

This instrument was prepared by:
Alan Schwartzseid, Esq.
KAYE BENDER REMBAUM, P.L.
855 East S.R. 434, Suite 2209
Winter Springs, Florida 32708

**CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OF OCEAN PARK SOUTH;
THE BY-LAWS AND THE ARTICLES OF INCORPORATION
OF
OCEAN PARK OWNERS' ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT is executed by the undersigned officers of Ocean Park Owners' Association, Inc., (the "Association"), the corporation in charge of the operation and control of Ocean Park South, a Condominium, located in Brevard County, Florida, according to the Declaration of Condominium of Ocean Park South, a Condominium, recorded in the Official Records of Brevard County, Florida, at Official Records Book 1907, beginning at Page 376. The undersigned hereby certify that the attached amendments to the Declaration of Condominium, the By-Laws of the Association, and the Articles of Incorporation of the Association were approved in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 7 day of January, 2026, at Cape Canaveral, Brevard County, Florida.

WITNESS 1:

**OCEAN PARK OWNERS'
ASSOCIATION, INC.**

By: Phyllis Farmer
Name: Phyllis Farmer
Address: 311 Taylor Ave Co2
CAPE CANAVERAL, FL
32920

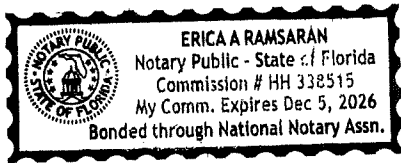
By: Carol Berg
Name: Carol Berg, its President

WITNESS 2:

By: Richard B. Picard
Name: RICHARD B. PICARD
Address: 8 PINECREST DR
ELIST, ME 03903

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 7 day of January, 2026, by Carol Berg, as President, for Ocean Park Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced as identification and did take an oath.



By: *Erica Ramsaran*
 NOTARY PUBLIC - STATE OF FLORIDA
 Name: ERICA Ramsaran
 Commission Expires: 12-5-2026

Notary Seal

WITNESS 1:

OCEAN PARK OWNERS' ASSOCIATION, INC.

By: *Phyllis Farmer*
 Name: Phyllis Farmer
 Address: 311 TRYON AVE G2
CAPE CANAVERAL, FL 32920

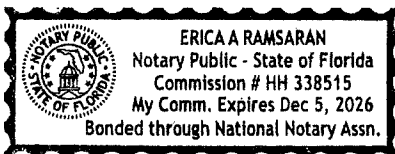
By: *Susan Braithwaite*
 Name: Susan Braithwaite its Secretary

WITNESS 2:

By: *Richard R. Picard*
 Name: RICHARD R. PICARD
 Address: 8 PINELIST DR
ELIOT, ME 05903

STATE OF FLORIDA
 COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 7 day of January, 2026, by Susan Braithwaite, as Secretary, for Ocean Park Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced as identification and did take an oath.



By: *Erica Ramsaran*
 NOTARY PUBLIC - STATE OF FLORIDA
 Name: ERICA Ramsaran
 Commission Expires: 12-5-2026

Notary Seal

EXHIBIT A

AMENDMENTS TO DECLARATION OF CONDOMINIUM OF OCEAN PARK CONDOMINIUM SOUTH AND TO BY-LAWS OF OCEAN PARK OWNERS' ASSOCIATION, INC.

(additions are indicated by underlining, deletions are indicated by ~~striketrough~~, and omitted but unaltered provisions are indicated by ellipses)

1. To remove the Developer's authorization to appoint members of the Board of Administration and to provide that the number of members of the Board of Administration is as provided by the By-Laws, Section 8 of the DECLARATION OF CONDOMINIUM OF OCEAN PARK SOUTH (the "Declaration") has been deleted and replaced as follows:

Substantial rewording. See provision for present text.

8. BOARD OF ADMINISTRATION

The Board of Administration shall have all of the powers to direct the affairs of the Association as provided by this Declaration, the Articles of Incorporation, the By-Laws, and Florida Statutes. The members of the Board of Administration shall be elected by and shall have such number as provided for by the By-Laws of the Association.

