

Prepared by, record and return to:  
Seth D. Chipman, Esq.  
3490 N Hwy US 1  
Cocoa, Fl. 32926  
(321) 631-1550

**CERTIFICATE OF AMENDMENT TO DECLARATION  
OF MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC.**

Pursuant to Section 718.112(1), Florida Statutes (2011), and the provisions of Section 6 of the Declaration of MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC., as provided in the Declaration recorded in Official Records Book 3543, Page 3527, Public Records of Brevard County, Florida and pursuant to the approval of the Board and members of the Association at the duly-noticed meeting thereof, which was held on April 16, 2012, at 7:00 PM in the Majestic Seas Condominium Recreation Room, the Declaration of Condominium is amended as follows:

**1. Section 24.1 of the Declaration is amended to provide as follows:**

Notices. All notices to the Association required or desired hereunder or under the By-Laws of the Association shall be sent by certified mail (return receipt requested) to the Association in care of its office at the Condominium, or to such other address as the Association may hereafter designate from time to time by notice in writing to all Unit Owners. Except as provided specifically in the Act, all notices to any Unit Owner shall be sent by first class mail to the Condominium address of such Unit Owner, or such other address as may have been designated by him from time to time, in writing, to the Association, or hand-delivered to such Unit Owner, or by electronic transmission (email) in a manner authorized by law of meetings of the Board of Directors and Committees and of annual and special meetings of the members, and for any other matters in which the Association is permitted to use electronic communication (email) for providing notice as authorized by law. Any notice which is mailed to mortgagees of Units shall be sent by first class mail to their respective addresses, or such other address, as may be designated by them from time to time, in writing to the Association. All notices shall be deemed to have been given when mailed in a postage prepaid sealed wrapper, or transmitted by the Association by electronic communication (email), except notices of a change of address, which shall be deemed to have been given when received.

All other provisions of the Declaration, not inconsistent herewith shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name and by its President and Secretary this 25<sup>th</sup> day of April, 2012, for purposes of recording in the Brevard County Public Records as required by the Florida Condominium Act.

**CERTIFICATE OF ASSOCIATION**

The undersigned, as President and Secretary of MAJESTIC SEAS CONDOMINIUM

ASSOCIATION, INC., hereby certify the foregoing Amendment to the Declaration of Condominium was adopted by the membership of the Association at the membership meeting on April 16, 2012.

MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC.

WITNESSES:  
X [Signature]  
Print Name: Diana L. Archambault  
X [Signature]  
Print Name: Spring Kircher

BY: [Signature]  
PRINT NAME: MARCIA HOLSTON  
AS ITS PRESIDENT


MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC.

WITNESSES:  
X [Signature]  
Print Name: Diana L. Archambault  
X [Signature]  
Print Name: Spring Kircher

BY: [Signature]  
PRINT NAME: JOAN-MARIE EVANS  
AS ITS SECRETARY

STATE OF FLORIDA  
COUNTY OF BREVARD


The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 2012, by Marcia Holston, President of Majestic Seas Condominium Association, Inc., on behalf of the corporation who produced FLDL as identification and did not take an oath.

 SPRING KIRCHER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE026287

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: 9-15-14

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 2012, by Jean-Marie Evans, Secretary of Majestic Seas Condominium Association, Inc., on behalf of the corporation who produced FLDL as identification and did not take an oath.

 SPRING KIRCHER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE026287  
Expires 9/15/2014

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: 9-15-14

Prepared by, record and return to:  
Seth D. Chipman, Esq.  
3490 N Hwy US 1  
Cocoa, Fl. 32926  
(321) 631-1550

**CERTIFICATE OF AMENDMENT TO BYLAWS  
OF MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC.**

Pursuant to Section 718.112(1), Florida Statutes (2011), and the provisions of Section 12 of the Bylaws of MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC., as provided in the Declaration recorded in Official Records Book 3543, Page 3527, Public Records of Brevard County, Florida and pursuant to the approval of the Board and members of the Association at the duly-noticed meeting thereof, which was held on April 16, 2012, at 7:00 PM in the Majestic Seas Condominium Recreation Room, the Bylaws of MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC. are amended as follows:

**1. Section 3.3 of the Bylaws is amended to provide as follows:**

Notice of Meeting; Waiver of Notice. Notice of all meetings of Unit Owners, including both special and annual meetings, shall be given by written notice, or by electronic transmission (email). The written notice must include an agenda and shall be mailed or delivered to each Unit Owner, or sent by electronic transmission (email), at least fourteen (14) days prior to any annual or special meeting and shall be posted in a conspicuous place on the Condominium Property at least fourteen (14) continuous days preceding the annual or special meeting. Upon notice to the Unit Owners, the Board of Directors shall by duly adopted rule designate a special location on the Condominium Property, upon which all notices of Unit Owner meetings shall be posted.

