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VERSAILLES CONDOMINIUM ASSOCIATION, INC.

AMENDMENTS TO CONDOMINIUM DECLARATION BY-LAWS

3210688

In a vote taken by all members of the Versailles Condominium Association completed on May 20, 1992 the provisions of Article 10 paragraph 3, recorded in the Official Record Book 1317, pages 2099 through 2144 of the Public Records of Lee County, Florida, were amended to read as follows:

3. *PETS: No pets including dogs, cats, rabbits, live-stock, fowl, poultry or any animal shall be raised, bred or kept in any unit or in the common elements.*

Len Howard, President of Versailles Condominium Association, Inc. does hereby certify that the above amendment to the Condominium Declaration and By-Laws was approved by more than 75% of the entire Board of Directors and not less than 75% of the membership of the Association in a vote conducted by mail and completed on May 20, 1992.

Len Howard

Len Howard, President


STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me by LEN HOWARD, President of the Versailles Condominium, Association, Inc., this 28 day of May 1992.

PERSONALLY KNOWN, NO OATH TAKEN.

[Signature]
NOTARY PUBLIC

NOTARY PUBLIC UNDERWRITERS

Prepared by: 
Len Howard
President of Versailles Condominium Association
4722 S.E. First Place
Cape Coral, FL 33904

OR 2303 Pg 151

CHARLIE GREEN, CLERK OF COURT, LEE COUNTY

DEPUTY CLERK J Miller

**CERTIFICATE OF AMENDMENT TO THE BYLAWS
OF VERSAILLES CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT at a duly noticed annual meeting of VERSAILLES CONDOMINIUM ASSOCIATION, INC. held on January 27, 2001, the amendment to the bylaws set out herein and made a part hereof passed in accordance with the necessary affirmative votes to pass the amendment as required by the Bylaws of Versailles Condominium Association, Inc. (said Bylaws being recorded in Official Records Book 1317, Pages 2099 thru 2144 of the Public Records of Lee County, Florida); and that as a result of the foregoing, and proper notice having been given, said amendment has been duly adopted.

(Note: Underlined language is added and crossed through language is deleted).

ARTICLE 2, MEMBERS' MEETINGS, Section C, NOTICE OF ALL MEMBERS' MEETINGS, is amended to read as follows:

C. NOTICE OF ALL MEMBERS' MEETINGS: Notice of all members' meetings stating the time and place and the objects for which the meeting is called shall be given by the President or Secretary unless waived in writing. Such notice shall be in writing to each member at their address as it appears on the books of the Association and shall be mailed ~~by certified mail~~ not less than fourteen (14) days nor more than sixty (60) days prior to the date of the meeting, and such notice shall be posted at a conspicuous place on the condominium property at least fourteen (14) days prior to said meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after the meetings.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of said corporation, this 23rd day of August, 2001

WITNESS:

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

By: Rosemary Kedersha
President

Print Name: ROSEMARY KEDERSHA

By: Gloria Brugnoli
Secretary

Print Name: GLORIA BRUGNOLI

By: Bill Sullender
Treasurer

Print Name: BILL SULLENDER

Jan E. Hays
Carol Miles
Jan E. Hays
Carol Miles
Jan E. Hays
Carol Miles

STATE OF FloridaCOUNTY OF Lee

The foregoing instrument was acknowledged before me this 23 day of August, 2001, by ROSEMARY KEDERSHA, the President of VERSAILLES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification and who did not take an oath.

(Notary Seal)



Signature of Notary Public

Sheri Harkcom

Print Name of Notary Public

Sheri HarkcomMy Commission Expires: 8/18/03STATE OF FloridaCOUNTY OF Lee

The foregoing instrument was acknowledged before me this 23 day of August, 2001, by GLORIA BRUGNOLI, the Secretary of VERSAILLES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification and who did not take an oath.