2. To reduce the required percentage of votes by Owners for amendment of the Declaration and to provide for correction of scriveners' errors or changes as mandated by mortgage lenders, changes to Section 16 of the Declaration are as follows:

16. THIS DECLARATION MAY BE AMENDED AS FOLLOWS:

~~1. So long as the Developer is entitled to elect a majority of the Board Members, the Developer reserves the right to amend this Declaration without the consent of any owner, subject to the limitations hereinafter stated.~~

~~2.~~ 1. After the Developer has turned control of the Association over to the condominium owners, This Declaration may be amended by the approval in writing of at least forty-six (46) of the owners of condominiums or by the affirmative vote of at least a majority forty-six (46) of the condominium voting interests represented by the Unit Owners present in person or by proxy at a duly called meeting of the condominium owners (Members) in accordance with the By-Laws. Limited proxies may be used for both quorum and voting purposes on such amendments or other membership issues but not for election purposes.

~~sent to condominium owners to be counted at a specified meeting with prior notice mailed to all owners informing them of the time and meeting place not returned with the identified unit and name along with original signature and delivered with a postmark and submitted before the conclusion of the count at the meeting will be considered an affirmative vote. No exceptions. Each amendment hereto shall be executed with the formality required for execution of Deeds and each such amendment shall become effective upon its recordation in the Public Records of Brevard County, Florida, unless the amendment shall provide for a later effective date.~~

~~3.~~ 2. No amendment shall change the configuration or size of any apartment in any material fashion, materially alter, change or modify the appurtenances to any apartment or change the percentage by which the owner of any apartment shares the common expenses and owns an undivided interest in the common elements, including the common surplus, unless the record owner of such apartment shall join in the amendment.

~~4.~~ 3. The designation of the agent for service of process on the Association named in the Articles of Incorporation of the Association may be changed from time to time by action of the Board and such change shall not constitute an amendment to this Declaration. Such change or designation of the agent for service of process shall be accomplished by execution of a document as provided by the Florida Department of State for such purposes ~~with formality required for execution of a deed and it shall thereafter be filed with the Department of State recorded in the Public Records of Brevard County, Florida and such change shall become effective on such recording.~~

~~5.~~ 4. Correction of scrivener's errors herein, if any, or changes to the provisions of this Declaration which might be required by the Federal National Mortgage Association, Federal Home Mortgage Loan Corporation, Department of Veterans Affairs, Department of Housing and Urban Development, Fair Housing Administration (respectively, "FNMA", "FHMLC", "VA", "HUD", "FHA"), or other institutional lenders or mortgage guarantors, as necessary to permit continued mortgage financing for Owners or purchasers of Apartments in the Condominium may be accomplished by action of the Board without the consent of any apartment the Owners not a member of the Board and such document correcting any scrivener's errors or lender-required amendments shall be executed and recorded in the same manner as provided in the foregoing paragraphs.

3. *To reduce the number of Owners which must be present either in person or by proxy at any membership meeting in order to attain quorum, changes to Section 2, Paragraph B, of the BY-LAWS OF OCEAN PARK OWNERS' ASSOCIATION, (the "By-Laws") are as follows:*

...

B. A quorum for all meetings of members of the Association shall consist of that number of members entitled to cast a majority twenty percent (20%) of the votes of the entire membership of the Association.

...

4. To clarify the number of the members of the Board of Administration and to provide for a change to that number by the Board of Administration so that quorum of the Board of Administration may be maintained, changes to Section 4 of the Bylaws are as follows:

The Board of Administration shall initially consist of three (3) up to five (5) members. After the individual condominium unit owners shall become eligible to elect, and shall have elected, a majority of the members of the Board, as provided in the Declaration, ~~the number of the members of the Board may be increased~~ changed between three (3) up to five (5) members by Act of the Board at a meeting of the Board to occur before the annual meeting of the Members based upon the number of Unit Owners seeking election in order to maintain quorum for Board of Administration meetings to a number not to exceed five (5) and in that event, the new members of the Board of Administration who the individual condominium unit owners are entitled to elect shall be elected by them at a special meeting of the members, to be called by the Board, and the Developer shall name and designate such additional board members as the Developer may be entitled to designate and name at that time, if any.

5. To reduce the required percentage of votes by Owners for amendment of the By-Laws, Section 8 of the By-Laws has been deleted and replaced as follows:

Substantial rewording. See provision for present text.

