

EXHIBIT C

Fully executed

BYLAWS

OF

**SUNSET HARBOR RESORT
CONDOMINIUM ASSOCIATION, INC.**

a nonprofit corporation
under the laws of the State of Florida

I. IDENTITY

These are the Bylaws of Sunset Harbor Resort Condominium Association, Inc., a nonprofit corporation under the laws of the State of Florida, hereinafter referred to as the "Association," and under the Articles of Incorporation (the "Articles") which have been filed in the office of the Secretary of State. The Association has been organized for the purpose of administering a time-share condominium upon certain lands in Monroe County, Florida known as Sunset Harbor Resort, a condominium (the "Condominium"), in accordance with the Declaration of Condominium for Sunset Harbor Resort, a condominium (the "Declaration").

1. The office of the Association shall be at 500 Fleming Street Key West, Florida 33040, or at such other place as may be designated by the board of directors from time to time.

2. The fiscal year of the Association shall be the calendar year.

3. The seal of the corporation shall bear the name of the corporation, the word "Florida," the words "Nonprofit Corporation," and the year of incorporation.

4. The terms used in these Bylaws shall have the same meaning as the identical terms utilized in the Declaration, unless the context otherwise requires.

II. MEMBERS' MEETINGS

1. The annual members' meeting shall be held at such time, place and date as may be designated by the board of directors, for the purpose of electing directors and of transacting any other business authorized to be transacted by the members.

2. As set forth in Article XI of the Articles, special members' meetings shall be held whenever called by the president or vice-president or by a majority of the board of directors and must be called by such officers upon receipt of a written request from

EXHIBIT C

OFF-1376 PAGE 1162
REC

917357

fifty percent (50%) of the voting interests except as provided for in Article III below. Unless otherwise set forth in the notice of special meeting, as provided for above, all special meetings shall be held in Key West, Florida.

3. Notice of all members' meetings stating the time and place and the agenda for which the meeting is called shall be mailed by the president or secretary, unless waived in writing. Such notice shall be sent in writing to each member at his address as it appears on the books of the Association and shall be sent by mail to each member not less than fourteen (14) days nor more than sixty (60) days prior to the date of the meeting. The post office certificate of mailing shall be retained in the records of the Association as proof of such mailing. In addition, a notice of the meeting shall be posted at a conspicuous place on the Condominium Property or Association Property, which location shall be duly adopted by rule by the board, upon notice to the Unit Owners, at least fourteen (14) days prior to said meeting; however, if there is no Condominium Property or Association Property upon which notices can be posted, this requirement does not apply. Members may waive notice of specific meetings and may take action by written agreement without meetings. Mortgagees, as that term is defined in the Declaration, shall, upon prior written request, be entitled to receive notice of all members' meetings. Failure to provide such notice shall not invalidate any action taken at an otherwise properly noticed meeting. Where assessments against members are to be considered for any reason at a members' meeting, the notice shall contain a statement that assessments will be considered and shall specify the nature of any such assessment.

4. The presence in person or by proxy of members representing fifteen percent (15%) of the total voting interests eligible to vote shall constitute a quorum, and decisions shall be made by the vote of a majority of the members at a meeting at which a quorum is present.

5. Each Unit Week shall be entitled to one (1) vote at Association meetings, with the exception of Commercial Unit Owners which are not entitled to vote, and each Unit not committed to the Time-Share Plan shall be entitled to fifty-one (51) votes. Votes for Units or Unit Weeks owned by more than one person or by a corporation or other entity shall be cast by the voting representative for the Unit or Unit Week as named in a voting certificate signed by all of the Owners of that Unit or Unit Week and filed with the secretary of the Association. Each voting certificate shall be valid until revoked by a subsequent voting certificate.

