

Record and Return to:
Jane L. Cornett
Becker & Poliakoff, P.A.
401 SE Osceola St., Suite 101
Stuart, FL 34994

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3854499 07/11/2013 at 03:34 PM
OR BOOK 3538 PAGE 60 - 65 Doc Type: DECCOND
RECORDING: \$52.50

=====THIS SPACE FOR RECORDER'S USE=====

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
VISIONS, A CONDOMINIUM
ST. LUCIE COUNTY, FLORIDA**

The Declaration of Condominium for Visions, a Condominium was recorded in the Public Records of St. Lucie County, Florida, at Official Records Book 876, Page 1843 et.seq., and were amended at Official Records Book 946, Page 418 et.seq., and amended at Official Records Book 953, Page 1970 et.seq., and amended at Official Records Book 1227, Page 85 et.seq. The same Declaration of Condominium is hereby amended as approved by the Members at the special members' meeting held on May 30, 2013.

1. Article II, adding Sections 2.19 & 2.20, are hereby amended as follows:

ARTICLE II. DEFINITIONS

The terms used in this Declaration and in the Articles of Incorporation, the Bylaws and the Rules and Regulations of VISIONS CONDOMINIUM ASSOCIATION, INC., shall have the meaning stated in the Condominium Act and as follows, unless the context otherwise requires. Further, whenever the context so requires, the use of any gender shall be deemed to include all genders, the use of the plural shall include the singular and the singular shall include the plural.

2.19 Commercial Corporation is any corporation, partnership, trust or limited liability corporation which does not meet the definition of a Family Corporation in Article 2.20.

2.20 Family Corporation is any corporation (for profit or not for profit), partnership, trust or limited liability corporation which is comprised of ten (10) or less members or shareholders who are related by blood or marriage.

2. Article X, Section 10.1.1, 10.1.2 & 10.1.7 are hereby amended as follows:

ARTICLE X. USE RESTRICTIONS

The use of the property of the condominium shall be in accordance with the following provisions:

10.1 Units.

10.1.1 Each of the units shall be occupied only by an owner, members of his family, his servants and guests, as a residence and for no other purpose. No unit shall be permanently occupied by more than six (6) persons and the maximum permanent occupants and overnight guests shall be no more than eight (8) persons per unit.

10.1.2 No unit may be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred.

10.1.7 Each unit owned by a Commercial Corporation may be occupied only by persons approved by the Association in writing, and such approval shall be granted to carry out the use of the tenancy. Units held by a Commercial Corporation shall be used as family residences, not as timeshare, hotel or transient accommodations.

3. Article XI, Sections 11.2.3, 11.2.4 & 11.3, are hereby amended as follows:

ARTICLE XI. MAINTENANCE OF COMMUNITY INTERESTS

In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of units by any owner shall be subject to the following provisions so long as the condominium exists and the condominium building is useful condition exists upon the land, which provisions each Unit Owner covenants to observe:

11.2 Approval by Association.

11.2.3 Approval of Commercial Corporate Owner or Purchaser. Inasmuch as the condominium may be used only for residential purposes and a Commercial Corporation cannot occupy a unit for such use, if the Unit Owner or purchaser is a Commercial Corporation, the approval of ownership by the corporation shall be conditioned upon requiring that all persons occupying the unit be also approved by the Association.

11.2.4 Approval of Family Corporation Owner or Purchaser Approval of ownership by a Family Corporation shall be at the discretion of the Board of Directors. The Board of Directors shall require appropriate information

concerning the names of the individuals who are the principals, members, trustees, beneficiaries or shareholders in the Family Corporation. In all cases, the determination of the Board shall be final.