(Notary Seal)



Signature of Notary Public

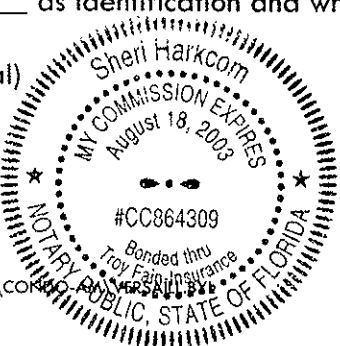
Sheri Harkcom

Print Name of Notary Public

Sheri HarkcomMy Commission Expires: 8/18/03STATE OF FloridaCOUNTY OF Lee

The foregoing instrument was acknowledged before me this 23 day of August, 2001, by BILL SULLENDER, the Treasurer of VERSAILLES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification and who did not take an oath.

(Notary Seal)



Signature of Notary Public

Sheri Harkcom

Print Name of Notary Public

Sheri HarkcomMy Commission Expires: 8/18/03

92 JUN -1 PM 4: 05

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

AMENDMENTS TO CONDOMINIUM DECLARATION BY-LAWS

3210688

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3. *PETS: No pets including dogs, cats, rabbits, live-stock, fowl, poultry or any animal shall be raised, bred or kept in any unit or in the common elements.*

Len Howard, President of Versailles Condominium Association, Inc. does hereby certify that the above amendment to the Condominium Declaration and By-Laws was approved by more than 75% of the entire Board of Directors and not less than 75% of the membership of the Association in a vote conducted by mail and completed on May 20, 1992.

Len Howard

Len Howard, President

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me by LEN HOWARD, President of the Versailles Condominium, Association, Inc., this 28 day of May 1992.

PERSONALLY KNOWN, NO OATH TAKEN.

NOTARY PUBLIC

FOUNDED THRU NOTARY PUBLIC INTERVIEWERS.

Prepared by: 
Len Howard
President of Versailles Condominium Association
4722 S.E. First Place
Cape Coral, Fl 33904

OR2303 Pg1151

BY LEE, JES, D.C.

90 MAR 12 PM 3:38

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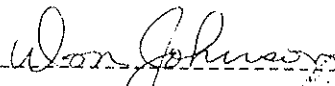
VERSAILLES CONDOMINIUM ASSN. INC.

AMENDMENTS TO CONDOMINIUM ARTICLES & BY LAWS

At the annual meeting of the Association on January 27, 1990 the provisions of Article X paragraph 1 of the Articles was amended to read as follows;


1. UNITS: Each of the units shall be occupied only as a single family private dwelling by the owner and members of his family, provided no more than one family or an equivalent number of individuals may use each unit at any one time. Except as reserved to Developer, no unit may be subdivided into a smaller unit.

Don Johnson, President of Versailles Condominium Assn. does hereby certify that the above amendments to the Condominium Declaration and By-Laws were approved by more than 80% of the members of the Association in a vote taken at the annual Association meeting held January 27, 1990. Condominium Association Articles and By-Laws are recorded in the Official Record Book 1317, pages 2099 through 2144, of the Public Records of Lee County, Florida.


Don Johnson, President

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me by DON JOHNSON, President of the Versailles Condominium Association, this 3-1-90 day of March 1990.



NOTARY PUBLIC

Prepared by:
Lucia Benington
Secretary of Versailles Condominium Association
4722 S.E. First Place
Cape Coral, Florida 33904

Notary Public
State of Florida at Large
Commission Expires Feb. 18, 1992

RECORD VERIFIED - CHARLIE GREEN, CLERK
9 11 13 DATED D.C.



