

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012028273 2 PGS
2012 MAR 06 08:41 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1475448

Rec. 18.50

This instrument prepared by
and return to:

Scott E. Gordon, Esq.
Lutz, Bobo, Telfair, Eastman, Gabel & Lee
2 N. Tamiami Trail, Suite 500
Sarasota, FL 34236



CERTIFICATION OF AMENDMENTS TO BYLAWS

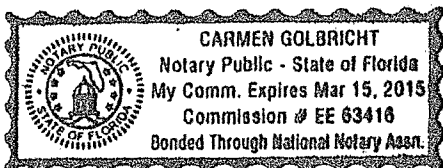
NOW COMES, Richard Seitz, the President, and Arthur Nelson, the Secretary of Country Club Estates Cooperative, Inc. (the "Association"), who hereby certify and/or attest that the amendments to the Association's Bylaws that are hereby attached hereto as Exhibit "A", were adopted and approved by more than the required number of the Association's members at the duly called and noticed annual meeting of the Association on February 18, 2012.

Richard Seitz
Richard Seitz, President

Arthur Nelson
Arthur Nelson, Secretary

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 29 day of February, 2012, by Richard Seitz, as President, and Arthur Nelson, as Secretary for Country Club Estates Cooperative, Inc., who have produced _____ as identification.



Carmen Golbricht
Notary Public

Carmen Golbricht
Print Name of Notary Public
My Commission Expires: 3-15-2015

4.2 Election, Removal and Resignation of Directors.

(b) (i) A search committee of three (3) members, one of whom shall be a Director, shall be appointed by the Board of Directors not less than sixty (60) days prior to the annual meeting of membership.

(ii) Not less than 60 days before a scheduled election, the association shall mail, deliver, or transmit, whether by separate association mailing, delivery, or electronic transmission or included in another association mailing, delivery, or electronic transmission, including regularly published newsletters, to each unit owner entitled to vote, a first notice of the date of the election. Any unit owner or other eligible person desiring to be a candidate for the board of administration shall give written notice to the association not less than 40 days before a scheduled election.

(iii) Together with the written notice and agenda as set forth in this section, the association shall mail, deliver, or electronically transmit a second notice of election to all unit owners entitled to vote therein, together with a ballot which shall list all candidates. Upon request of a candidate, the association shall include an information sheet, no larger than 8¹/₂ inches by 11 inches, which must be furnished by the candidate not less than 35 days prior to the election, to be included with the mailing, delivery, or electronic transmission of the ballot, with the costs of mailing, delivery, or transmission and copying to be borne by the association. The association has no liability for the contents of the information sheets provided by the candidates.

4.2 (c) The election shall be by ballot or voting machine and by plurality of votes cast (unless dispensed with by unanimous consent), each person voting being entitled to cast a vote for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

4.2 (d) Directors may be removed from office pursuant to the requirements and procedures set forth in the Florida Statute 719.106, (as amended from time to time).

4.2 (e) If the office of any Director becomes vacant by reason of death, resignation, retirement, disqualification or removal from office, a majority of the remaining Directors, though not less than a quorum, shall choose a successor who shall hold office for the balance of the unexpired term of office of the Director he replaces.

4.2 (f) Any Director may resign at any time by sending written notice of such resignation to the office of the corporation. Upon such time as a director no longer is the owner of any membership certificate in the Corporation or the designated voter of any current holder of a membership certificate in the Corporation, he or she shall automatically resign from the Board of Directors.

4.3 Terms of Directors.

(a) The term of the Board of Directors shall be for a period of (3) three year staggered terms.



RECORD: \$10.00
Prepared by and return to:
Scott E. Gordon, Esq.
Lutz, Bobo & Telfair, P.A.
2 N. Tamiami Trail, Suite 500
Sarasota, FL 34236

CERTIFICATION

NOW COMES, Robert A Conover, the President, and Billy Jo Stein, the Secretary of Country Club Estates Cooperative, Inc. (the "Association"), who hereby certify and/or attest that votes were taken at a duly-called meeting of the Association's unit owners on February 21, 2015, and that out of 502 total voting interests, 377 voted to forego the retrofitting of the common areas and/or units with a fire sprinkler system and 377 voted to forego the retrofitting of the common areas and/or units with handrails and guardrails.

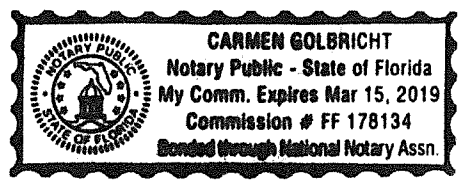
This certification is being recorded in the Public Records in and for Sarasota County, Florida, pursuant to Florida Statutes Sections 719.1055(5) and 719.0155(6), to confirm and evidence that more than a majority of all voting interests voted to forego retrofitting of fire sprinkler systems and more than two-thirds of all voting interests voted to forego retrofitting of handrails and guardrails.