11.3 Disapproval by the Association. Except in the case of a clear violation of the requirements of this Declaration, if the Association shall disapprove a transfer of ownership of a unit, the matter shall be disposed of in the following manner:

(Balance of Section 11.3 is unchanged)

4. Article XXV, is hereby amended as follows:

ARTICLE XXV. INTERPRETATION

The provisions of this Declaration of Condominium shall be liberally construed to effectuate its purposes of creating a uniform plan for the operation of a condominium in accordance with the laws made and provided for same in Ch. 718, Fla. Stat., as they exist at the time of the original recordation of this Declaration in the Public Records of St. Lucie County, Florida. The captions and numbering scheme for Articles, Sections, Paragraphs or other portions of this Declaration appearing herein have been inserted for convenience and reference only. They shall not be deemed any way to define, limit, or extend the scope of the articles, sections, paragraphs, or other portions to which they appertain. In case where an interpretation of terms is required for any word or provision of this Declaration, the determination of the Board of Directors as to any ambiguity shall be dispositive of the issue and the decision of the Board shall be final.

5. The foregoing amendments to the Declaration of Condominium were adopted by the Members by a vote sufficient for approval.

6. All provisions of the Declaration of Condominium are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 25th day of June, 2013.

WITNESSES:

Visions Condominium Association, Inc.

Lauri L. Stevens
Witness #1 Signature

By: Donald Van Dyke
Donald Van Dyke, President

Lauri L. Stevens
Witness #1 Printed Name

Holly Leide
Witness #2 Signature

Holly Leide
Witness #2 Printed Name

Lauri L Stevens
Witness #1 Signature

Lauri L. Stevens
Witness #1 Printed Name

Holly Leide
Witness #2 Signature

Holly Leide
Witness #2 Printed Name

By Bill Llewellyn
Bill Llewellyn, Secretary

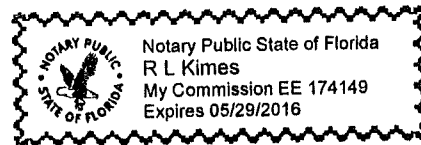
Corporate Seal

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 25th day of June, 2013 by Donald Van Dyke as President of Visions Condominium Association, Inc., ☒ who is personally known to me or [] who has produced identification [Type of Identification]: _____.

[Signature]
Notary Public
Commission Stamp/Seal:

Notary Seal

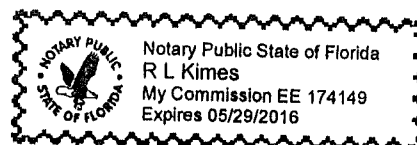


STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 25th day of June, 2013 by Bill Llewellyn as Secretary of Visions Condominium Association, Inc., ☒ who is personally known to me or [] who has produced identification [Type of Identification]: _____.

[Signature]
Notary Public
Commission Stamp/Seal:

Notary Seal



CERTIFICATE

Visions Condominium Association, Inc., by its duly authorized officers, hereby certifies that the amendments to the Declaration of Condominium, a copy of which is attached hereto, were duly and regularly approved by the Members at the special members' meeting held on May 30, 2013.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 25th day of June, 2013.

WITNESSES:

Visions Condominium Association, Inc.

Lauri L. Stevens
Witness #1 Signature

By: Donald Van Dyke
Donald Van Dyke, President

Lauri L. Stevens
Witness #1 Printed Name

Holly Leide
Witness #2 Signature

Holly Leide
Witness #2 Printed Name

By: Bill Llewellyn
Bill Llewellyn, Secretary

Lauri L. Stevens
Witness #1 Signature

Lauri L. Stevens
Witness #1 Printed Name

Holly Leide
Witness #2 Signature

Holly Leide
Witness #2 Printed Name

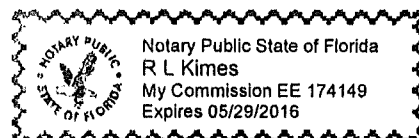
Corporate Seal

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 25th day of June, 2013 by Donald Van Dyke as President of Visions Condominium Association, Inc., ☒ who is personally known to me or [] who has produced identification [Type of Identification]: _____.

