

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT & GREENBERG, P.A.
1964 BAYSHORE BLVD., SUITE A
DUNEDIN, FLORIDA 34698

**NOTICE OF PRESERVATION OF THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CURLEW LANDING DOCK ASSOCIATION, INC.**

Pursuant to Florida Statute §720.3032, this notice constitutes a notice to preserve and protect covenants and restrictions from possible extinguishment under the Marketable Record Title Act, Chapter 712 of the Florida Statutes wherein Curlew Landings Dock Association, Inc. whose post office address is c/o Dana Windhorst, 2350 Bayshore Blvd., Dunedin, Florida 34698 and whose physical address is in Dunedin, Florida, adjacent to the Curlew Landings Subdivision in Dunedin, Florida located just south of Curlew Road on Alternate U.S. 19 at 2350 Bayshore Blvd. Dunedin, Florida 34698 files this notice, that the Declaration of Covenants, Conditions, Restrictions and Easements of Curlew Landings Docks recorded at O.R. Book 7500, Page 1225 et seq. of the Public Records of Pinellas County, Florida has been preserved for thirty (30) years from the filing date of this Notice to protect against the possible extinguishing effects of the Marketable Record Title Act, Chapter 712 of the Florida Statutes.

There is no Subdivision Plat specifically for Curlew Landings Docks; however, the property upon which the docks are located and the legal description of the land governed by Curlew Landings Docks Association, Inc. is attached hereto as Composite Exhibit "B" and this property is reserved for the use of the residents within the Subdivision Plats for Curlew Landings Unit 1; Curlew Landings Unit 2; Curlew Landings Unit 2 Lots 54 through 61 recorded at Plat Book 87, Page 19; Plat Book 103, Page 78 through 80; and Plat Book 127, Pages 94 through 97 respectively, which compose the community commonly referred to as Curlew Landings and the docks are affected and encumbered by the Declaration of Covenants, Conditions, Restrictions and Easements of Curlew Landings Docks recorded at O.R. Book 7500, Page 1225, all of the public records in and for Pinellas County, Florida.

The name, address and telephone number for the current community association management company is:

N/A

The Articles of Incorporation of Curlew Landings Dock Association, Inc. and any amendments to same and the By-Laws of Curlew Landings Dock Association, Inc. and any amendments to same, along with a Certificate of Authenticity, are attached hereto as Exhibit "A" and are incorporated herein by this reference.

Approval of the preservation of the Declaration of Covenants, Conditions, Restrictions and Easements of Curlew Landings Docks and the referenced amendments was by a 5 to 0 vote of the Board of Directors of Curlew Landings Dock Association, Inc. at a duly noticed and called Board meeting taking place on July 23, 2020 in favor of preservation of the above-referenced recorded documents to prevent their possible extinguishment under the Marketable Record Title Act.

The legal description affected by this Notice and a graphic depiction of the property is attached hereto as Composite Exhibit "B".

INSTRUCTIONS TO RECORDER: PLEASE INDEX BOTH THE LEGAL NAME OF THE ASSOCIATION, CURLEW LANDINGS DOCK ASSOCIATION, INC., AND THE NAME OF THE SUBDIVISION PLATS, CURLEW LANDINGS UNIT 1; CURLEW LANDINGS UNIT 2; and CURLEW LANDINGS UNIT 2 LOTS 54 THROUGH 61.

WITNESSES:

CURLEW LANDINGS DOCK ASSOCIATION, INC.

[Signature]
Witness Signature
James Beatty
Printed Name

By: [Signature]
_____, as President

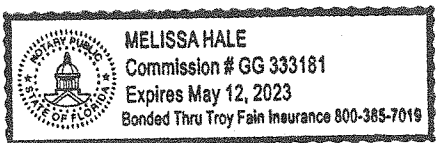
[Signature]
Witness Signature
Robert Megiel
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of July, 2020 by Dana Windhorst, as President of CURLEW LANDINGS DOCK ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced personally known as identification and did take an oath.