Robert A Conover
Robert A Conover, President

Billy Jo Stein
Billy Jo Stein, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25th day of February, 2016, by _____ as President, and _____ as Secretary for Country Club Estates Cooperative, Inc., who have produced personally known as identification.



Carmen Golbricht
Notary Public
Carmen Golbricht
Print Name of Notary Public
My Commission Expires: Mar 15, 2019

Rec-18.50

CERTIFICATE OF AMENDMENT OF THE BYLAWS



I, the undersigned, being the Secretary of the Board of Directors of Country Club Estates Cooperative, Inc., a Florida not-for-profit corporation, do hereby certify that at a meeting of the membership duly called upon notice, and held on February 18, 2017, the following amendment to the Bylaws was adopted by the required vote of the members, and this amendment will take effect as of the date of the recording of this Certificate in the Public Records in and for Sarasota County, Florida.

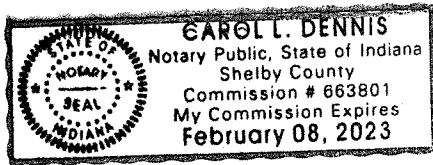
SEE ATTACHED EXHIBIT "A"

COUNTRY CLUB ESTATES COOPERATIVE,
INC., a Florida not-for-profit corporation

By: Billy Jo Stein
Print Name: Billy Jo Stein
As its Secretary

STATE OF Indiana
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 25th day of May, 2017, by Billy Jo Stein, as Secretary of the Board of Directors of Country Club Estates Cooperative, Inc., a Florida not-for-profit corporation, who has produced Drivers License as identification.



Carol L. Dennis
Notary Public
Carol
Carol L. Dennis
Print Name of Notary Public
My Commission Expires: 02-08-23

RET TO: Lutz, Bono & Telfair, P.A.
2 N. Tamiami Trail, Suite 500
Sarasota, FL 34236

BYLAWS OF COUNTRY CLUB ESTATES COOPERATIVE, INC.
A FLORIDA NON-PROFIT CORPORATION

ARTICLE VII. CORPORATE FUNDS

7.3 (d) The cost of communication services as defined in Chapter 202 of the Florida Statutes, information services, or internet services obtained pursuant to a bulk contract entered into by the Board of Directors and approved by a majority of the members present in person or by proxy at a duly called meeting of the Corporation is a common expense unless otherwise prohibited by applicable Florida law. Any such bulk contract shall be for a term of not less than two years and may be cancelled in the same manner as contracts for community antenna systems or duly franchised cable television services pursuant to Florida Statute Section 719.107(1)(b)1. In addition, any such bulk contract shall contain the provisions applicable to hearing impaired or legally blind unit owners who do not occupy the unit with a nonhearing impaired or sighted person pursuant to Florida Statute Section 719.107(1)(b)2 and the provisions of F.S. Section 719.107(1)(b)2 shall govern the unit owners' sharing of the expenses of any such bulk contract as well as the manner of enforcement of payment of said expenses.

EXHIBIT "A"

CERTIFICATE OF AMENDMENT OF THE MASTER FORM PROPRIETARY LEASE

I, the undersigned, being the Secretary of the Board of Directors of Country Club Estates Cooperative, Inc., a Florida not-for-profit corporation, do hereby certify that at the annual meeting of the membership duly called upon notice, and held on 21st day of February, 2015, the following amendments to the Master Form Proprietary Lease were adopted by the required vote of the members, and these amendments are in effect as of the date of the recording of the Certificate in the Public Records in and for Sarasota County, Florida:

SEE ATTACHED EXHIBIT "A"

COUNTRY CLUB ESTATES COOPERATIVE, INC.,
a Florida not-for-profit corporation

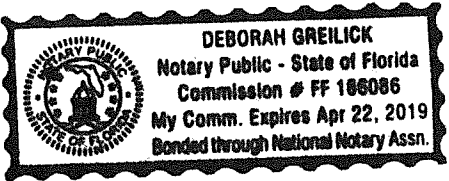
By: Harriet McMorran
Print Name: Harriet McMorran
As its Secretary

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 22 day of December, 2015, by Harriet McMorran, as Secretary of the Board of Directors of Country Club Estates Cooperative, Inc., who has ~~produced~~ is personally known ~~as identification.~~

Deborah Grelick
Notary Public

Deborah Grelick
Print Name of Notary Public
My Commission Expires:



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016001282 5 PG(S)
January 06, 2016 09:21:45 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



WCT TO: Lutz, Bobo & Telfair, P.A.
2 N. Tamiami Trail, Suite 500
Sarasota, FL 34236

COUNTRY CLUB ESTATES COOPERATIVE, INC.