917357

OFF REC 7376 PAGE 1164

administration always to register - your order where required by laws

6. Votes may be cast in person or by proxy. Any proxy given shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof and must be filed with the secretary at or before the appointed time of the meeting. Each proxy shall specifically set forth the name of the person voting by proxy, the name of the person authorized to vote the proxy for him, and the date the proxy was given. Each proxy shall contain the date, time and place of the meeting for which the proxy is given, and if a limited proxy, set forth those items which the holder of the proxy may vote and the manner in which the vote is cast. In no event shall any proxy be valid for a period of longer than ninety (90) days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the member executing it. If a proxy expressly provides, any proxy holder may appoint, in writing, a substitute to act in his place. If such provision is not made, substitution is not authorized.

7. Approval or disapproval of a member upon any matter, whether or not the subject of an Association meeting, shall be by the same person, corporation or other entity who would cast the vote of such member if in an Association meeting.

8. If any meeting of members cannot be organized because a quorum has not been achieved, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

9. The order of business at annual members' meetings and, as far as practicable at all other members' meetings, shall be:

- A. Call to order.
- B. Election of chairman of the meeting.
- C. Calling of the roll and certifying of proxies.
- D. Proof of notice of meeting or waiver of notice.
- E. Reading and disposal of any unapproved minutes.
- F. Report of officers.
- G. Report of committees.

- H. Election of directors.
- I. Unfinished business.
- J. New business.
- K. Adjournment.

10. For so long as the Developer holds Units or Unit Weeks for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer:

A. Assessment of the Developer as the Owner of Units or Unit Weeks for capital improvements; and,

B. Any action by the Association that would be detrimental to the sale of Units or Unit Weeks by the Developer.

III. DIRECTORS

1. The affairs of the Association shall be managed by a board of directors who shall be members of the Association, excepting that the first board of directors and their successors appointed by the remaining directors (in the event of vacancies occurring before the first election of a majority of directors by members) need not be members. The initial board of directors shall consist of three (3) directors, and thereafter the membership of the board shall consist of not less than three (3) nor more than seven (7) directors. Within these limits, the board of directors may from time to time increase or decrease the number of persons to serve on the board, provided, however, that the board shall always consist of an odd number of members. Where Units or Unit Weeks are owned by corporations, the officers, directors, employees or other appointed representatives of said corporations shall be eligible to serve on the board of directors of the Association on behalf of the corporation.

2. Election of directors shall be conducted in the following manner:

A. Members of the board of directors shall be elected by a majority of the votes cast at an annual meeting of the members of the Association. There shall be no cumulative voting. The president may appoint a nominating committee which shall

*Clarify -
the ability of
board to appoint
more directors*

nominate a minimum of one (1) member of the Association for each office coming vacant. This nominating process shall not preclude any member desiring to be a candidate for membership on the board of directors from being nominated from the floor.

B. Vacancies on the board of directors may be filled by the remaining directors subject to the provisions of Paragraph 2(C) of this Article. A director appointed to fill a vacancy in office shall serve the remainder of the term of the office to which he is appointed.

C. The directors named in the Articles of Incorporation shall serve until the first election of directors, and any vacancies in office occurring before the first election shall be filled by the remaining directors. In the event there are no remaining directors then any such vacancies shall be filled by the Developer. Owners of Units or Unit Weeks other than the Developer will be entitled to elect members of the board of directors as follows:

(1) At such time as fifteen percent (15%) or more of the Units declared as part of the Condominium are owned by Owners other than the Developer, the Owners of Units and Unit Weeks other than the Developer shall be entitled to elect not less than one third (1/3) of the members of the board of directors of the Association.

(2) Owners of Units and Unit Weeks other than the Developer shall be entitled to elect not less than a majority of the members of the board of directors of the Association three (3) years after fifty percent (50%) of the Units declared as part of the Condominium that will be operated ultimately by the Association have been conveyed to purchasers, or three (3) months after ninety percent (90%) of the Units declared as part of the Condominium that will be operated ultimately by the Association have been conveyed to purchasers, or when some of the Units or Unit Weeks have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business, whichever shall first occur.