My Commission expires:

[Signature]
Notary Public



PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT, & GREENBERG, P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FLORIDA 34698

CERTIFICATE OF AUTHENTICITY
AS TO THE
ARTICLES OF INCORPORATION AND BY-LAWS
FOR
CURLEW LANDINGS DOCK ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that the attached Exhibit "1" constitutes a true and correct copy of the Articles of Incorporation of Curlew Landings Dock Association, Inc., and any amendments to same and the attached Exhibit "2" constitutes a true and correct copy of the By-Laws of Curlew Landings Dock Association, Inc., and any amendments to same.

CURLEW LANDINGS DOCK ASSOCIATION, INC. is the Homeowners Association organized for the purpose of administering dock property known as Curlew Landings Dock Association, Inc. in Pinellas County, Florida, in accordance with that certain set of Restrictions, recorded in O.R. Book 7500, Page 1225 et seq. of the public records of Pinellas County, Florida, and all amendments thereto, all of the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, DANA WINDHORST, as President, and JAMES BEATY, as Secretary, of CURLEW LANDINGS DOCK ASSOCIATION, INC. have executed this Certificate in accordance with the authority vested in them as President and Secretary of the corporation, for and on behalf of the corporation, on this 24 day of July, 2020.

Two Witnesses as to
President

CURLEW LANDINGS DOCK
ASSOCIATION, INC

Robert Megiel
Witness Signature

By: Dana Windhorst, as President

Robert Megiel
Witness Printed Name

ATTEST:
James Beaty, as Secretary
Printed Name

Melissa Hale
Witness Signature

Melissa Hale
Witness Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Dana Windhorst and James Beaty to me known to be the President and Secretary, respectively, of CURLEW LANDINGS DOCK ASSOCIATION, INC., and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced personally known and _____ (type of identification) as identification and did take an oath.
WITNESS my hand and official seal in the County and State last aforesaid, this 24th day of July, 2020.

My Commission Expires:

Melissa Hale
Notary Public, State of Florida

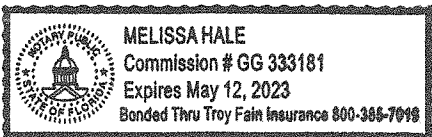


EXHIBIT "A"

State of Florida

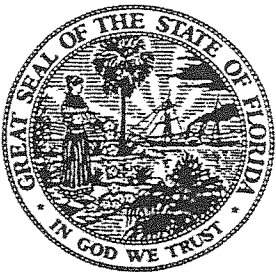


Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CURLEW LANDINGS DOCK ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on February 18, 1991, as shown by the records of this office.

The document number of this corporation is N42218.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
25th day of February, 1991.



Jim Smith
Secretary of State

CR2EO22 (6-88)

ARTICLES OF INCORPORATION
OF
CURLEW LANDINGS DOCK ASSOCIATION, INC.
A NONPROFIT CORPORATION

We, the undersigned natural persons of legal age, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I.

The name of the corporation shall be CURLEW LANDINGS DOCK ASSOCIATION, INC.

ARTICLE II.

The association is a nonprofit corporation.

ARTICLE III.

The period its duration is perpetual.

ARTICLE IV.

The specific primary purposes for which the association is formed are to provide for the maintenance and preservation of the docks and common area within a certain tract of real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and to promote the health, safety, and welfare of the dock owners within the above-described property.

In furtherance of such purposes, the association shall have power to:

- (a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions and Restrictions applicable to the docks and recorded in the public records of Pinellas County, Florida;
- (b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;

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TALLAHASSEE, FLORIDA

- (c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;
- (d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal security as security for money borrowed or debts incurred;
- (e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;
- (f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;
- (g) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided by the declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V.

The street address of the initial registered office of the association is 2380 Drew Street, Suite #3, Clearwater, Florida 34625, and the name of its registered agent at such address is Gregory A. Fox, Esquire.