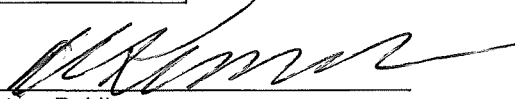
[Signature]
Notary Public
Commission Stamp/Seal:

Notary Seal



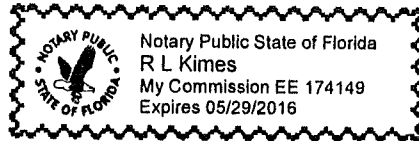
STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 25th day of June, 2013 by Bill Llewellyn as Secretary of Visions Condominium Association, Inc., ☒ who is personally known to me or ☐ who has produced identification [Type of Identification]: _____].




Notary Public
Commission Stamp/Seal:

Notary Seal



ACTIVE: 4769701_1
6/7/13

RECORD AND RETURN TO


Cornett, Googe, Ross & Earle, P.A.
P.O. Box 66
Stuart, FL 34995

CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
VISIONS, A CONDOMINIUM, ST. LUCIE COUNTY, FLORIDA

The Declaration of Condominium for Visions, A Condominium, St. Lucie, County, Florida has been recorded in the Public Records of St. Lucie County, Florida, at Official Records Book 876, Page 1843. The same Declaration of Condominium for Visions, A Condominium, is hereby amended as approved by a vote of the owners at the annual meeting held on December 21, 1998.

1. Article X, Section 10.8 and Article XI, Sections 11.1.2 and 11.2.2.2 of the Declaration of Condominium for Visions, A Condominium, are amended as follows:

ARTICLE X. USE RESTRICTIONS

10.8 Pets. The Association shall have the right to prohibit pets or to establish the terms and conditions upon which pets may be kept or maintained by the Unit Owners in their units

or on the common or limited common elements, including but not limited to, the right to establish pet walking areas and to require the removal of pets that are a nuisance. A reasonable pet fee may be established by the Association. No pets weighing over 20 pounds shall be permitted on the Condominium Property. The Association shall be authorized to make and amend from time to time rules and regulations concerning pets, including but not limited to, the number of pets kept in any unit, the type, size, and breed of pet allowed on the Condominium Property; and to take such measures as are necessary to enforce such rules and regulations. No pet shall be permitted to become a nuisance to anyone in the condominium and the Association may adopt procedures for the removal of pets that become a nuisance.

ARTICLE XI. MAINTENANCE OF COMMUNITY INTERESTS

11.1.2 Lease. No Unit Owner may dispose of a unit or any interest therein by lease without approval of the Association except to a Unit Owner. No unit may be leased more often than once during any calendar year. Each lease term shall be not less than ninety two (92) days and not more than twelve (12) months. Renewals of existing leases must be reviewed and are subject to approval as provided in Section 11.2.2.2.

11.2.2.2 Lease. If the proposed transaction is a lease or a renewal of a lease, then within fifteen (15) days after receipt of such notice and information, the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President (or a Vice President), in recordable form, which shall be delivered to the lessee.

2. The foregoing Amendments to the Declaration of Condominium for Visions, A Condominium, were duly adopted by the owners of Visions Condominium at the annual meeting held on December 21, 1998.

3. All provisions of the Declaration of Condominium for Visions, A Condominium, are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 30 day of April, 1999.

WITNESSES:

Kim D. Harris
Witness signature

Kim D. Harris
Printed Name of Witness

Debra J. McSweeney
Witness signature

Debra J. McSweeney
Printed Name of Witness

Kim D. Harris
Witness signature

Kim D. Harris
Printed Name of Witness

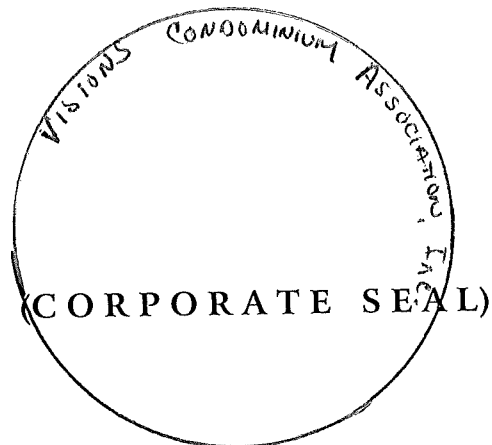
Debra J. McSweeney
Witness signature

Debra J. McSweeney
Printed Name of Witness

Visions Condominium Association, Inc.

