CONDOMINIUM
ASSOCIATION, INC.

By: Michael J. Sadowski President

Address: 3873 S. BANANA RIVER BLVD #207
COCOA BEACH FL 32931

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Pauline R. Charpentier
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