ARTICLE VI.

Every person or entity who is a record owner of an interest in any dock which is subject by covenants or record to assessments by the association, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association.

ARTICLE VII.

The association shall have two classes of voting members, as follows:

Class A. Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any dock, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. Class B member shall be the declarant, as such terms is defined in the declaration, who shall be entitled to five (5) votes for each dock owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

ARTICLE VIII.

The number of directors constituting the initial board of directors of the association is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

Name	Address
Steve Szasz,	2350 Bayshore Blvd., Dunedin, FL 34698
Mary Szasz,	2350 Bayshore Blvd., Dunedin, FL 34698
Robert Szasz,	2350 Bayshore Blvd., Dunedin, FL 34698

ARTICLE IX.

The name and street address of each incorporator is:

Name	Address
STEVE SZASZ	2350 BAYSHORE BLVD., DUNEDIN, FL 34698
MARY SZASZ	2350 BAYSHORE BLVD., DUNEDIN, FL 34698
ROBERT SZASZ	2350 BAYSHORE BLVD., DUNEDIN, FL 34698

EXECUTED AT CLEARWATER, FLORIDA ON FEBRUARY 14, 1991.

INCORPORATORS

[Signature]
STEVE SZASZ

[Signature]
ROBERT SZASZ

[Signature]
MARY SZASZ

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on February 14, 1991, personally appeared before me STEVE SZASZ, MARY SZASZ and ROBERT SZASZ, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year above written.

Notary Public, State of Florida
My Commission Expires April 27, 1994
Bonded Thru Troy Fain - Insurance Inc.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

EXHIBIT A

From the Northeast corner of the southeast 1/4 of Section 15, Township 28 South, Range 15 East; and run thence North 89 deg. 57' 02" West along the Quarter Section Line, 116.31 feet to the centerline of State Road 595, extended; thence South 17 deg. 31' 18" West along the said centerline 1684.23 feet for a Point of Beginning; thence North 62 deg. 45' 49" West, 435.98 feet; thence North 48 deg. 06' 47" West, 302.98 feet; thence North 65 deg. 27' 13" West, 43.53 feet; thence South 20 deg. 29' 17" West, 86.94 feet to a point on an existing seawall; thence following said seawall along arc of a non-tangent curve to the right 201.38 feet, radius 467.85 feet, chord 199.83 feet, chord bearing South 63 deg. 20' 35" East to a point of tangency; thence South 62 deg. 19' 04" East 203.90 feet; thence North 17 deg. 31' 18" East 90.40 feet to the Point of Beginning, LESS AND EXCEPT road right-of-way.

thence S. 51 deg. 00' 43" East, 381.92 feet.

Together with that certain non-exclusive easement for ingress and egress, drainage and utilities, being more fully described in easement dated September 2, 1982 by Curlew Landings, Inc., a Florida Corporation, to Curlew Landings Docks, Inc., a Florida Corporation, recorded in O.R. Book 5397, Page 374, as amended in Official Record Book 5693, Page 2191, Public Records of Pinellas County, Florida.

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 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

BYLAWS OF
CURLEW LANDINGS DOCK ASSOCIATION, INC.
A NONPROFIT CORPORATION

ARTICLE I.
Name and Location.

The name of the corporation is CURLEW LANDINGS DOCK ASSOCIATION, INC. The principal office of the corporation shall be located at 2350 Bayshore Boulevard, Dunedin, Florida, but meetings of members and directors may be held at such places within the State of Florida as may be designated by the board of directors.

ARTICLE II.
Definitions.

Section 1. "Association" shall mean and refer to CURLEW LANDINGS DOCK ASSOCIATION, INC., its successors and assigns.

Section 2. "Common Area" shall mean all real property owned by the association for the common use and enjoyment of the owners.