(3) The Developer shall be entitled to elect not less than one (1) member of the board of directors of the Association as long as the Developer holds for sale in the ordinary course of business at least two percent (2%) of the Units that will be operated ultimately by the Association.

917357

OFF
REC | 376 PAGE | 167

(4) As to the election of directors pursuant to Subparagraphs (1), (2) and (3) above, within seventy-five (75) days after Owners other than the Developer are entitled to elect a member or members of the board of directors of the Association, the Association shall call and give not less than sixty (60) days notice of an election for the members of the board. The election shall proceed pursuant to Article III, Section 2, above.

(5) Nothing in this subparagraph shall be construed so as to preclude the Developer from relinquishing control of the board of directors at any time the Developer may so elect.

3. Members of the board of directors who are elected by Owners other than the Developer at the annual meeting of members shall serve for one (1) year until the next annual meeting of the members and thereafter, unless and until his successor is duly elected or qualified or until he is removed in the manner elsewhere provided.

4. The organizational meeting of a newly elected board of directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary provided that a quorum is present.

5. Regular meetings of the board of directors may be held at such time and place as shall be determined from time to time by a majority of the directors. Notice of regular meetings shall be given to each director, personally or by mail, telephone or telegraph at least three (3) days prior to the date named for such meeting unless such notice is waived. Notice of all meetings of the board shall be posted in a conspicuous place on the Condominium Property for the benefit of members at least forty-eight (48) hours in advance of such meeting, except in an emergency. Any item not included on the notice may be taken up on an emergency basis by at least a majority plus one of the members of the board. Such emergency action shall be noticed and ratified at the next regular meeting of the board. Upon notice to the Unit Owners, the board shall by duly adopted rule designate a specific location on the Condominium Property or Association Property upon which all notices of board meetings shall be posted. If there is no Condominium Property or Association Property upon which notices can be posted, notices of board meetings shall be mailed or delivered at least fourteen (14) days before the meeting to the

917357

OFF
REC 1376 PAGE 1168

Owner of each Unit or Unit Week. All meetings of the board of directors shall be open to all members of the Association who shall attend as observers unless called upon by the chairman of the meeting to participate.

6. Special meetings of the directors may be called by the president and must be called by the secretary at the written request of one-third (1/3) of the votes of the board. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

7. Any director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice. Any director's attendance at a meeting shall constitute a waiver of the notice of that meeting.

8. A quorum at directors' meetings shall consist of the directors entitled to cast a majority of the votes of the entire board. The acts of the board approved by a majority of votes present shall constitute the acts of the board of directors except as specifically otherwise provided in the Declaration. If at any meeting of the board of directors there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At the adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

9. The presiding officer of directors' meetings shall be the president of the Association. In the absence of the president the vice-president shall preside.

10. Directors' fees, if any, shall be determined by the members of the Association, and no director shall receive a fee prior to the election of a majority of the members of the board of directors by Owners other than the Developer.

11. Owner directors may be removed from the board of directors pursuant to Section 718.112(2)(k), Florida Statutes.

12. Anything to the contrary contained herein notwithstanding, any director who is appointed by the Developer may be removed by the Developer at any time. Upon such removal, the Developer shall immediately appoint a replacement director and notify the remaining directors, if any, of such removal and appointment.

IV. POWERS AND DUTIES OF THE BOARD OF DIRECTORS

All of the powers and duties of the Association shall be exercised by the board of directors including those existing under the common law, statutes, the Articles and the Condominium Documents. Such powers and duties of the directors shall be exercised in accordance with the provisions of the Declaration which governs the use of the land, and shall include but not be limited to the following:

