

688329

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CERTIFICATE OF AMENDMENT  
TO  
THE DEED RESTRICTIONS  
FOR  
TROPICAL BAY SUBDIVISION, INC.

MONROE COUNTY, FLA.

DASH OFFICE  
CLERK

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COMES NOW the Tropical Bay Property Owners Association, Inc., a Florida Not for Profit corporation organized and existing under and by virtue of the laws of the State of Florida does hereby certify as follows:

1. Tropical Bay Subdivision is a duly recorded subdivision in Monroe County, Florida by virtue of the Plat thereof as recorded at Plat Book 4, Page 102 of the Public Records of Monroe County, FL.
2. Declaration of Restrictions for Tropical Bay Subdivision were recorded for Lots 1 through 53 and Lots 32A through 44A at Volume 155, Pages 587 to 590 and Volume 149, Pages 443 to 446 of the Public Records of Monroe County, Florida, dated April 9, 1959.
3. These Deed Restrictions allow for renewal or amendment after thirty (30) years and at ten (10) year intervals thereafter on the condition that an instrument signed by persons then owning a majority of said lots agree to the change of said covenants and that said amendment is recorded in the Public Records of Monroe County, FL.
4. Thirty (30) years have passed since the recording of the initial Deed Restrictions for Lots 1 through 53 and Lots 32A through 44A in Tropical Bay Subdivision.
5. At a meeting of the Board of Directors of Tropical Bay Property Owners Association held on May 18, 1990, Amended Deed Restrictions were proposed for Lots 1 through 53 and Lots 32A through 44A. These amendments were approved by the Board of Directors and were submitted to the affected owners of property in Tropical Bay for their consent. A copy of the Amended Deed Restrictions approved by the Board of Directors is attached hereto and made a part hereof as Exhibit "A".
6. Thereafter, pursuant to the Resolution of the Board of Directors the Amended Deed Restrictions were submitted to all persons owning lots in Tropical Bay Subdivision Lots 1 through 53 and Lots 32A through 44A. The owners of a majority of those lots have given their written consent for the amendment of these Deed Restrictions such majority being the necessary number of owners required by the Deed Restrictions in order to effectuate the amendment as proposed by the Board of Directors.
7. Attached hereto and made a part hereof as a composite Exhibit "B" are the affidavits of the majority of owners of Lots 1 through 53 and Lots 32A through 44A in Tropical Bay Subdivision signed in the presence of witnesses and notary publics.
8. The Amendment of these Deed Restrictions are duly adopted in accordance with the provisions of the Deed Restrictions and of the laws of the State of Florida.

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IN WITNESS WHEREOF Tropical Bay Property Owners Association, Inc., has caused this Certificate to be signed by its President and attested to by its Secretary this 4th day of May, 1991.

ATTEST: Nancy F. Anderson  
Secretary  
ASSOCIATION, INC.

TROPICAL BAY PROPERTY OWNERS

Signed, sealed and delivered in the presence of:

Elton R. Phillips  
Stephen Chappell

Don W. Jenson  
President

STATE OF FLORIDA)  
)ss:  
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Don W. Jenson and Nancy F. Anderson well known to me to be the President and Secretary of the corporation executing the same voluntarily under the authority duly vested in them by said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of May, 1991.

My commission expires:  
NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: April 26, 1992.  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

Mary Ruth Baris  
Notary Public



Recorded in Official Records Book  
In Monroe County, Florida  
Record Verified  
BANNY L. KOLHAGE  
Clerk Circuit Court