Section 3. "Declarant" shall mean and refer to G & S DEVELOPMENT, a Florida Joint Venture, its successors and assigns if such successors or assigns should acquire more than one dock from the declarant.

Section 4. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the subdivision and recorded on the day of _____, 19____, in the office of the county clerk of Pinellas County, Florida in Book _____, page _____.

Section 5. "Dock" shall mean and refer to the exclusive right to use a certain dock shown on the recorded Declaration of Covenant, Conditions and Restrictions.

Section 6. "Member" shall mean and refer to those persons entitled to membership in the association as provided in the declaration.

Section 7. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, the exclusive easement to any dock which is part of the property, but shall not include those holding title merely as security for performance of an obligation.

**ARTICLE III.
Meetings of Members.**

Section 1. Annual Meetings. The first annual meeting of members, shall be held on the third Monday of November. Subsequent annual meeting of members shall be held on the same date of the same month of each year thereafter at the same hour of 11:00 a.m. If the day for the annual meeting of members is a legal holiday, the meeting will be held at the same hour on the next following day that is not a legal holiday.

Section 2. Special Meetings. Special meetings of members may be called at any time by the president or by the board of directors, or on written request of fifteen (15) members who are entitled to vote the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of members shall be given by, or at the direction of, the secretary or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least ten (10) days but not more than forty-five (45) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the association, or supplied by such member to the association for the purpose of receiving notice. Such notice shall specify the day, hour, and place of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting, in person or by proxy, of members entitled to cast a majority of the votes of each class of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the declaration, the articles of incorporation, or these bylaws. If a quorum is not present at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum is present.

Section 5. Proxies. At all meeting of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Proxies shall be revocable, and the proxy of any owner shall automatically terminate on conveyance by the owner of a dock.

ARTICLE IV.

Board of Directors--Term of Office: First Election: Removal

Section 1. Number. The affairs of the association shall be managed by a board of three directors, who shall be members of the association.

Section 2. Term of Office. The members shall elect three directors for a term of one year. At each annual meeting thereafter, the members shall elect three directors for a term of one year.

Section 3. Removal. Any director may be removed from the board, with or without cause, by a majority vote of the members of the association. In the event of death, resignation, or removal of a director, a successor shall be selected by the remaining members of the board and shall serve for the unexpired term of the predecessor.

Section 4. Compensation. No director shall receive compensation for any service rendered to the association. however, any director may be reimbursed for actual expenses incurred in the performance of duties.

ARTICLE V.

Board of Directors -- Nomination and Election

Section 1. Nomination. Nomination for election to the board of directors shall be by nominating committee. However, nominations may also be made from the floor at any annual meeting of members. The nominating committee shall consist of a chairman who shall be a member of the board of directors, and two or more members of the association. The committee shall be appointed by the board of directors prior to each annual meeting to serve from the close of such meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The nominating committee shall make as many nominations for election to the board of directors as it shall in its discretion determine, but in no event shall it nominate less than the number of vacancies to be filled.

Section 2. Election. Election to the board of directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the declaration. Persons receiving the largest number of votes shall be elected.

Section 3. Declarant Rights. Notwithstanding the above, the declarant shall have the right to elect a majority of the directors until such time as ninety-five (95%) percent of the docks have been sold by the Declarant or until December 31, 1992, whichever shall occur later. However, Declarant may,

prior to the time above provided, remove, but not replace, the directors that are appointed. In which event, the dock owners shall elect directors to replace those who have been so removed.

**ARTICLE VI.
Board of Directors -- Meetings.**

Section 1. Regular Meeting. Regular meetings of the board of directors shall be held at least quarterly without notice, at such place and our as may be fixed from time to time by resolution of the board. In the event the regular date for a meeting falls on a legal holiday, such meeting shall be held at the same time on the next following day that is not a legal holiday.

Section 2. Special Meetings. Special meetings of the board of directors shall be held when called by the president of the association, or by any two directors, after not less than three (3) days' notice to each director.