By: Ann Farina
ANN FARINA, President

By: [Signature]
JAMES ZAHARAKO, Secretary



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30 day of April, 1999, by ANN FARINA, President and JAMES ZAHARAKO, Secretary, who are personally known to me [☒ or [] who have produced identification [Type of Identification: _____].

SEAL



Signature

Printed Name

CERTIFICATE

Visions Condominium Association, Inc., by its duly authorized officers, hereby certifies that the Amendments to the Declaration of Condominium, copies of which are attached with this Certificate, were duly adopted by the owners at the annual meeting held on December 21, 1998.

EXECUTED this 30 day of April, 1999

WITNESSES:

Visions Condominium Association, Inc.

Kim N. Harris
Witness signature

By: Ann Farina
ANN FARINA, President

Kim N. Harris
Printed Name of Witness

Debra J. McSweeney
Witness signature

Debra J. McSween

Printed Name of Witness

Kim A. Hearn

Witness Signature

Kim A. Hearn

Printed Name of Witness

Debra J. McSween

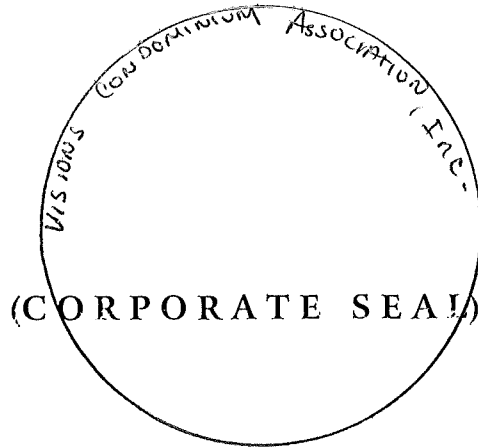
Witness signature

Debra J. McSween

Printed Name of Witness

By:

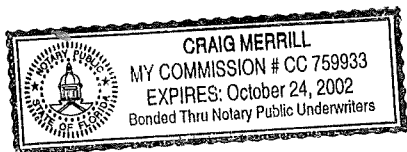
JAMES ZAHARAKO, Secretary



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30 day of April, 1999 by ANN FARINA, President and JAMES ZAHARAKO, Secretary [☒] who are personally known to me or [☐] who have produced identification [Type of Identification: _____].

SEAL



Signature

Printed Name

RESOLUTION

WHEREAS, on or about October 12, 1994, the developer of The Visions condominium, Visions of North Hutchinson Island Inc., executed the first amendment to the declaration of condominium, which allows the Developer to construct cabanas which shall constitute limited common elements; and,

WHEREAS, Article XIX, Section 19.2.1 of the declaration of condominium provides that an amendment to the declaration may be by approval of not less than a majority of the votes of the entire membership of the Board of Directors and by not less than two thirds (2/3) of the votes of the entire membership of the Association; and,

WHEREAS, that first amendment to the declaration was joined and consented to by at least two thirds (2/3) of the votes of the entire membership of the Association, as required by Article XIX, Section 19.2.1 of the declaration of condominium; and,

WHEREAS, the first amendment to the declaration was approved by at least a majority of the board of directors, at a duly called board meeting on March 16, 1995, as required by Article XIX, Section 19.2.1 of the declaration;

IT IS THEREFORE the determination of the board of directors of the Visions Condominium Association, Inc. to certify that the first amendment to the declaration of condominium for Visions, was sufficiently approved by at least two thirds (2/3) of the votes of the entire membership of the Association as shown by the joinder and consents executed by the unit owners and attached to the first amendment as recorded, and by at least a majority of the board of directors in accordance with Article XIX, Section 19.2.1 of the declaration of condominium.