1. To adopt a budget and to make and collect assessments against Owners to defray the costs of operating the Condominium.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To maintain, manage, repair, replace and operate the Condominium property, including but not limited to, obtaining and maintaining adequate insurance to protect the Association and the Condominium property.
4. To reconstruct improvements after casualty and to construct further improvements to the Condominium property.
5. To promulgate and amend the Condominium Rules and Regulations respecting the use of Condominium Property. Such rules and regulations may be promulgated by the board of directors at any duly noticed meeting of the board or of the members.
6. To enforce by legal means the provisions of the Condominium Documents, the Articles, these Bylaws, and the Condominium Rules and Regulations.
7. To contract for management of the Condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Condominium Documents to have approval of the board of directors or members of the Association. Notwithstanding any provisions contained in these Bylaws to the contrary, it is the intent of these Bylaws that the ability of the board of directors of the Association to independently terminate a contract for the management of the Condominium without a vote of the Owners as provided in Chapter 721 or Chapter 718 shall be governed solely by the terms and conditions of said management contract.

8. To pay taxes and assessments which are liens against any part of the Condominium, and to assess the same against the Unit Owner subject to such liens.

9. To pay the cost of all power, water, sewer and other utility services rendered to the Condominium and not billed to Owners of individual Units or Unit Weeks.

10. To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association, including but not limited to accountants and attorneys.

11. To bond any or all employees, officers and directors of the Association, for which the Association shall bear the costs.

12. To maintain, manage, repair, replace and operate the property of the single condominium resulting from a merger of this Condominium with another independent and separate condominium pursuant to the merger provisions of the Declaration.

13. To maintain all books and records concerning the Condominium and the Time-Share Plan including, but not limited to, the maintenance of a complete list of the names and addresses of all Owners of Units and Unit Weeks, a copy of which shall be provided to the Division of Florida Land Sales, Condominiums and Mobile Homes upon request.

14. To operate and administer any reservation system created for the Condominium, and to amend or revise the reservation system as is necessary from time to time.

V. OFFICERS

1. The executive officers of the corporation shall be a president, a vice-president, a secretary, and a treasurer, all of whom shall be directors who shall be elected annually by the board of directors at any meeting. Any person may hold two or more offices except that the president shall not also be the vice-president, secretary or treasurer, or assistant secretary or assistant treasurer. The board of directors shall from time to time elect such other officers and designate their powers and duties as the board determines necessary to manage the affairs of the Association.

2. The president shall be the chief executive of the Association. He shall have all of the powers and duties which are usually vested in the office of president including, but not limited to, the power of appointing committees from among the members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association.

3. The vice-president shall in the absence of or disability of the president exercise the powers and duties of the president. He shall also generally assist the president and exercise such other powers and perform such other duties as shall be prescribed by the directors.

4. The secretary shall keep the minutes of the proceedings of the directors and the members in a book available for inspection by the directors or members, or their authorized representatives, at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years. He shall attend to the giving and serving of all notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed.

5. The treasurer shall have custody of all property of the Association, including financial records, funds, securities and evidences of indebtedness. He shall keep the financial records of the Association and shall keep the assessment rolls, the accounts of the members, and the books of the Association in accordance with generally accepted accounting practices. He shall perform all other duties incident to the office of the treasurer of an Association and as may be required by the directors or the president.

6. The compensation of all employees of the Association shall be fixed by the directors. This provision shall not preclude the board of directors from employing a director or officer as an employee of the Association nor preclude the contracting with a director for the management of the Condominium.

VI. FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Declaration and the Articles shall be supplemented by the following provisions:

1. Assessments.

A. The board of directors of the Association shall fix and determine from time to time the sum or sums necessary and adequate for the Common Expenses of the Condominium. Common Expenses shall include the expenses for the operation, maintenance, repair or replacement of the Common Elements and the Limited Common Elements, costs of carrying out the powers and duties of the Association, all insurance premiums and expenses relating thereto, including fire insurance and extended coverage, and any other expenses designated as Common Expenses from time to time by the board of directors of the Association, or under the provisions of the Declaration. The board of directors is specifically empowered, on behalf of the Association, to make and collect assessments and to lease, maintain, repair and replace the Common Elements and Limited Common Elements of the Condominium. Funds for the payment of Common Expenses shall be assessed against the members in the proportions of percentages of sharing Common Expenses, as provided in the Declaration. Assessments for Units and Unit Weeks for a budget year shall be billed on or before the first day of November in the prior calendar year, due on the first day of January of the budget year and shall be considered delinquent if payment has not been received on or before the fifth day of January of the budget year, unless otherwise ordered by the board of directors. Special assessments, should such be required by the board of directors, shall be levied in the same manner as provided for regular assessments, and shall be payable in the manner determined by the board of directors. If a member shall be in default in the payment of any assessment or taxes due on his interest, the Association shall have all collection rights available to it under Chapters 718 and 721, Florida Statutes. If any unpaid share of Common Expenses or assessments is extinguished by foreclosure of a superior lien or by a deed in lieu of foreclosure thereof, the unpaid share of Common Expenses or assessments shall be Common Expenses collectible from all the Owners.