Section 3. Quorum. A majority of the directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of directors present at a duly held meeting in which a quorum is present shall constitute the act or decision of the board.

**ARTICLE VII.
Board of Directors -- Powers and Duties.**

Section 1. Powers. The board of directors shall have power to:

- (a) Adopt and enforce rules and regulations governing the use of the common areas and facilities including the personal conduct of the members and their guests thereon; and to establish penalties for infraction of such rules and regulations;
- (b) Suspend the voting rights and right to use of the recreational facilities of any member during any period in which such member is in default in the payment of any assessment or fines levied by the association. Such rights may also be suspended after notice and hearing, for a period not to exceed thirty (30) days, for infraction of published rules and regulations;
- (c) Exercise on behalf of the association all powers, duties, and authority vested in or delegated to the association and not specifically reserved to the membership by the declaration, articles of incorporation, or by other provisions of these bylaws;

- (d) Declare the office of a member of the board of directors to be vacant in the event that such member is absent from three (3) consecutive regular meetings of the board of directors; and
- (e) Employ a manager, independent contractors, and such other employees as deemed necessary, and to prescribe their duties.
- (f) To place a lien on the dock owners' property and take whatever action is necessary to enforce the lien.

Section 2. Duties. It shall be the duty of the board of directors to:

- (a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at each annual meeting, or at any special meeting at which a statement is requested in writing by one-fourth of the Class A members entitled to vote thereat;
- (b) Supervise all officers, agents, and employees of the association and see to it that their duties are properly performed;
- (c) As more fully provided in the declaration;
 - (1) Fix the amount of the annual assessment against each dock at least 30 days in advance of each annual assessment period;
 - (2) Send written notice of each assessment to every owner subject thereto at least 30 days in advance of each annual assessment period; and
 - (3) To place a lien against any property for which assessments are not paid within 30 days after the due date, and take whatever action is necessary to foreclose the lien, or bring an action at law against the owner personally obligated to pay the same.
- (d) Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The board may impose a reasonable charge for the issuance of these certificates;

- (e) Procure and maintain adequate liability and hazard insurance on all property owned by the association;
- (f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and
- (g) Cause the common area to be maintained.

**ARTICLE VIII.
Officers and Their Duties.**

Section 1. Enumeration of Officer. The officers of the association shall be a president and vice president, who shall at all times be members of the board of directors, and a secretary, treasurer, and such other officers as the board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the board of directors following each annual meeting of members.

Section 3. Term. The officers of the association shall be elected annually by the board. Each shall hold office for a term of one (1) year unless he shall sooner resign, or shall be removed or otherwise disqualified to serve.

Section 4. Special Appointments. The board may elect such other officers as the affairs in the association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the board, from time to time, may determine.

Section 5. Resignation and Removal. Any officer may be removed from office by the board at any time with or without cause. Any officer may resign at any time by giving written notice to the board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the board. The officer appointed to such vacancy shall serve for the unexpired term of the officer replaced.

Section 7. Multiple Offices. The officer of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices, except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

- (a) **President:** The president shall preside at all meetings of the board of directors; shall see that orders and resolutions of the board are carried out; shall sign all leases, mortgages, deeds, and other instruments, and shall co-sign all checks and promissory notes.
- (b) **Vice President:** The vice president shall act in the place of the president in the event of the president's absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required by the board.
- (c) **Secretary:** The secretary shall record the votes and keep the minutes of all meetings and proceedings of the board and of the members; keep the corporate seal of the association and affix it to all papers so requiring; serve notice of meetings of the board and of members; keep appropriate current records showing the members of the association together with their addresses; and perform such other duties as may be required by the board or by law.
- (d) **Treasurer:** The treasurer shall receive and deposit in appropriate bank accounts all funds of the association, and shall disburse such funds as directed by resolution of the board of directors; shall sign all checks and promissory notes of the association; shall keep proper books of account; shall cause an annual audit of the association books to be made by a certified public accountant at the completion of each fiscal year; and shall prepare an annual budget and statement of income and expenditures, a copy of which documents shall be delivered to each member, and a report on which shall be given at the regular annual meeting of members.

