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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
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CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
BENEVA-CLARK PLAZA, A CONDOMINIUM
AND TO THE
ARTICLES OF INCORPORATION AND BY-LAWS OF
BENEVA-CLARK CONDOMINIUM ASSOCIATION, INC.

2000103869

THE UNDERSIGNED officers of Beneva-Clark Condominium Association, Inc., a not-for-profit corporation organized and existing to operate and maintain Beneva-Clark Plaza, a Condominium, according to the Declaration thereof as recorded in O.R. Book 1946, Page 0740 et seq., Public Records of Sarasota County, Florida, hereby certify that the following amendments to the Declaration of Condominium were adopted by seventy-five percent (75%) of the total membership of the Association at a special meeting held on February 24, 2000. The undersigned further certify that the following amendments to the Articles of Incorporation and By-laws of the corporation, which were recorded in O.R. Book, 1946, Page 0769 et seq., and O.R. Book 1946, Page 0779 et seq., respectively, of the Public Records of Sarasota County, Florida, were adopted by seventy-five percent (75%) of all unit owners at the same meeting. Finally, the undersigned certify that all amendments were duly proposed and adopted in accordance with the requirements of the condominium documents and Florida law.

ARTICLES OF INCORPORATION AMENDMENTS

Article II.
Purpose

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, the Condominium Act, Section 718.111, for the operation of BENEVA-CLARK PLAZA, CONDOMINIUM JACKSON HEWITT PLAZA, located upon the following lands in Sarasota County, to-wit:

SEE ATTACHED EXHIBIT "A"

The Association shall make no distribution of income to its members, directors or officers.

BY-LAWS AMENDMENTS

1. Identity - These are the Bylaws of BENEVA-CLARK PLAZA CONDOMINIUM ASSOCIATION, INC., called "Association" in these Bylaws, a corporation not for profit, under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on May 12, 1987. The Association has been organized for the purpose of administering a condominium pursuant to Chapter 718, Florida Statutes, called the "Condominium Act" in these Bylaws, which condominium is identified by the name of BENEVA-CLARK PLAZA

CONDOMINIUM JACKSON HEWITT PLAZA to be created on the following described lands:

SEE ATTACHED EXHIBIT "A"

- 1.1. The office of the Association shall be at P.O. Box 48961, Sarasota, Florida 33578.
- 1.2. The fiscal year of the Association shall be April 1st through March 1st.
- 1.3. The Seal of the Corporation shall bear the name of the corporation, the word "FLORIDA," the words "CORPORATION NOT FOR PROFIT" and the year of incorporation.

DECLARATION OF CONDOMINIUM AMENDMENTS

ARTICLE I DEDICATION.

BENEVA-CLARK CONDOMINIUM ASSOCIATION, INC. is the owner of the fee simple title to that certain property situate in the County of Sarasota, State of Florida, which property is more particularly described in Exhibit "A" attached hereto on which there is constructed BENEVA-CLARK PLAZA, A CONDOMINIUM, a commercial condominium project containing nineteen (19) condominium units and other appurtenant improvements. Developer hereby submits the above-described property and the improvements thereon to condominium ownership pursuant to Chapter 718, Florida Statutes, known as the Condominium Act, and hereby declares the same to be a condominium to be known and identified as ~~BENEVA-CLARK PLAZA, A CONDOMINIUM~~ JACKSON HEWITT PLAZA.

ARTICLE X USE RESTRICTIONS

N. The name of the plaza to be changed from BENEVA-CLARK PLAZA to JACKSON HEWITT PLAZA in exchange for fee of \$10,000.00. Said sum, plus plaza reserves, will be used to totally revamp the existing exterior plaza signs to allow equal and adequate space for all units (currently nineteen (19)) in number on both signs and on both sides of each unit. Multiple unit owners can combine their allotted unit space for a larger sign. The sign to be constructed will be substantially in the form of the attached Exhibit "B", with removable space divider bars to allow for multiple unit owners to elect a larger sign. Upon written request to the board, unit owners not desiring sign space on the two exterior signs can elect to rent their allotted space to other unit owners or tenants with Board approval. The board of directors shall have full and final say, by majority vote, as to size, wording, content, color or message of all exterior tenant signs to be constructed or installed now or in the future. Upon violation for failure to obtain written approval of the Board of Directors, the Board is empowered to remove the sign(s) at the unit owners expense.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, Daniel L. Prewett, and its corporate seal affixed this 3rd day of August, 2000.

Signed, sealed and delivered in the presence of:

BENEVA-CLARK CONDOMINIUM ASSOCIATION, INC., a Florida corporation

[Signature]
Witness

By: [Signature]
Daniel L. Prewett, President

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Daniel L. Prewett, President of BENEVA-CLARK CONDOMINIUM ASSOCIATION, INC., a Florida corporation, to me know to be the person described in and who executed the same as such corporate officer and as the act and deed of said corporation with full authority to do so.

WITNESS my hand and seal in the County and State last aforesaid this 3rd day of August, 2000.

My Commission Expires:

[Signature]
Notary Public