B. The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each Unit and Unit Week. Such an account shall designate the name and address of the members or member, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due upon assessments. Assessments shall be made against members in an amount not less than required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. In the absence of a determination by the directors as to

the frequency of assessments, assessments shall be due and payable annually. The personal liability of a member for assessments shall survive the termination of such member's membership in the Association.

C. Any member shall have the right to require from the Association a certificate showing the amount of unpaid assessments against him with respect to his Unit or Unit Week. The holder of a mortgage or other lien shall have the same right as to any Unit or Unit Week upon which such holder has a lien. Any person who relies upon such certificate shall be protected thereby.

D. Notice of any meeting, whether a meeting of the board of directors or of the members of the Association, at which assessments against members are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of such assessments.

2. Budget.

A. The board of directors shall adopt a budget for each calendar year which shall contain estimates of the cost of performing the functions of the Association and estimates of the income of the Association. The proposed annual budget of Common Expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but not be limited to, roof replacement, building painting and pavement resurfacing. The amount to be reserved shall be computed by means of a formula which is based upon estimated life and estimated replacement cost of each reserve item. These reserve accounts may be waived, or less adequate reserves established by a majority vote of the voting interests present at a duly called meeting of the Association. The budget shall include but not be limited to the following items:

- (a) Common Expense Budget
 - i. Administration of the Association.
 - ii. Management fees.
 - iii. Maintenance.

- iv. Rent for recreational and other commonly used facilities.
- v. Taxes upon Association property.
- vi. Taxes upon leased areas.
- vii. Insurance.
- viii. Security provisions.
- ix. Operating capital.
- x. Reserves.
- xi. Fees payable to the Division of Florida Land Sales, Condominiums and Mobile Homes.
- xii. The costs and expenses of the Hyatt Vacation Club that are attributable to the Resort each calendar year.
- xiii. Other expenses.

(b) Proposed assessments against each member, together with an annual total of assessments.

B. Copies of the proposed budget and proposed assessments shall be transmitted to each member at least fourteen (14) days prior to the meeting at which the budget is to be considered, together with a notice of the meeting which shall state the time and place of the meeting. The meeting shall be open to all members. If the budget is subsequently amended before the assessments are made, a copy of the amended budget shall be furnished each member. If an adopted budget requires assessment against the members in any fiscal or calendar year in excess of 115% of the assessments for the preceding year, the board of directors, upon written application of 10% of the voting interests of the Association to the board of directors, shall call a special meeting of the members of the Association within thirty (30) days, upon not less than ten (10) days written notice to each member of the Association. At the special meeting, members shall consider and enact a budget. The adoption of the budget at such a special meeting shall require a vote of a majority of all voting interests.

The board of directors may propose a budget which exceeds 115% of the assessments for the preceding year to the members at a meeting of the members or in writing, and if the budget or proposed budget is approved at the meeting or by a majority of all voting interests in writing, the budget shall be adopted. In determining whether assessments exceed 115% of similar assessments in prior years, any authorized provisions for reasonable reserves for repair or replacements of the Condominium Property, expenses by the Association which are not anticipated to be incurred on a regular or annual basis, or assessments for capital improvements to the Condominium Property shall be excluded from the computation. However, as long as the Developer is in control of the board of directors, the board of directors shall not impose an assessment for any year greater than 115% of the prior fiscal or calendar years assessment without approval of a majority of all voting interests of the Association.