**ARTICLE IX.
Committees.**

The board of directors shall have the power to appoint committees as it may deem appropriate in the performance of its duties.

**ARTICLE X.
Assessments.**

As more fully provided in the declaration, each member is obligated to pay to the association annual and special assessments, which are secured by a continuing lien on the property against which such assessments are made. Any assessments or fines that are not paid when due are considered delinquent. If an assessment is not paid within fifteen (15) days after the due date, the assessment bears interest from the date of delinquency at the rate of eighteen (18%) percent per annum, a late penalty charge equal to five (5%) percent of the payment, and the association may bring an action at law against the owner personally obligated to pay the same. Interest, costs, and reasonable attorney fees of any such action shall be added to the amount of any assessment due. No owner may waive or otherwise escape liability for assessments by nonuse of the common area or abandonment of the dock.

**ARTICLE XI.
Books and Records Inspection.**

The books, records, papers of the association shall be subject to inspection by any member during ordinary business hours. The declaration, articles of incorporation, and bylaws of the association shall be available for inspection by any member at the principal office of the association, where copies shall be made available for sale at a reasonable price.

**ARTICLE XII.
Corporate Seal.**

The association shall have a seal in circular form having within its circumference the words: **CURLEW LANDINGS DOCK ASSOCIATION, INC.**

**ARTICLE XIII.
Fiscal Year.**

The fiscal year of the association shall be the calendar year, except that the first fiscal period shall begin on the date of incorporation and shall end on December 31st of the year of incorporation.

**ARTICLE XIV.
Amendments.**

These bylaws may be amended, at a regular or special meeting of members, by vote of a majority of a quorum of members present in person or by proxy. However, these By-Laws may only be amended by the Declarant as long as the Declarant owns any docks.

**ARTICLE XV.
Conflicts.**

In the case of any conflict between the articles of incorporation and these bylaws, the articles shall control; in the case of any conflict between the declaration and these bylaws, the declaration shall control.

CURLEW LANDINGS DOCK ASSOCIATION, INC.

BY: _____
SECRETARY

01-328274 SPT-19-2001 9:20 AM
PINELLAS CO BK 11583 PG 2274

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

N1024912 09-19-2001 09:20:01 BJB
51 AGR-CURLEW LANDINGS
005789
I#:01328274 BK:11583 SPG:2274 EPG:2276
RECORDING 003 PAGES \$15.00

TOTAL: \$15.00
CHECK AMT. TENDERED: \$15.00
CHANGE: \$.00
BY _____ DEPUTY CLERK

R

RETURN TO:
JOSEPH R. CIANFRONE, P.A.
1968 BAYSHORE BOULEVARD
DUNEDIN, FLORIDA 34698

PAGES 3
ACCT _____
REC 1500
DR2: _____
DS _____
INT _____
FEES _____
MTF _____
P/G _____
REV _____

TOTAL 1500.00
- CK BAL _____
CHG AMT _____

CERTIFICATE OF AMENDMENT
TO
BY-LAWS
OF
CURLEW LANDINGS DOCK ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on June 27, 2001, at which a quorum was present, by a vote of thirty-five (35) in favor and none opposed, same being more than a majority of the quorum present, the By-Laws of Curlew Landings Dock Association, Inc. was amended as follows:

The By-Laws of Curlew Landings Dock Association, Inc. is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to By-Laws of Curlew Landings Dock Association, Inc."

IN WITNESS WHEREOF, CURLEW LANDINGS DOCK ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 17 day of July, 2001.