8. AMENDMENTS TO BY-LAWS

An amendment to these By-Laws may be proposed by the Board of Administration acting upon a motion by any member of the Board of Administration, duly seconded and passed by at least a majority of the members of the Board of Administration, or by written initiative of at least twenty percent (20%) of the Unit Owners having presented the proposed amendment to the Board of Administration, which approves such amendment by at least a majority of the members of the Board of Administration.

Thereafter, the proposed amendment shall be presented to the entire membership of the Association for approval at a duly called meeting of the Members subject to such notice requirements as set forth in Section 718.110, Florida Statutes. At said meeting, the proposed amendment must be approved by the affirmative vote of not less than a majority of the voting interests represented by the Unit Owners present in person or by proxy, provided quorum for the meeting has been attained. If approved, the Board of Administration shall record a copy of the amendment under a certificate of recording amendment in the Public Records of Brevard County, Florida. An amendment will be effective as of the date of recording.

Correction of scrivener's errors herein, if any, or changes to the provisions of this Declaration which might be required by FNMA, FHMLC, VA, HUD, FHA, or other institutional lenders necessary to permit continued mortgage financing for Owners or purchasers of Apartments in the Condominium may be accomplished by action of the Board without the consent of the Owners and such document correcting any scrivener's errors or lender-required amendments shall be executed and recorded in the same manner as provided in the foregoing paragraph.

**AMENDMENTS
TO
ARTICLES OF INCORPORATION OF OCEAN PARK OWNERS' ASSOCIATION, INC.**

(additions are indicated by underlining, deletions are indicated by ~~striketrough~~, and omitted but unaltered provisions are indicated by ellipses)

6. *To remove the Developer's authorization to appoint members of the Board of Administration, Article IV, Section 5 of the Articles of Incorporation of Ocean Park Owners' Association, Inc. (the "Articles") is deleted in its entirety.*

7. *To eliminate potential conflict in the number of members of the Board of Administration between the Articles and the By-Laws, changes to Article VIII of the Articles are as follows:*

The affairs of the Corporation shall be managed by the Board of Administration. ~~The first Board of Administration of the Corporation shall consist of three (3) members as named herein.~~ The number of members of succeeding the Boards of Administration shall be as provided from time to time by the By-Laws of the Corporation. The members of the Board of Administration shall be elected by the members of the Corporation at the annual meeting of the membership as provided by the By-Laws of the Corporation, and each member of the Board of Administration shall be a member of the Corporation or shall be an authorized representative of a member corporation or of any legal entity which is an owner member. The members of the Board of Administration ~~named in these Articles~~ will serve until their successors have been elected and qualified ~~and so long as the Developer is entitled to elect shall be elected by the Board of Directors of the Developer.~~

8. *To provide that amendments to By-Laws shall be as provided by the By-Laws, changes to Article XIII of the Articles are as follows:*

The original By-Laws of the Corporation ~~shall be~~ were adopted by the Board of Administration, and thereafter such By-Laws may be altered or rescinded by a ~~two-third (2/3)~~ vote of the Members in the manner set forth in the By-Laws.

9. To reduce the required percentage of votes by Owners for amendment of the Articles, Article XV of the Articles has been deleted and replaced as follows:

Substantial rewording. See provision for present text.

ARTICLE XV

An amendment to these Articles of Incorporation may be proposed by the Board of Administration acting upon a motion by any member of the Board of Administration, duly seconded and passed by at least a majority of the members of the Board of Administration, or by written initiative of at least twenty percent (20%) of the Unit Owners having presented the proposed amendment to the Board of Administration, which approves such amendment by at least a majority of the members of the Board of Administration.

Thereafter, the proposed amendment shall be presented to the entire membership of the Association for approval at a duly called meeting of the Members subject to such notice requirements as set forth in Section 718.110, Florida Statutes. At said meeting, the proposed amendment must be approved by the affirmative vote of not less than a majority of the voting interests represented by the Unit Owners present in person or by proxy, provided quorum for the meeting has been attained. If approved, the Board of Administration shall execute the documents required by the Florida Department of State and both file the amendment with the Department of State and record a copy of the amendment under a certificate of recording amendment in the Public Records of Brevard County, Florida. Such amendment will be effective as of the date provided within the amendment or upon filing with the Department of State.