3. The depository of the Association shall be such bank or other institution as permitted by applicable Florida law, as shall be designated from time to time by the directors and from which the monies in such accounts shall be withdrawn only by checks signed by such persons as are authorized by the directors.

4. Within sixty (60) days following the end of the Association's fiscal year, the board of directors shall mail or furnish by personal delivery to each member a complete financial report of actual receipts and expenditures for the previous twelve (12) months. The report shall also be furnished to any mortgagee upon written request. The report shall show the amounts of receipts by accounts and receipt classifications and shall show the amounts of expenses by accounts and expense classifications, including, if applicable, but not limited to the following:

- A. Cost for security.
- B. Professional and management fees and expenses.
- C. Taxes.
- D. Cost for recreational facilities.
- E. Expenses for refuse collection and utility services.
- F. Expenses for lawn care.

- G. Cost for building maintenance and repair.
- H. Insurance costs.
- I. Administrative and salary expenses.
- J. General reserves, maintenance reserves and depreciation reserves.

In lieu of sending the financial report to the owners as set forth above, the board of directors shall be permitted to send a complete set of financial statements to the owners within ninety (90) days following the end of the previous fiscal year as permitted under Section 718.111(14), Florida Statutes.

5. The board of directors shall obtain fidelity bonding of all officers and directors who control or disburse funds of the Association, as defined in Section 718.112(2)(j), Florida Statutes. The amount of such bonds shall be determined in accordance with Section 718.112(2)(j), Florida Statutes. The premiums on such bonds shall be paid by the Association as a common expense.

VII. PARLIAMENTARY RULES

Robert's Rules of Order (latest edition) shall govern the conduct of the Association proceedings when not in conflict with the Articles and Bylaws or with the statutes of the state of Florida.

VIII. AMENDMENTS

Amendments to the Bylaws shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. An amendment may be proposed by either the board of directors or by the membership of the Association. Except as otherwise provided herein, a resolution adopting a proposed amendment must receive approval of not less than two-thirds (2/3rds) of all the directors until the first election of a majority of directors by Owners other than the Developer.

917357

OFF
REC 1376 PAGE 1177

Thereafter, the Bylaws may be amended by not less than two-thirds (2/3rds) of all the directors and by not less than a majority vote of the members of the Association at a duly called meeting of the Association. Directors and members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting.

3. An amendment when adopted shall become effective only after being recorded in the Public Records of Monroe County, Florida.

4. These Bylaws shall be amended by the Developer, if necessary, to make the same consistent with the provisions of the Declaration; to meet the requirements of any governmental entity or statute, as may be in the best interests of the Association, and as it may deem appropriate, in its sole discretion, to carry out the purposes of the project and to expand or enhance the Time-Share Plan or Multisite Time-Share Plan. No bylaw shall be revised or amended by reference to its title or number only. Proposals to amend existing bylaws shall contain the full text of the bylaws to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder rather than assist the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language "Substantial rewording of Bylaw. See Bylaw . . . for present text." Nonmaterial errors or omissions in the bylaw amendment process shall not invalidate an otherwise properly promulgated amendment.

IX. SEVERABILITY AND CONFORMITY TO STATE LAW

These Bylaws are to be governed by and construed according to the laws of the State of Florida. If it should appear that any of the provisions hereof are in conflict with the Declaration or any rule of law or statutory provision of the state of Florida, then such provisions of these Bylaws shall be deemed inoperative and null and void insofar as they may be in conflict therewith, and shall be deemed modified to conform to the Declaration or such rule of law.

917357

OFF REC 1376 PAGE 1178

X. MANDATORY NON-BINDING ARBITRATION

Internal disputes arising from the operation of the Condominium among the Developer, the Association, the Owners, their respective agents and assigns, or any or all of them, must be submitted first for resolution through non-binding arbitration pursuant to Florida law.