CURLEW LANDINGS DOCK
ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

By: Mark Reutstein
President

R. Webster
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 17 day of July, 2001, personally appeared before me Mark Reutstein President, and REGGIE WEBSTER, Secretary of CURLEW LANDINGS DOCK ASSOCIATION, INC., and

PINELLAS COUNTY FLA.
OFF. REC. BK 11583 PG 2275

acknowledged the execution of this instrument for the purposes herein expressed.



Sandra Cavalaris
My Commission DD016050
Expires April 08, 2005

[Handwritten Signature]

NOTARY PUBLIC

UNOFFICIAL COPY

**SCHEDULE OF AMENDMENTS TO BY-LAWS
OF CURLEW LANDINGS DOCK ASSOCIATION, INC.**

Article III, Section 1, Article IV, Sections 1 & 2 and Article VI, Section 1 shall be amended to read as follows:

Article III

Meetings of Members

(Substantial rewording of text. See present Article III, Section 1 for present text)

Section 1. Annual Meetings. The annual meeting of members shall be held during the first calendar quarter of each year.

Article IV

Board of Directors—Term of Office: First Election: Removal

Section 1. Number. The affairs of the association shall be managed by a board of not less than three nor more than five directors, who shall be members of the association. ~~The number of directors to be elected shall be determined by a majority of the board of directors at least sixty (60) days prior to the meeting of the members held for the purpose of electing directors.~~

Section 2. Term of Office. ~~The members shall elect three directors for a term of one year. At each annual meeting thereafter, the members shall elect three directors for a term of one year.~~ Directors shall serve for a term of two (2) years. However, at the first annual meeting held after the adoption of this amendment, three directors shall be elected for a term of two (2) years and two directors shall be elected for a term of one (1) year. Thereafter, all directors shall serve for a term of two (2) years.

Article VI

Board of Directors –Meetings

Section 1. Regular Meeting. Regular meetings of the board of directors shall be held at least quarterly ~~without notice~~ notice posted at least 48 hours in advance, except in an emergency, at such place and hour as may be fixed from time to time by resolution of the board. In the event the regular date for a meeting falls on a legal holiday, such meeting shall be held at the same time on the next following day that is not a legal holiday.

The portions of this Amendment which are stricken through with a line, i.e. line are to be deleted. The portions of this Amendment which are underlined constitute new words to be inserted into the paragraph.