UNBELLIC GREEN
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FL
RECORDING DEPARTMENT

Receipt #: RC113676

Date of receipt: 3/12/90

Customer #: 0000000000

Customer name: VERSAILLES CONDO ASSOC

NOT A RECEIPT UNTIL VALIDATED

Reverse receipt #: _____

Debit/Credit memo: _____

Operator: IRUDY

DATE: 3/12/90 TIME: 3:47 PM
RECEIPT #: RC113676
TOTAL DUE: 6.00
TOTAL PAID: 6.00
PLEASE RETAIN THIS RECEIPT
RECEIPT VALIDATED 47

Code Description	Pages Qty	Consideration	Doc date	Total cost
DOC REGISTRATION OF INSTRUMENT 1				6.00
AMENDMENT				.00
Total pages: 1 Total instruments: 1				Receipt total: \$6.00

2809589

VERSAILLES CONDOMINIUM ASSN. INC.
AMENDMENTS TO CONDOMINIUM DECLARATION AND BY-LAWS

I, Lenore Lewis, President of Versailles Condominium Assn. Inc. do hereby certify that the following amendments to the Condominium Declaration and By-Laws were approved by more than 80% of the members of the Association in annual meetings held on January 14, 1981 and January 23, 1982, in accordance with the provisions of such documents.

Lenore Lewis

STATE OF FLORIDA
 COUNTY OF LEE

Sworn to before me this 30th day of September 1982.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES NOV. 16, 1983

Robert M. Hea
 Notary Public

In the annual meeting of the Association on January 23, 1982 the provisions of Item 2A of the By-Laws were amended to read as follows:

2. MEMBERS MEETINGS

A. ANNUAL MEMBERS MEETING: The annual members' meeting shall be held at the office of the Association, or such other location as shall be designated by the Board of Administrators, at one o'clock p.m. Eastern Standard Time on the fourth Saturday in January in each year for the purpose of electing Directors and of transacting any other business authorized to be transacted by the members; provided however if that day is a legal holiday, the meeting shall be held at the same hour on the next day.

In the annual meeting of the Association on January 23, 1982 the provisions of Article X section 6 of the Condominium Declaration were amended to read as follows:

6. LEASING OF APARTMENT: After approval by the association as elsewhere required, entire units may be rented for periods not less than one month and not more than twelve months at any one period provided also that the occupancy is only by the lessee, his family and guests. No rooms may be rented and no transient tenants shall be accommodated in any unit, nor shall any lease of a unit release or discharge the owner thereof of compliance with any of his obligations and duties as a unit owner. All of the provisions of this Declaration and the By-laws, and the rules and Regulations of the Association pertaining to use and occupancy of a unit apply to a tenant to the same extent as against the unit owner, and a covenant on the part of each such tenant to abide by the Rules and Regulations of the Association, and the terms and provisions of the Declaration of Condominium and By-laws designating the Association as the unit owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenant shall be an essential element of any such lease or tenancy agreement, whether oral or written, and whether specifically expressed in such agreement or not.

Prepared by:
 Agency Management Services Inc.
 1620 Medical Lane
 Fort Myers, Florida, 33907

RECORDED
 LEE COUNTY CLERK
 RECORDED
 OCT 8 1 43 PM '82

RECORD VERIFIED - SAL GERACI, CLERK
 BY J. BEHLER, D.C.

500 pce

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1666004

VERSAILLES CONDOMINIUM ASSN, INC.

AMMENDMENTS TO CONDOMINIUM DECLARATION BY-LAWS

In a vote taken by all members of the Versailles Condominium Association and completed on May 5, 1983, the provisions of Article C of the Association By-Laws, that is recorded in the Official Record Book 1317, pages 2099 through 2144, of the Public Records of Lee County, Florida, were amended to read as follows:

C. ASSESSMENTS: Assessments against unit owners for their share of the items of the budget shall be made for the calender year annually in advance on or before December 20 preceding the year for which the assessments were made. Such assessments shall be made quarterly in equal payments on the first day of January, April, July and October of the year for which the assessments are made. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments therefor may be amended at any time by the Board of Directors if the accounts for the amended budget do not exceed the limitation thereon for that year. Any account which does not exceed such limitations shall be subject to the approval of the membership of the association heretofore required. The unpaid assessment for the remaining portion of the calender year for which the amended assessment is made shall be due upon the date of the assessment if made on or after July 1, and if made prior to July 1, one half (1/2) of the increase shall be due upon the date of the assessment and the balance of the assessment upon the next July 1. The first assessment shall be determined by the Board of Directors of the Association.