Unless a Unit Owner waives in writing the right to receive notice of the annual meeting by mail, the notice of the annual meeting shall be sent by mail or by electronic transmission (email) to each Unit Owner.

An officer of the Condominium Association, or the manager, or other person providing the notice of any Unit Owner meeting, shall provide an affidavit or United States postal certificate of mailing, to be included in the official records of the Condominium Association, affirming that the notice was mailed or hand-delivered in accordance with this provision, to each Unit Owner at the address last furnished to the Association.

Notice of special meetings may be waived before or after the meeting and the attendance of any member (or person authorized to vote for such member) shall constitute such member's waiver of notice of such meeting, except when their (or his authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

**2. Section 4.6 of the Bylaws is amended to provide as follows:**

Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegraph, or by electronic transmission (email), and shall be transmitted at least three (3) days prior to the meeting. The notice must include an agenda. Regular meetings of the Board of Directors shall be open to all Unit Owners and notice of such meetings shall be posted conspicuously on the Condominium Property at least forty-eight (48) continuous hours in advance for the attention of the members of the Association, except in the event of an emergency. Any meeting of the Board of Directors shall be open to all Unit Owners. Any Unit Owner may tape record or video tape meetings of the Board of Directors. The Right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items. The Board may adopt reasonable rules and regulations governing the tape recording and video taping of any meeting. The Board may also adopt reasonable rules governing the frequency, duration and manner of Unit Owner statements. Any item not included on the notice may be taken up on an emergency basis by at least a majority plus one of the members of the Board. Such emergency action shall be noticed and ratified at the next regular meeting of the Board. However, written notice of any meeting at which non-emergency special assessments or at which amendment to the rules regarding unit use will be considered shall be mailed or delivered or sent by electronic transmission (email), to the Unit Owners and posted conspicuously on the condominium property not less than fourteen (14) days prior to the meeting. Evidence of compliance with this fourteen (14) day requirement shall be made by an affidavit executed by the person who provides the notice and filed among the official records of the Association. Upon notice to the Unit Owner, the Board shall by duly adopted rule designate a specific location on the condominium property upon which all notices shall thereafter be posted. A notice of any meeting in which regular assessments against Unit Owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessments.

**3. Section 4.7 of the Bylaws is amended to provide as follows:**

Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of one-third (1/3) of the Directors. Notice of the meeting shall be given to the Directors personally, by mail, telephone or telegraph, or by electronic transmission (email), which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than three (3) days prior to the meeting. Special meetings of the Board of Directors shall be posted conspicuously on the Condominium Property at least forty-eight (48) continuous hours in advance for the attention of the members of the Association, except in the event of an emergency.

All other provisions of the Bylaws, not inconsistent herewith shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Association has caused this instrument to be signed in its name and by its President and Secretary this 26<sup>th</sup> day of April, 2012, for purposes of recording in the Brevard County Public Records as required by the Florida Condominium Act.

**CERTIFICATE OF ASSOCIATION**

The undersigned, as President and Secretary of MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC., hereby certify the foregoing Amendment to the Declaration of Condominium was adopted by the membership of the Association at the membership meeting on April 16, 2012.

**MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC.**

WITNESSES:

X [Signature]  
Print Name: Diana L. Archambault  
X [Signature]  
Print Name: Spring Kircher

BY: [Signature]  
PRINT NAME: MARCIA HOLSTAN  
AS ITS PRESIDENT

**MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC.**

WITNESSES:

X [Signature]  
Print Name: Diana L. Archambault  
X [Signature]  
Print Name: Spring Kircher

BY: [Signature]  
PRINT NAME: JOAN-MARIE EVANS  
AS ITS SECRETARY

STATE OF FLORIDA  
COUNTY OF BREVARD


The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 2012, by Marcia Holston President of Majestic Seas Condominium Association, Inc., on behalf of the corporation who produced FLDL as identification and did not take an oath.

 **SPRING KIRCHER**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE026287  
Expires 9/15/2014

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: 9-15-14

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 2012, by Joan-Marie Evans Secretary of Majestic Seas Condominium Association, Inc., on behalf of the corporation who produced FLDL as identification and did not take an oath.

 **SPRING KIRCHER**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE026287  
Expires 9/15/2014

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: 9-15-14