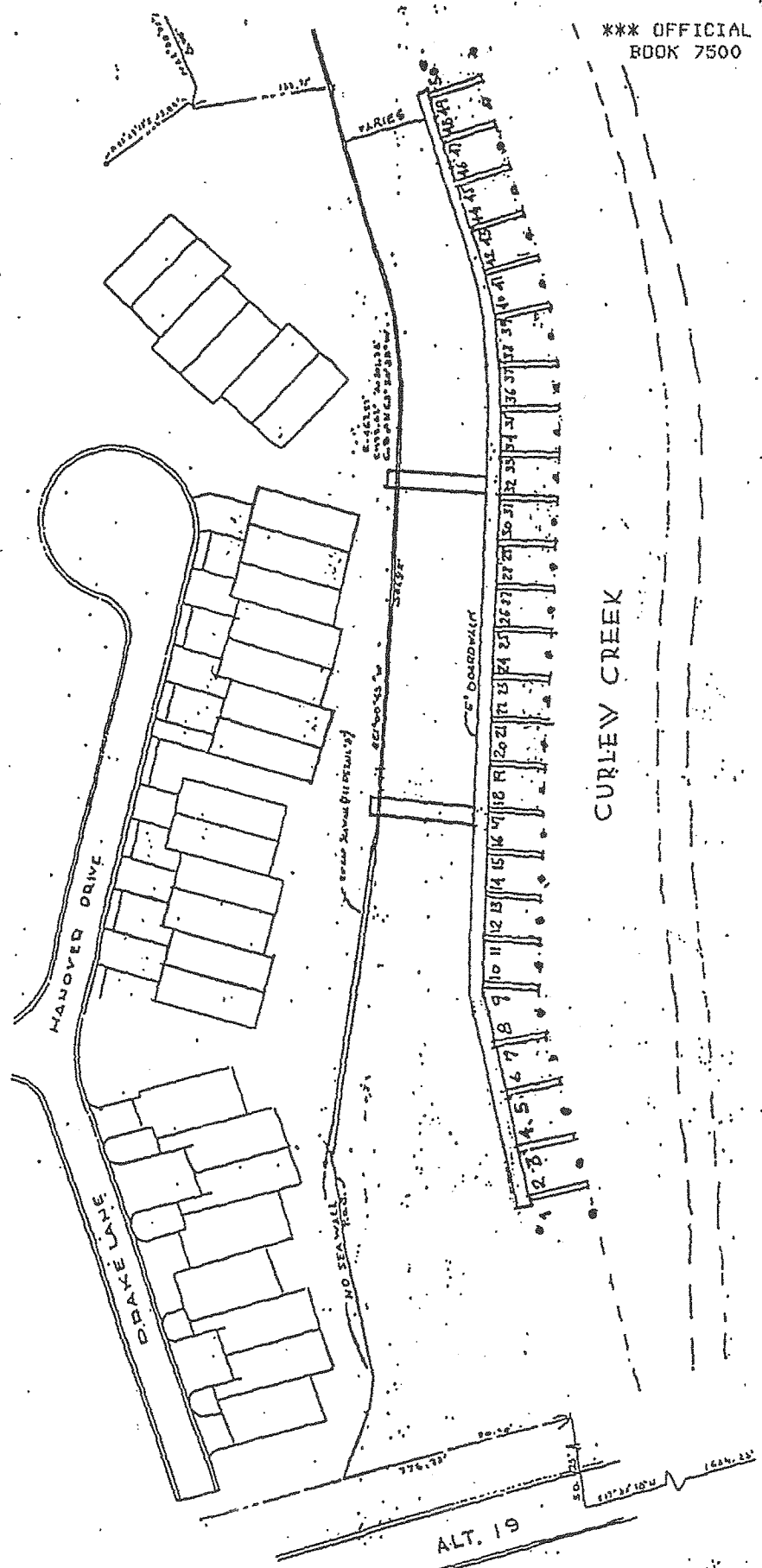
*** OFFICIAL RECORDS ***
BOOK 7500 PAGE 1233

From the Northeast corner of the southeast 1/4 of Section 15, Township 28 South, Range 15 East; and run thence North 89 deg. 57' 02" West along the Quarter Section Line, 116.31 feet to the centerline of State Road 595, extended; thence South 17 deg. 31' 18" West along the said centerline 1684.23 feet for a Point of Beginning; thence North 62 deg. 45' 49" West, 435.98 feet; thence North 48 deg. 06' 47" West, 302.98 feet; thence North 65 deg. 27' 13" West, 43.53 feet; thence South 20 deg. 29' 17" West, 86.94 feet to a point on an existing seawall; thence following said seawall along arc of a non-tangent curve to the right 201.38 feet, radius 467.85 feet, chord 199.83 feet, chord bearing South 63 deg. 20' 35" East to a point of tangency; thence South 51 deg. 00' 43" East, 381.92 feet; thence South 62 deg. 19' 04" East 203.90 feet; thence North 17 deg. 31' 18" East 90.40 feet to the Point of Beginning, LESS AND EXCEPT road right-of-way.

Together with that certain non-exclusive easement for ingress and egress, drainage and utilities, being more fully described in easement dated September 2, 1982 by Curlew Landings, Inc., a Florida Corporation, to Curlew Landings Docks, Inc., a Florida Corporation, recorded in O.R. Book 5397, Page 374, as amended in Official Record Book 5693, Page 2191, Public Records of Pinellas County, Florida.

Composite Ex. "B"
102

*** OFFICIAL RECORDS ***
BOOK 7500 PAGE 1234



Composite Ex. "B"
2 of 2