Record and Return to:
Wackeen, Cornett & Googe, P.A.
Post Office Box 66
Stuart, FL 34995

This resolution is adopted by a vote of the Board of Directors of Visions Condominium Association, Inc. at a duly called meeting of the board held on 16th day of MARCH, 1995.

Witnesses:

Mildred J. Myers
MILDRED J. MYERS

Kathleen G. Burns
KATHLEEN G. BURNS

Mildred J. Myers
MILDRED J. MYERS

Kathleen G. Burns
KATHLEEN G. BURNS

VISIONS CONDOMINIUM ASSOCIATION, INC.

By Don W. Proctor

print name: DON W. PROCTOR

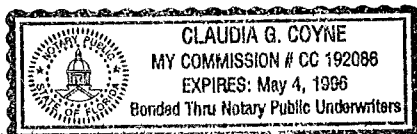
By Anna Farina

print name: ANNA FARINA

CORPORATE SEAL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

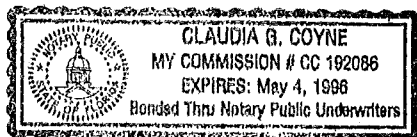
The foregoing instrument was acknowledged before me on April 19, 1995, by Don W. Proctor as President of Visions Condominium Association, Inc., Inc., who is personally known to notary or produced as identification and who did [] or [X] did not take an oath.



STATE OF FLORIDA
COUNTY OF ST. LUCIE

Claudia G. Coyne
Notary Public CLAUDIA G. COYNE
notary stamp:

The foregoing instrument was acknowledged before me on April 19, 1995, by Anna Farina as Secretary/Treasurer of Visions Condominium Association, Inc., who is personally known to notary or produced as identification and who did [] or [X] did not take an oath.



Claudia G. Coyne
Notary Public CLAUDIA G. COYNE
notary stamp:

CERTIFICATE

Visions Condominium Association, Inc. by its duly authorized officers, hereby certifies that a Resolution, a copy of which is attached hereto, was duly and regularly adopted and passed by vote sufficient for approval by the Board of Directors of Visions Condominium Association, Inc.

EXECUTED on this 19th day of APRIL, 1995.

Witnesses:

Mildred J. Myers
MILDRED J. MYERS
Kathleen G. Burns
Kathleen G. Burns

Mildred J. Myers
MILDRED J. MYERS
Kathleen G. Burns
KATHLEEN G. BURNS

VISIONS CONDOMINIUM ASSOCIATION, INC.

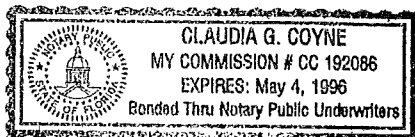
By Don W. Proctor
print name: DON W. PROCTOR

By Anna Farina
print name: ANNA FARINA

CORPORATE SEAL:

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me on April 19, 1995, by Don W. Proctor as President of Visions Condominium Association, Inc., Inc., who is personally known to notary or produced _____ as identification and who did [] or [X] did not take an oath.



Claudia G. Coyne
Notary Public CLAUDIA G. COYNE
notary stamp:

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me on April 19, 1995, by Anna Farina as Secretary/Treasurer of Visions Condominium Association, Inc., who is personally known to notary or produced _____ as identification and who did [] or [X] did not take an oath.

Claudia G. Coyne
Notary Public CLAUDIA G. COYNE
notary stamp:

Record and Return to:
Deborah L. Ross, Esquire
Wackeen, Cornett & Googe, P.A.
Post Office Box 66
Stuart, Fl 34995