Clark Benington, President of Versailles Condominium Assn. Inc. does hereby certify that the above amendments to the Condominium Declaration and By-Laws were approved by more than 75% of the entire Board of Directors and not less than 75% of the membership of the Association in a vote conducted by mail and completed on May 5, 1983.

Clark Benington
CLARK BENINGTON, PRESIDENT

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me by CLARK BENINGTON, President of the Versailles Condominium Association, this 13th day of May 1983.

Lawrence B. Thomas
NOTARY PUBLIC

Prepared by:
Clark Benington
President of Versailles Condominium Association
4722 S.E. First Place
Cape Coral, Florida 33904

NOTARY PUBLIC STATE OF FLORIDA
MY COM. NO. 12345 EXPIRES OCT 11 1986
I HAVE A FIDELITY AND SURETY INSURANCE UND.

RECORD VERIFIED - SAL GERARDI CLERK
By DC

RECORDED IN OFFICIAL
RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED
MAY 15 3 24 PM '83
CLERK OF DISTRICT COURT

AMENDMENTS TO CONDOMINIUM ARTICLES & BY LAWS

At the annual meeting of the Association on January 28, 1984 the provisions of Article X paragraph 3 of the Articles was amended to read as follows;

3. PETS: With the exception of one (1) small dog of less than thirty (30) inches tall and twenty five (25) pounds of weight or one cat, no animals, dogs, cats, rabbits, live-stock, fowl or poultry of any kind shall be raised, bred, or kept in any unit or in the common elements.

At the annual meeting of the Association on January 28, 1984 the provisions of Article 6, paragraph G of the By-Laws was amended to read as follows:

Audit: An audit of the accounts of the Association shall be made annually and a copy of the report shall be furnished to each member not later than April 1st of the year following the year for which the report is made.

Clark Benington, President of Versailles Condominium Assn., Inc. does hereby certify that the above amendments to the Condominium Declaration and By-Laws were approved by more than 80% of the members of the Association in a vote taken at the annual Association meeting held on January 28, 1984. Condominium Association Articles and By-Laws are recorded in the Official Record Book 1317, pages 2099 through 2144, of the Public Records of Lee County, Florida.

Clark M. Benington
Clark M. Benington, President

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me by CLARK BENINGTON, President of the Versailles Condominium Association, this 6th day of February 1984.

Clarence E. Crow
NOTARY PUBLIC

Prepared by:
Clark Benington
President of Versailles Condominium Association
4722 S.E. First Place
Cape Coral, Florida 33904

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 1 1987
BONDED THRU GENERAL INSURANCE UND

SAL GERALD
CLERK OF CIRCUIT COURT

FEB 8 3 43 PM '84

RECORDED IN OFFICIAL
RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED

1163622

OFF. 1323 PG 810
REC.

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
VERSAILLES, A CONDOMINIUM

COME NOW, the developers of VERSAILLES, A CONDOMINIUM,
Sun Country Development, Inc., and hereby on this 2nd day of January,
1979, amend the Declaration of Condominium for VERSAILLES, A CONDOMINIUM,
that is recorded in Official Record Book 1317, Pages 2099 through 2144, of
the Public Records of Lee County, Florida, as follows:

Developer hereby amends ARTICLE X, entitled USE RESTRICTIONS,
Paragraph 1, entitled UNITS, to read as follows:

1. UNITS: Each of the units shall be occupied only
as a single family private dwelling by the owner and members of
his family, provided no more than one family or an equivalent number
of individuals may use each unit at any one time. No children
are permitted as residents under the age of twelve (12) years in
the condominium units. Except as reserved to Developer, no unit
may be divided or subdivided into a smaller unit.

