

Prepare and Return to:
Anderson, Givens & Fredericks, P.A.
3665 Bee Ridge Road, STE 100
Sarasota, FL 34233

CERTIFICATE OF AMENDMENT
TO
AMENDED AND RESTATED MASTER FORM PROPRIETARY LEASE
OF
TERRA SIESTA CO-OP, INC.
AND TO THE
AMENDED AND RESTATED BYLAWS
OF
TERRA SIESTA CO-OP, INC.

We hereby certify that the attached amendments to the Amended and Restated Master Form Proprietary Lease of Terra Siesta Co-Op, Inc. (which Proprietary Lease was originally recorded at Official Records Book 1352 Page 1059, et seq. of the Public Records of Manatee County, Florida) were approved by the affirmative vote of not less than fifty-one percent (51%) of all eligible shareholders present or represented by proxy at a duly called Corporation meeting held on March 31, 2022, which is sufficient for adoption under Article 45 of the Declaration, and that the attached amendment to the Amended and Restated Bylaws of Terra Siesta Co-Op, Inc., was approved by the affirmative vote of a majority of the members of the Corporation at a duly called Corporation meeting held on March 31, 2022, which is sufficient for adoption under Article 10.2 of the Bylaws.

DATED this 4 day of APRIL, 2022.

Witnesses:

TERRA SIESTA CO-OP, INC.

sign Jennie Roth

By: Ed Howell
Ed Howell, Vice President

print Jennie Roth

sign Tarryce Hampton

print Tarryce Hampton

Witnesses:

sign Jennie Roth

Attest: Kathy Sullmowicz
Kathy Sullmowicz, Secretary

print Jennie Roth

sign Tarryce Hampton

print Tarryce Hampton

STATE OF FLORIDA
COUNTY OF MANATEE

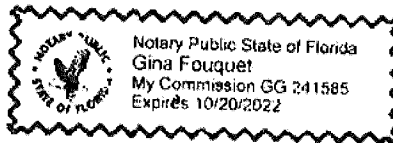
The foregoing instrument was acknowledged before me this 4 day of April, 2022, by Ed Howell, as Vice President of TERRA SIESTA CO-OP, INC., on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign Gina Fouquet
print Gina Fouquet
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF MANATEE

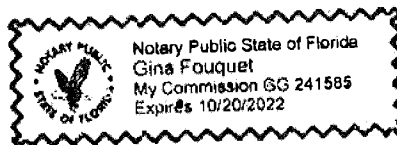


The foregoing instrument was acknowledged before me this 4 day of April, 2022, by Kathy Sulimowicz, as Secretary of TERRA SIESTA CO-OP, INC., on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign Gina Fouquet
print Gina Fouquet
State of Florida at Large (Seal)

My Commission expires:



**AMENDMENTS
TO THE
AMENDED AND RESTATED MASTER FORM PROPRIETARY LEASE
OF
TERRA SIESTA CO-OP, INC.**

[New text is underlined. Deleted text is ~~stricken~~.]

16. Subletting -Assignment.

A. Subletting.

(1) ___ Member shall not sublet the whole or any part of the Unit, or renew or extend any previously authorized sublease, unless consent thereto shall have been duly authorized by a resolution of the Directors, or given in writing by a majority of the Directors. Any consent to subletting may be subject to such conditions as the Directors may impose. There shall be no limitation on the right of Directors to grant or withhold consent, for any reason or for no reason, to a subletting. No consent to a subletting shall operate to release the Member from any obligation hereunder.

(2) Notwithstanding any other provisions of this Proprietary Lease, after each conveyance or other transfer of a Unit subsequent to November 15, 2022, the Unit may not be sublet during the initial twenty-four (24) months of membership for a Unit.

However, this twenty-four (24) month prohibition on subletting shall not apply to: a) transfers made primarily for estate planning purposes which are for nominal consideration (including without limitation transfers to a Member's spouse, transfers directed by a Member's will to beneficiaries or heirs or into a trust), or b) the Association. In the event of a dispute concerning the primary purposes of a transfer, the Association's Board of Directors shall determine the purpose of the transfer, which decisions shall be final unless wholly arbitrary and capricious.

16. Subletting -Assignment.

A. Subletting.

(1) ___ Member shall not sublet the whole or any part of the Unit, or renew or extend any previously authorized sublease, unless consent thereto shall have been duly authorized by a resolution of the Directors, or given in writing by a majority of the Directors. Any consent to subletting may be subject to such conditions as the Directors may impose. There shall be no limitation on the right of Directors to grant or withhold consent, for any reason or for no reason, to a subletting. No consent to a subletting shall operate to release the Member from any obligation hereunder.

...

(3) No more than fifty-four (54) Units may be sublet at any time (herein "Rental Cap"). However, a seasonal rental shall not be subject to the Rental Cap. A "seasonal rental" as applied to this amendment shall be defined as a sublet of the Unit for any period of time between November 1st through April 30th. The Board of Directors shall adopt a policy implementing this Rental Cap.

**AMENDMENT
TO THE
AMENDED AND RESTATED BYLAWS
OF
TERRA SIESTA CO-OP, INC.**

[New text is underlined. Deleted text is ~~stricken~~.]

2.5 Restriction on Number of Units Owned by Member. The number of cooperative units that may be owned or controlled by a member is hereby restricted. No resident member shall be eligible to own or control more than two (2) cooperative units at the same time. No non-resident member shall be eligible to own or control more than one (1) cooperative unit at a time. The Board of Directors is authorized to determine whether or not in its judgment the proposed manner of ownership of a cooperative unit would result in the ownership or effective control of said unit by a person or entity already owning and/or controlling two (2) cooperative units for a resident member or one (1) cooperative unit for a non-resident member. For the purpose of this Article 2.5, ownership and effective control shall be deemed to include but not limited to Units owned by a spouse, a domestic partner, direct lineal descendants (e.g. son or daughter), direct lineal ascendants (e.g. parents), and any type of business entity or estate planning instrument or arrangement in which a Member has any interest in of any kind or nature. The Board of Directors is authorized to make an exception to this restriction for a member purchasing a cooperative parcel for the installation thereon and immediate sale of a new manufactured home. Furthermore, the Board of Directors is authorized to reject a proposed transfer of a cooperative unit if such transfer would, in the Board's judgment, jeopardize the corporation's treatment as a residential cooperative association within the meaning of Florida Statutes Chapter 719 and the U.S. Internal Revenue Code. For the purpose of this Article 2.5, the Board of Directors shall be permitted to reasonably define resident member and non-resident member.