

This instrument prepared by:

Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

**CERTIFICATE OF APPROVAL OF AMENDMENTS TO THE ARTICLES OF INCORPORATION OF
TUSCANY SQUARE I CONDOMINIUM ASSOCIATION, INC., AND BYLAWS OF TUSCANY
SQUARE I CONDOMINIUM ASSOCIATION, INC.**

The undersigned authorities hereby certify that the Association unit owner members and the Board of Directors of Tuscany Square I Condominium Association, Inc. ("Association") have duly adopted the attached amendments to the Articles of Incorporation of Tuscany Square I Condominium Association, Inc., a Corporation not for profit under the laws of the State of Florida ("Articles"), as originally recorded in the Public Records of Volusia County, Florida at Official Record Book 5922, Page 1284 *et seq.*

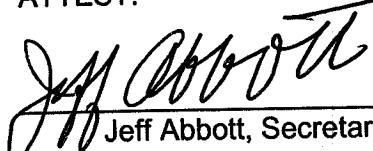
The attached amendments were approved in accordance with Article 11, Section 11.2 of the Articles and Section 617.0701(4), Fla. Stat. by at least fifty-six (56) of the seventy-nine (79) total voting interests, representing at least two-thirds (2/3) of all voting interests in the Association, who executed a written consent without a meeting, accumulated between February 28, 2012 and May 28, 2012.

Additionally, the undersigned authorities also hereby certify that the members of the Association have duly adopted the attached amendments to the By-Laws of Tuscany Square I Condominium Association, Inc. ("By-Laws"), as originally recorded in the Public Records of Volusia County, Florida at Official Record Book 5922, Page 1293 *et seq.*

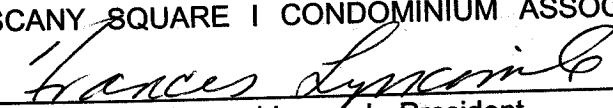
The attached amendments were approved in accordance with Article X(B) of the By-Laws by at least fifty-five (55) of the seventy-nine (79) total voting interests, representing at least two-thirds (2/3) of all voting interests in the Association, who executed a written consent without a meeting, accumulated between February 28, 2012 and May 28, 2012.

Witness our hands and seals this 3rd day of August, 2012.

ATTEST:


Jeff Abbott, Secretary

"ASSOCIATION"
TUSCANY SQUARE I CONDOMINIUM ASSOCIATION, INC.

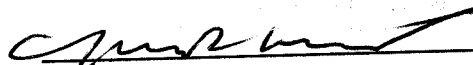
By 
Frances Lipscomb, President

STATE OF FLORIDA :
COUNTY OF VOLUSIA :

Before me, the undersigned authority, personally appeared Frances Lipscomb and Jeff Abbott, to me personally known to be the President and Secretary, respectively, of Tuscany Square I Condominium Association, Inc., or having produced _____ as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 3rd day of

August, 2012.

 (SIGN)

My Commission Expires  MARK ROSKAMP
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE163350
Expires 1/25/2016

MARK ROSKAMP (PRINT)
Notary Public, State of Florida at Large

**PROPOSED AMENDMENT TO THE
ARTICLES OF INCORPORATION OF TUSCANY
SQUARE I CONDOMINIUM ASSOCIATION, INC.**

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

* * *

**ARTICLE 6.
DIRECTORS**

6.1 The affairs of the Association will be managed by a Board consisting of **an odd number of directors consisting of** not less than ~~three (3)~~ **five (5)** nor more than nine (9) directors. The number of members of the Board of Directors shall be as provided from time to time by the By-Laws of the Association, ~~and in the absence of such determination shall consist of three (3) directors.~~ The qualifications for directors shall be as set forth in Article IV, Section 1 of the Bylaws

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**PROPOSED AMENDMENT TO THE
BYLAWS OF
TUSCANY SQUARE I CONDOMINIUM ASSOCIATION, INC.**

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

* * *

ARTICLE IV: DIRECTORS

Section 1. Number, Term and Qualifications; Transfer of Control. The affairs of the Association shall be governed by a Board of Directors, serving without compensation, composed of **an odd number of directors consisting of** not less than ~~3~~ **five (5)** nor more than ~~nine (9)~~ **9** directors. ~~The term of each director's service shall extend until the next annual meeting of the members, and thereafter until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below.~~ All directors shall be members of the Association; provided, however, that all directors that the Developer is entitled to elect or designate need not be members. The individual designated as the voting member for a Unit owned by an Entity shall be deemed to be a member of the Association so as to qualify to become a director of the Association.

In accordance with the Florida Condominium Act, unit owners other than the Developer, at such time as such owners own 15% or more of the units in the Condominium, are entitled to elect no less than one-third of the members of the board of directors. Unit owners other than the Developer are entitled to elect not less than a majority of the members of the board of directors of the Association (a) 3 years after 50 percent of the units in the Condominium have been conveyed to purchasers; (b) 3 months after 90 percent of the units in the Condominium have been conveyed to purchasers; (c) when all the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; (d) when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or (e) 7 years after recordation of the Declaration.

~~Section 2. First Board of Directors. The first Board of Directors named in the Articles of Incorporation shall hold office and serve until their successors have been elected and qualified.~~

Section 2. From and after the effective date of this amendment, Directors shall be elected for staggered terms. At the first annual meeting and election of Directors after the effective date of this provision, the terms of the Directors shall be established as follows:

- 1. Of the seven (7) Directors to be elected, the four (4) Directors receiving the most votes shall be elected for a term of two years, and**
- 2. The remaining three (3) Directors who are successfully elected based on the total of votes received shall be elected for a one (1) year term, and**
- 3. Thereafter, Directors shall be elected to serve two (2) year terms, and**
- 4. In the event that no election of Directors is held due to the absence of sufficient candidates to warrant the holding of an election, or in the event of a tie vote**

between candidates, they shall, by the draw of cards or by use of a similar random device, determine the length of the term of each candidate.

5. Each Director shall serve until his or her successor is duly elected and qualified, or until the death, resignation, removal or disqualification of such Director.

6. Any Director appointed to fill a vacancy on the Board shall be appointed to complete the term of the Director previously holding the position.

7. The Board is empowered to establish rules not inconsistent with the foregoing to maintain a scheme of staggered terms so that, at least three (3) members of the Board are eligible for election each year, while maintaining two (2) year terms.

8. The effective date of this amendment shall be the date on which it is recorded in the Volusia County Public Records after proper adoption.

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