

MAJESTIC SEAS CONDOMINIUM ASSOCIATION

3740 OCEAN BEACH BLVD.

850

COCOA BEACH, FL 32931

11/8/2012

To all Owners,

Attached you will find the changes approved overwhelmingly by the unit owners this past summer. Sorry for the delay. One of the changes was not sent for certification with the other changes which has caused this delay.

Changes:

Notification via E-Mail has been added and use of telegraph has been deleted.

Pooling of the reserve funds. We will continue to budget for individual reserves, but if we need to borrow from another reserve to make payment this is now allowed. Also reserves that over-funded can be shifted to under-funded reserves. (That is the simple explanation)

The flood insurance is not a reserve. It is kept in a separate accounting form, but is not a reserve.

PLEASE keep the changes with your current documents.

Thank you,

Marcia Holston, Pres.

Majestic Seas Condominium

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 25th 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 HOLSTEN
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 25th day of April, 2012, by Marcia Holsten President of Majestic Seas Condominium Association, Inc., on behalf of the corporation who produced FDL 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 25th day of April, 2012, by Joan Marie Evans Secretary of Majestic Seas Condominium Association, Inc., on behalf of the corporation who produced FDL 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

This Instrument Prepared by
and Record and Return to:
Seth D. Chipman
Watson, Soileau, DeLeo, Burgett & Pickles, P.A.
Post Office Box 236007 Cocoa, Florida 32923-236007

CERTIFICATE

WHEREAS, THE MAJESTIC SEAS CONDOMINIUM ASSOCIATION, INC. is
responsible for the management of MAJESTIC SEAS CONDOMINIUM, which is a
"residential condominium" within the meaning of the Florida Statutes; and

WHEREAS, as provided in Florida Statute § 718.112(2)(f)(4), the Association has
elected, by the affirmative vote of a majority vote of the collective members of MAJESTIC
SEAS CONDOMINIUM ASSOCIATION, INC., to allow the Association to pool reserves in
whole or in part, earmarking reserve funds for more than one purpose, and allowing
alternative uses for existing reserve accounts.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its
name and by its President and Secretary this 19th day of October 2012,
2012.

CERTIFICATE OF ASSOCIATION

The undersigned, as President and Secretary of MAJESTIC SEAS CONDOMINIUM
ASSOCIATION, INC., hereby certify the foregoing Certificate was adopted by a majority of the
membership of the Association at the membership meeting on April 16, 2012, in the manner provided in
Florida Statute § 718.112(2)(f)(4).

WITNESSES:

X [Signature]
Print Name: JOHN W. EVANS

X [Signature]
Print Name: Spring Kircher

MAJESTIC SEAS CONDOMINIUM
ASSOCIATION, INC.

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

MAJESTIC SEAS CONDOMINIUM
ASSOCIATION, INC.

WITNESSES:

X Marcia Holston
Print Name: MARCIA Holston

X Spring Kircher
Print Name: Spring Kircher

BY: Joan Marie Evans
PRINT NAME: Joan-Marie Evans
AS ITS SECRETARY

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 19 day of October, 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 at Large
My Commission Expires: 9-15-14



STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 19 day of October, 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 at Large
My Commission Expires: 9-15-14

