

Reviewed by:
Christopher Shields, Esq.
1833 Hendry St.
Ft. Myers, FL. 33901

**CERTIFICATE OF AMENDMENT
BY-LAWS
BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED, being the duly elected and acting President and Secretary of BEACH CLUB CONDOMINIUM ASSOCIATION, INC. a Florida corporation not for profit, do hereby certify that a duly called Owner Meeting held on the 1st day of July, 2010 and based upon receipt of the required 67% affirmative votes from the Members of the Association was received, the following amendment was approved and adopted by the votes indicated for the purpose of amending the By-laws of BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

1. **The following resolution was approved by the affirmative vote of the percentage required in the By-laws of the Members of the Association.**

RESOLVED: That the By-laws are hereby amended by adding under 9. House Rules, a 9.12 entitled "Pets and Animals", and are hereby amended and adopted as follows:

9.12 Pets and Animals. "Not more than two (2) commonly accepted household pets, such as a dog or cat, may be kept in a Unit or Limited Common Element Area, subject to other reasonable regulation by the Association. All animals shall be leashed (when walked outdoors), or kept within the Unit and Limited Common Area and shall not be permitted to roam free. The Association may restrict the walking of their pets to certain areas. Owners who walk their pets on Association Common Element Areas must clean up after their pets. Commercial activities involving pets, including without limitation, boarding, breeding, grooming, or training, are not allowed. In the sole opinion of the Board, any pet that becomes the source of unreasonable annoyance or a threat to the health, safety and welfare to others, or if the Owner of the pet fails or refuses to comply with these restrictions, the Owner, upon written notice, shall remove the pet from the community. Pets may not be left unattended or leashed in yards, patios or screened porches. In addition to the foregoing, no dog which weighs more than 40 pounds is permitted and certain aggressive breeds of dogs and exotic animals as determined by the Board of Directors, including but not limited to Pit Bull's, Rottweiler's, Doberman's and Chow's, or exotic hybrid animals, shall not

be permitted. All animals currently on-site and which have further been registered with the Association within 30 days of the enactment of this amendment are hereby grandfathered until their death, as of the date of this Amendment."

RESOLVED: That the Officers and Directors are hereby instructed and authorized to execute the aforementioned document and cause it to be filed of Public Record.

IN WITNESS WHEREOF, Beach Club Condominium Association, Inc.. has caused this Amendment to be executed in accordance with the authority hereinabove expressed this 21 day of June, 2010.

BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

By: *Hank Yole*
Hank Yole, President

Attest:

Shirley St. Germain
Shirley St. Germain, Secretary

State of Florida

County of Lee

Before me this 1st day of July, 2020, personally appeared HANK YOLE and SHIRLEY ST. GERMAIN well known to me, who executed the foregoing instrument as President and Secretary of Beach Club Condominium Association, Inc.

Witness my hand and official seal this 1st day of July, 2010

Darlene Williams
(Seal) large

Notary Public, State of Florida, at