CERTIFICATE

The undersigned hereby certifies that he is the duly elected and acting secretary of the Association named herein and that the foregoing is a true copy of the Bylaws of said Association duly adopted by action of the sole Directors dated June 28, 1995, and hereby further certifies that such Bylaws have not been amended or rescinded and remain in full force and effect at the date hereof.

DATED this 1st day of November, 1997.

[Signature]
~~Law Clerk~~
Secretary

Doc# 1815630 12/06/2010 1:49PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by
and return to:

Robert H. Gebaide, Esq.
BAKER & HOSTETLER
SunTrust Center, Suite 2300
200 South Orange Avenue
Orlando, Florida 32802-0112
(407) 649-4000

Doc# 1815630
Bk# 2495 Pg# 201

-----Space above this line for recording office use only-----

**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SUNSET HARBOR RESORT, A CONDOMINIUM**

THIS IS AN AMENDMENT to the Declaration of Condominium of SUNSET HARBOR RESORT, A CONDOMINIUM (the "Condominium"), as recorded in Official Records Book 1376, Page 1093, as amended by that First Amendment to the Declaration of Condominium of Sunset Harbor Resort, a Condominium, as recorded in Official Records Book 1376, Page 1257, and as further amended by that Second Amendment to Declaration of Condominium of Sunset Harbor Resort, a Condominium, as recorded in Official Records Book 1422, Page 1356, and as further amended by that Third Amendment to Declaration of Condominium of Sunset Harbor Resort, a Condominium, as recorded in Official Records Book 1426, Page 1588, all in the Public Records of Monroe County, Florida (collectively the "Declaration").

WITNESSETH

WHEREAS, the board of directors of the Sunset Harbor Resort Condominium Association, Inc., a not-for-profit Florida corporation (the "Managing Entity"), is the managing entity of the Condominium pursuant to Section 721.05(22), *Florida Statutes*, and 721.13(1), *Florida Statutes*.

WHEREAS, Section 721.855(2)(a)1., *Florida Statutes* establishes a trustee foreclosure procedure for assessment liens against timeshare interests.

WHEREAS, the Declaration does not prohibit the use of the trustee foreclosure procedure established by Section 721.855, *Florida Statutes*.

WHEREAS, the Managing Entity and the members of the Sunset Harbor Resort Condominium Association, Inc. (the "Association") desire to amend the Declaration to specifically provide for the use of the trustee foreclosure procedure.

WHEREAS, this Fourth Amendment to Declaration of Condominium of Sunset Harbor Resort, a Condominium ("Fourth Amendment") was adopted in accordance with Section 721.855, *Florida Statutes* and the Declaration at a duly called meeting of the Association held on October 11, 2010.

NOW, THEREFORE, the Declaration is hereby amended in the following manner:

1. The above recitals are true and corrected are incorporated into this Fourth Amendment by this reference.
2. Article 8.2(b) of the Declaration is hereby amended as follows [additions are shown as double-underlines; there are no deletions]:

(b) Lien for Assessments. The Association shall have a lien against each Unit or Unit Week, as applicable, for any unpaid assessments and for interest accruing thereon, which lien shall also secure any administrative late charges and reasonable attorneys' fees and costs incurred by the Association incident to the collection of such assessment or enforcement of such lien, whether or not legal proceedings are initiated. The lien is effective from and after recording a claim of lien in the Public Records of Monroe County, Florida stating the legal description of the Unit or Unit Week, as applicable, the name of the Owner of record, the amount claimed to be due and the due dates. The lien shall continue in effect until all sums secured by the lien shall have been fully paid or until such time as is otherwise permitted by law. Such claims of lien shall be signed and verified by an officer of the Association, or by an authorized agent of the Association. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of lien, to be prepared by and recorded at such party's expense. All such liens shall be subordinate to any mortgage recorded prior to the date of recording the claim of lien, and all such liens may be foreclosed by a suit brought in the name of the Association in the same manner as a foreclosure of a mortgage on real property or, in the case of Unit Weeks, by utilizing the trustee (non-judicial) foreclosure procedure as permitted by Section 721, Florida Statutes (2010). The Association may also sue to recover a money judgment for unpaid assessments without thereby waiving any claim of lien.