Description of the Recreational & Other Facilities

Country Club Estates has a Clubhouse and an Activity Building, laundry facilities, swimming pool, spa, shuffleboard courts, bocce ball courts, pickle ball court and boat docks which are all available for the use by the Park residents. The maximum number of lots that will use these facilities at the present time is 509 which is the total number of lots within the Park. Park occupants and their guests may use the shared facilities in a careful and reasonable manner and must leave such facilities in a clean, neat and sanitary condition and must comply with the Park rules applicable thereto.

The Clubhouse Building is located at the east end of Club House Drive and consists of the following rooms:

The Clubhouse is approximately 8000 sq. feet with various meeting rooms, sewing room, kitchen, ladies & men's bathrooms and Main Hall.

The Activity Building is approximately 8,000 sq. feet with an Exercise Room, Craft Room, Game Room, Library, kitchen, ladies & men's bathrooms and Main Hall. A patio is located on the east side overlooking the lagoon.

The Laundry Building is located east of the Main Clubhouse and adjacent to the Shuffleboard Courts. It contains coin operated washers and dryers. The Building also serves as a storage facility for various activities.

The Swimming Pool is located adjacent to and on the west side of the Activity Building. It is 70 feet in length and 30 feet in width, with depths ranging from 3 feet to 6 feet.

The Spa is located adjacent to the swimming pool on its west side and has the capacity of 12 people.

There are 7 shuffleboard courts and equipment available for use by the residents and are located adjacent to the swimming pool and clubhouse. Guests under the age of 14 years may use these facilities when supervised by a parent or resident.

There are 7 Bocce Ball Courts and equipment available for use by the residents and are located adjacent to the Clubhouse and Swimming Pool. Guests under the age of 14 years may use these facilities when supervised by a parent or resident.

There is 1 Pickle Ball Court and equipment available for use by the residents and is located adjacent to the Clubhouse and Swimming Pool. Guests under the age of 14 years may use this facility when supervised by a parent or resident.

The Exercise Room is located in the Activity Building. Guests age of 14 and 15 years old may use this facility when supervised by a parent or resident. Guests under the age of 14 years may not use this facility.

There are 2 pool tables for resident use which are located in the Activity Building. Guests under the age of sixteen (16) may use the pool tables only when supervised by a parent or resident.

Located along the Intracoastal Waterway are 120 boat slips for the mooring of boats. These slips are available to be rented to CCE resident owners or tenants.

The Association facilities are available at all reasonable times, generally from 7:00 a.m. to 10:00 p.m., seven days a week. Availability of all the common recreational facilities and equipment is limited to normal circumstances. The Association may from time to time close facilities on a temporary basis for purposes of maintenance, repair, alteration, improvement or any other reasonable reason. The right to use the facilities and equipment described above does not extend to service and storage facilities contained in and related to the facilities mentioned above including heating, ventilating, air conditioning, electrical, pump, filtration, chlorination, and storage rooms or areas.

The maintenance and operation of the Park is the responsibility of the Office Manager who is under the supervision of the Board of Directors of the Association. Any problems which arise concerning the Park property should be directed to the attention of the Office Manager.

The City of Venice provides water to the Park. The responsibility for the water mains in the Park and up to and including the shut-off valves providing water to each lot is the responsibility of the Park. Water lines from the shut-off valves to the mobile home are the owner's responsibility.

Sewage disposal is provided by the City of Venice. Responsibility for sewer main lines within the Park are the Park's responsibility up to the ground connection of the

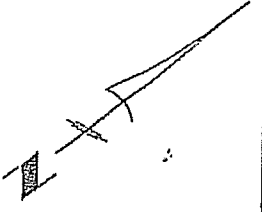
sewer main line to the mobile home sewer lateral lines. The in-ground connection and the lateral lines to and including the mobile home lines are the owner's responsibility.

Garbage and trash collection is provided by the City of Venice. Providing adequate containers (plastic bags) and making them available for pick up is the mobile home owner's responsibility. The times and conditions for such service are subject to change.

Bulk TV service is currently provided through Comcast Cable, but TV service may change any time upon the approval of the Board of Directors. Charges for all cable services are currently billed to the unit owner along with the City of Venice utility charges.

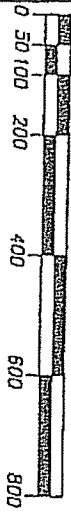
COUNTRY CLUB ESTATES

A RESIDENTIAL COOPERATIVE
VENICE, FLORIDA



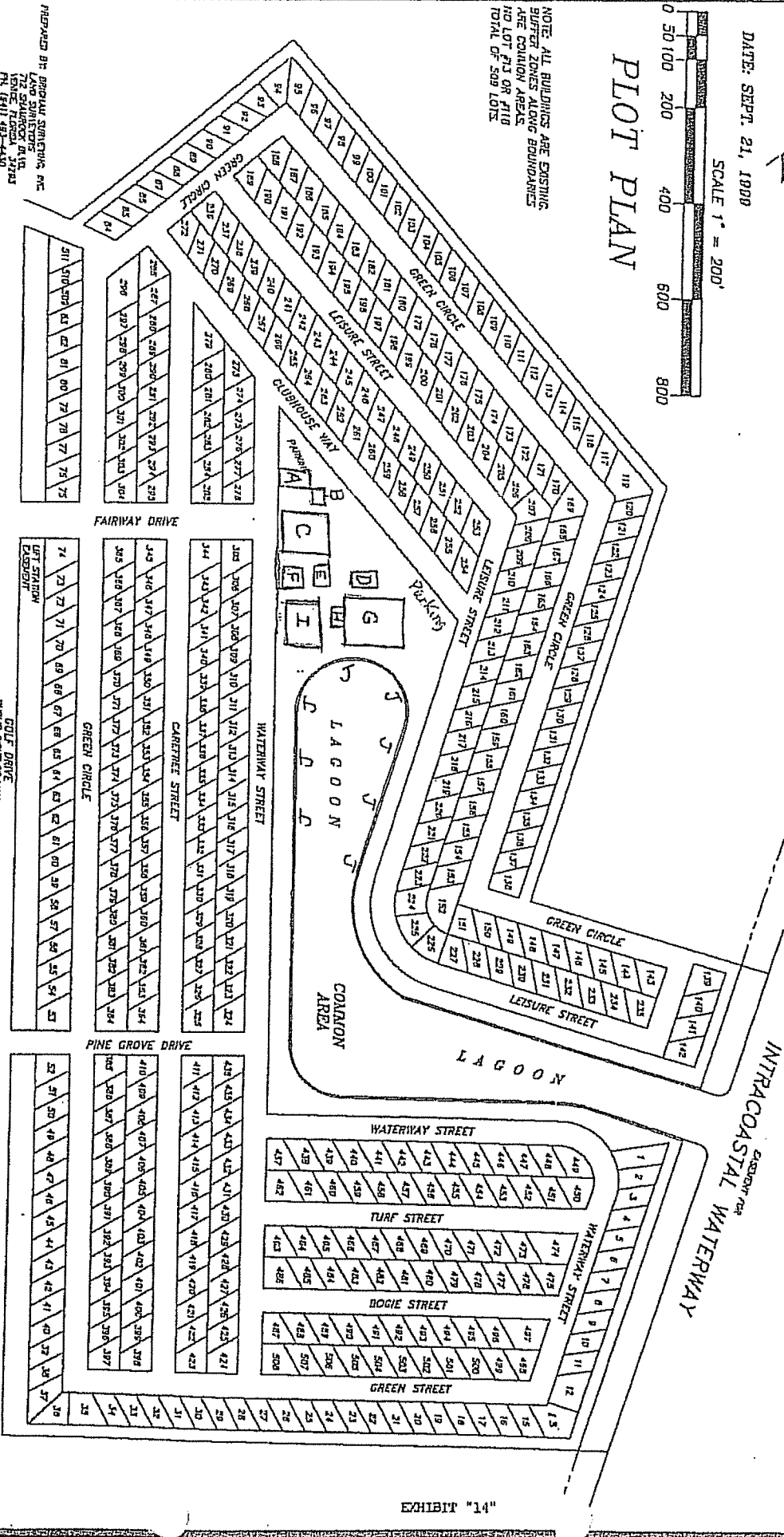
DATE: SEPT. 21, 1988

SCALE 1" = 200'



PLOT PLAN

NOTE: ALL BUILDINGS ARE EXISTING.
SUPPORT ZONES ALONG BOUNDARIES
ARE COMMON AREAS.
NO LOT #13 OR #110
TOTAL OF 509 LOTS.



PREPARED BY: BRYANT SURVEYING, INC.
1450 S.W. 11th St.
MIAMI, FLORIDA 33135
PH. (305) 453-4400

- A. Office
- B. Maintenance
- C. Clubhouse
- D. Pool
- E. Pickleball Court
- F. Bocce Ball Courts
- G. Activity Building
- H. Laundry
- I. Shuffleboard Courts
- J. 120 boat slips in Lagoon

EXHIBIT "14"