Developer further amends the Declaration of Condominium for
VERSAILLES, A CONDOMINIUM, by stating hereafter Schedule "D" shall be
known as SCHEDULE "D", and Schedule "F" shall be known as SCHEDULE "F"
attached to the Declaration of Condominium.

DONE this 2nd day of January, 1979.

SUN COUNTRY DEVELOPMENT, INC.

Witnesses:

James C. Smith by Gordon Anthony
GORDON ANTHONY, President
Lillian Ezell

STATE OF FLORIDA

COUNTY OF LEE

SWORN TO and SUBSCRIBED before me by GORDON ANTHONY, President of
SUN COUNTRY DEVELOPMENT, INC., this 2nd day of January, 1979.

My Commission Expires:

James C. Smith
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 12-31-1980
NOTARY PUBLIC STATE OF FLORIDA

FLORIDA REALTOR
ASSOCIATION OF LEO
ONE FLOOR
SUNSHINE BOULEVARD
SUITE 100, FORT LAUDERDALE
FLORIDA 33304
TELEPHONE 366-1000

NOTICE TO UNIT OWNERS

The 1984 Florida Legislature changed the insurance coverage of condominium associations. Your association can no longer provide coverage over the following parts of your unit: WALL COVERINGS, FLOOR COVERINGS, AND/OR CEILING COVERINGS.

As of November 1, 1984 the above described property will no longer be included within the association's insurance policy. You must contact your own insurance agent to secure coverage of this property as part of the insurance you maintain on your unit.

This notice is being sent to you in compliance with Section 718.111 (9) (d), Florida Statutes (1984). If you have any questions you should contact your insurance agent, your attorney, or you may want to contact the Bureau of Condominiums at 725 South Bronough Street, Tallahassee, Florida, 32301, or by telephone, (904) 488 - 0725 or toll free 1 - (800) 342 8081.

Board of Directors
Versailles Condominium
Sept. 14, 1984

Note:

In the past we have had water damage in some units due to leaking water lines. The unit owners repaired the leaking pipes and the insurance carried by the association repaired the walls and also paid for repair to the paint and plaster. This is now changing and it will be the unit owners responsibility to carry his own insurance to cover this damage.

It seems as tho we have been very fortunate in the past to have these repairs paid for. Please refer to page three of your condo articles, Article 111, paragraph 5. This section specifically states that unit owners own wall coverings, floor coverings and ceiling coverings.

C. H. Benington
Pres. Versailles Condo Assn.

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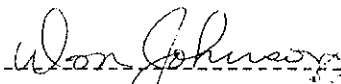
VERSAILLES CONDOMINIUM ASSN. INC.

AMENDMENTS TO CONDOMINIUM ARTICLES & BY LAWS

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1. UNITS: Each of the units shall be occupied only as a single family private dwelling by the owner and members of his family, provided no more than one family or an equivalent number of individuals may use each unit at any one time. Except as reserved to Developer, no unit may be subdivided into a smaller unit.

Don Johnson, President of Versailles Condominium Assn. does hereby certify that the above amendments to the Condominium Declaration and By-Laws were approved by more than 80% of the members of the Association in a vote taken at the annual Association meeting held January 27, 1990. Condominium Association Articles and By-Laws are recorded in the Official Record Book 1317, pages 2099 through 2144, of the Public Records of Lee County, Florida.


Don Johnson, President

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me by DON JOHNSON, President of the Versailles Condominium Association, this 3-1-90 day of March 1990.



NOTARY PUBLIC

Prepared by:
Lucia Benington
Secretary of Versailles Condominium Association
4722 S.E. First Place
Cape Coral, Florida 33904

Notary Public
State of Florida at Large
Commission Expires Feb. 18, 1992