In the event a Mortgagee shall obtain title to a Unit or Unit Week as a result of the foreclosure of such mortgage, or in the event such Mortgagee shall obtain title to a Unit or Unit Week as the result of a conveyance in lieu of foreclosure of such first mortgage, such Mortgagee shall not be liable, except to the extent required under Florida law, for that share of the Common Expenses or assessments chargeable to the Unit or Unit Week, or the Owner thereof, which became due prior to the acquisition of title by such Mortgagee, and any such unpaid share of Common Expenses, or assessments, chargeable against any such foreclosed Unit or Unit Week or against any Unit or Unit Week in a Unit transferred in lieu of foreclosure, shall be deemed a Common Expense to be paid in the same manner as other Common Expenses of the Condominium by all of the Owners.

Nothing contained herein shall be construed as a modification of any rights or remedies of the Association pursuant to Chapter 718 or Chapter 721, except to the extent that the Condominium Documents allow additional remedies to those expressly set forth in said statute and to the extent that such additional remedies are permitted by said statutes.

3. Article VIII of the Declaration is hereby amended, and Article 8.7 is added in its entirety, as follows [additions are shown as double-underlines; there are no deletions]:

8.7 Trustee Foreclosure. If a Unit Week Owner fails to make timely payments of Common Expenses, Ad Valorem Taxes, or special assessments, an assessment lien against the Owner's Unit Week may be foreclosed in accordance with a judicial foreclosure procedure or a trustee foreclosure procedure, either of which may result in the loss of the Owner's Unit Week. If the Association initiates a trustee foreclosure procedure, the Owner shall have the option to object pursuant to Florida law, and in such event the Association may thereafter proceed only by filing a judicial foreclosure action.

{Signature and Notarization Page Follows}

7. Article III, Section 3 of the Bylaws is amended to read as follows (additions are underlined and deletions are ~~struck through~~):

3. Members of the board of directors who are elected by Owners other than the Developer at the annual meeting of members held in 2010 and thereafter shall serve for ~~one~~ two (+2) years until the next annual meeting of the members held in a year ending in 0, 2, 4, 6, or 8 and thereafter, unless and until his successor is duly elected or qualified or until he is removed in the manner elsewhere provided.

8. Article V, Section 1 of the Bylaws is amended to read as follows (additions are underlined and deletions are ~~struck through~~):

1. The executive officers of the corporation shall be a president, a vice-president, a secretary, and a treasurer, all of whom shall be directors who shall be elected bi-annually by the board of directors at any meeting. Any person may hold two or more offices except that the president shall not also be the vice-president, secretary or treasurer, or assistant secretary or assistant treasurer. The board of directors shall from time to time elect such other officers and designate their powers and duties as the board determines necessary to manage the affairs of the Association.

IN WITNESS WHEREOF, the Association has executed this Amendment this 15 day of NOVEMBER, 2010.

WITNESSES:

SUNSET HARBOR RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

Carol DiBartolo

Print Name: Carol DiBartolo

James Drum

Print Name: JAMES DRUM

Filomena Carfagno

Print Name: Filomena Carfagno

As its: PRESIDENT

STATE OF NY

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 15 day of November, 2010, by James Drum, as President of Sunset Harbor Resort Condominium Association, Inc. (who is personally known to me) or (has produced NY Drivers License as identification), and who (did/did not) take an oath.

NOTARY PUBLIC:

FILOMENA CARFAGNO
Notary Public, State of New York
No. 01CA6072418
Qualified in Suffolk County
Commission Expires April 1, 20 14

Filomena Carfagno
(signature)

Filomena Carfagno
(print name)

My Commission Expires: