

Prepared by and return to:
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(Space above reserved for recording)

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR OPUS 21 TOWNHOUSE-CONDOMINIUM, ARTICLES OF INCORPORATION OF
THE OPUS 21 HOMEOWNERS ASSOCIATION, INC. AND BY-LAWS OF OPUS 21
HOMEOWNERS ASSOCIATION, INC., WHICH ARE ATTACHED AS EXHIBITS**

WHEREAS, the Declaration of Condominium for Opus 21 Townhouse-Condominium ("Declaration") was recorded in Official Record Book 1970, at Page 858, Public Records of Brevard County, Florida;

WHEREAS, the Articles of Incorporation of the Opus 21 Homeowners Association, Inc. ("Articles") were recorded in Official Record Book 1970, at Page 893, Public Records of Brevard County, Florida;

WHEREAS, the By-Laws of the Opus 21 Homeowners Association, Inc. ("By-Laws") were recorded in Official Record Book 1970, at page 904, Public Records of Brevard County, Florida;

WHEREAS, Article XVI, Section (B)(3) of the Declaration provides that the Declaration may be amended by the written consent of not less than 2/3 of the members of the Association;

WHEREAS, Article 12.2(d) of the Articles provide that the Articles may be amended by the written consent of not less than 75% of the entire membership of the Association;

WHEREAS, Article XVI, Section 14.2(c) of the By-laws provides that the By-laws may be amended by the written consent of not less than 2/3 of the members of the Association;

WHEREAS, on December 12, 2015, not less than 2/3 of the members of the Association approved of the amendments to the Declaration in the particulars as set forth in Exhibit "1";

WHEREAS, on December 12, 2015, not less than 75% of the entire membership of the Association approved of the amendments to the Articles in the particulars as set forth in Exhibit "2";

WHEREAS, on December 12, 2015, not less than 2/3 of the voting interest of the members of the Association approved of the amendments to the By-Laws in the particulars as set forth in Exhibit "3";

WHEREAS, this Certificate of Amendment to the Declaration, Articles and By-laws, together with Exhibits "1", "2" and "3" shall be recorded in the Public Records of Brevard County, Florida.

NOW THEREFORE, the Declaration, Articles and By-laws shall be amended in the particulars as stated in Exhibits "1", "2" and "3" attached hereto; the amendment shall run with the real property known as Opus 21 Townhouse-Condominium and shall be binding on the all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration, Articles and By-laws shall remain unchanged and in full force and effect.

**CERTIFICATE OF ADOPTION OF AMENDMENTS TO THE DECLARATION,
ARTICLES AND BY-LAWS**

I HEREBY CERTIFY that the amendments attached to this Certificate have been approved by the written consent and/or vote required by the Declaration, Articles and By-laws.

DATED this 12 day of December, 2015.

Signed: _____

Title: _____

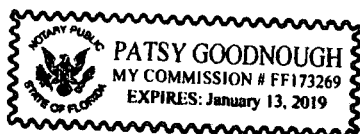
Joseph Mundy
PRESIDENT

STATE OF FLORIDA)

COUNTY OF Brevard) ss.:
)

I HEREBY CERTIFY that on the 12th day of December, 2015, before me personally appeared Joseph Mundy as President of the Opus 21 Homeowner's Association, Inc., who is personally known to me or produced _____ as identification, and who did not take an oath and who executed the aforesaid Certification as his/her free act and deed as such duly authorized officer.

WITNESS my signature and official seal, in the County of Brevard, State of Florida the day and year last aforesaid.



Signed: _____

Commission Expires: _____

Patsy Goodnough
January 13, 2019

NOTARY PUBLIC SEAL

Exhibit "1"AMENDMENTS TO THE DECLARATION CONDOMINIUM FOR OPUS 21
TOWNHOUSE-CONDOMINIUM

This Amendment supplements the Declaration of Condominium for Opus 21 Townhouse-Condominium ("Declaration") as amended and recorded in Book 1970, at Page 858 of the Public Records of Brevard County, Florida.

Declaration, Article XVI Amendments:

XVI, 2. The proposed amendment shall be presented to the members of the Association for their consideration at a meeting of the members. The President shall call a meeting for consideration of the proposed amendment and the Secretary or licensed manager of the Association shall notify the members of the time and place of the meeting within (10) days after the Board of Directors has adopted a resolution proposing an amendment, or the President has received written notice that the members have proposed an amendment, as hereinafter provided, and said meeting shall be held within (30) days from the date of the notice.

Exhibit "2"AMENDMENTS TO THE ARTICLES OF INCORPORATION FOR THE OPUS 21
HOMEOWNERS ASSOCIATION, INC.

This Amendment supplements the Articles of Incorporation for the Opus 21 Homeowners Association, Inc., as amended and recorded in Book 1970, at Page 904 of the Public Records of Brevard County, Florida.

Articles of Incorporation, Article XII Amendments:

12.2(b). Upon any amendment being proposed by said Board of Directors or members, such proposed amendment shall be transmitted to the President of the Association who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment and it shall be the duty of the Secretary or licensed manager of the Association to give to each member written or printed notice of such meeting stating the time and place of the meeting and reciting the proposed amendment in reasonably detailed form, which notice shall be mailed, electronically sent, or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such special meeting. ~~If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears on the records of the Association, and postage thereon prepaid.~~ Notice shall be deemed to have been properly given when electronically sent, addressed to the member at his or her email address as it appears in the records of the Association, or if mailed, when deposited in the United States mail, addressed to the member at his or her post office address as it appears in the records of the Association, postage thereon prepaid.

Exhibit "3"
AMENDMENTS TO THE BY-LAWS
FOR OPUS 21 HOMEOWNERS ASSOCIATION, INC.

This Amendment supplements Section 3 of the By-Laws for the Opus 21 Homeowners Association, Inc., as amended and recorded in Book 1970, at Page 904 of the Public Records of Brevard County, Florida.

By-Laws, Article III:

Section 3.1 Annual Meeting. The annual meeting of members shall be held at a place specified in the notice of the meeting at ~~2:00 o'clock P.M. on the second Saturday in December a time and place suitable to the members before the end~~ of each year for the purpose of electing Directors and for transacting any other business authorized to be transacted by the members. ~~provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding Saturday.~~

Section 3.3 Notices. Notices of all meetings of members, regular or special, shall be given by the Secretary of the Association or assigned to a licensed manager in accordance with the call for that meeting to each member of the Association. The notice shall be written or printed and shall set the time and place of and the object for which the meeting has been called. Such notice shall be posted at conspicuous places on the Condominium property at least fourteen (14) days prior to the date of said meeting. In addition to posting said notice, each member shall be given such written or printed notice not less than fourteen (14) days prior to such meeting. Unless waived in writing by a member, such notice shall be sent by certified electronic mail, U.S. mail or hand delivered to each member at the post office address of the member as it appears on the records of the Association. Any member may, by written waiver of notice signed by such member, waive such notice, and said waiver may be made through proxy of the member. All such waivers of notice shall be filed in the records of the Association.

Section 14.2(b). The proposed amendment shall be presented to the members of the Association for their consideration at a meeting of the members. The President shall call a meeting for consideration of the proposed amendment and the Secretary or licensed manager of the Association shall notify the members of the time and place of the meeting within ten (10) days after the Board has adopted a resolution proposing an amendment or President has received written notice that the members have proposed an amendment, as hereinafter provided, and said meeting shall be held within thirty (30) days from the date of the notice.