

**CERTIFICATE OF AMENDED DECLARATION
OF TOWERS TEN CONDOMINIUM ASSOCIATION, INC.
(a non-profit Florida corporation)**

TOWERS TEN

This First Amendment to the Declaration of Towers Ten, a Condominium is made by Towers Ten Condominium Association, Inc., a Florida corporation not-for-profit, hereinafter referred to as "Association" this date.

W I T N E S S E T H:

WHEREAS, the Association first recorded on June 24, 1998, in Official Records Book 4318, Page 2914, in the Public Records of Volusia County, Florida, Declaration of Towers Ten, a condominium, hereinafter referred to as the "Declaration"; and

WHEREAS, the Association now wishes to amend said Declaration of Condominium to update page 24 of the By-Laws, attached to the Declaration as Exhibit "1.C", and to revise the Operating Budget, attached to the Declaration as Exhibit "1.E";

NOW THEREFORE, in consideration of the premises herein set forth, Association does hereby amend said Declaration of Towers Ten Condominium Association, Inc. in accordance with the authority reserved unto Association by said Declaration, and pursuant to Florida Statutes Chapter 718, as duly authorized by a vote of the Board of Directors on January 1, 2001.

SAID DECLARATION IS AMENDED AS FOLLOWS:

In order to revise page 24 of the By-Laws and the Estimated Operating Budget, each referred to above, the enclosed page 24 of the By-Laws and Estimated Operating Budget are hereby substituted for and do replace page 24 of the By-Laws and Estimated Operating Budget of the Declaration; and

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF TOWERS TEN, when filed for record in the Public Records of Volusia County, Florida, shall amend the Declaration of Condominium of Towers Ten, to the same extent as if the matters set forth herein had been enacted as the Declaration of Condominium in the first instance.

IN WITNESS WHEREOF, Towers Ten Condominium Association, Inc., a Florida non-profit corporation, has caused these presents to be signed in its name this 15 day of FEB., 2001.
Signed, sealed and delivered in the presence of:

Thomas M. Rose
Witness

Roberta P. Swift By: Anthony DiMucci
Witness

TOWERS TEN CONDOMINIUM ASSOCIATION,
INC.,
a Florida non-profit corporation

ANTHONY DiMUCCI
(Printed Name)
Title: Director

Authenticated:

Penny Norfolk
Penny Norfolk, Director

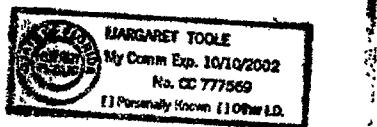
STATE OF FLORIDA
COUNTY OF VOLUSIA

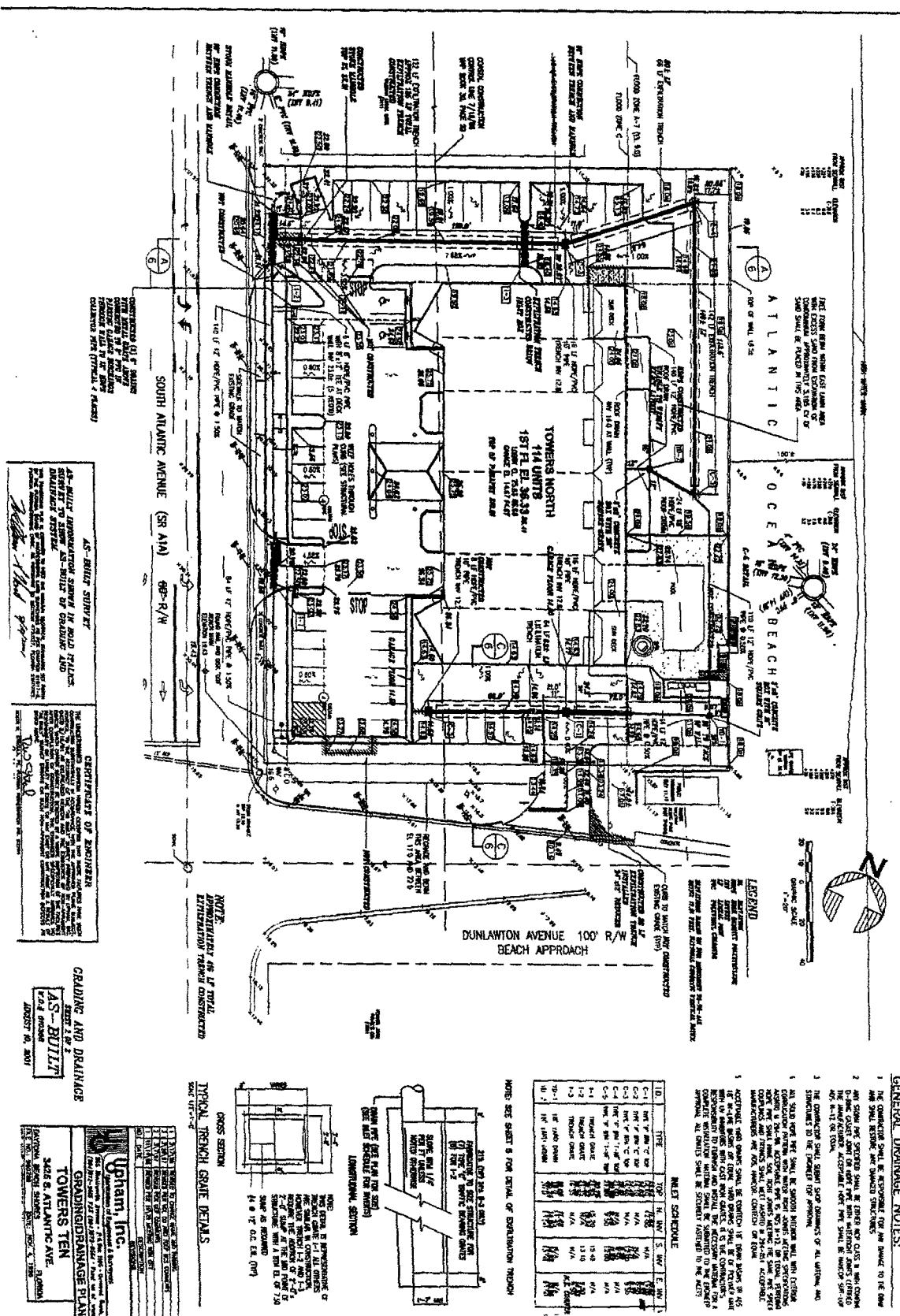
I HEREBY CERTIFY that on this 15 day of FEB., 2001, before me an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Anthony DiMucci, President of Towers Ten Condominium Association, Inc., to me personally known or who presented _____ as identification, and he executed the foregoing instrument for the purposes therein expressed freely and voluntarily under authority duly vested in him by said corporation, and the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of FEB., 2001.

My Commission Expires:

Margaret Toole
Notary Public, State of Florida
(Typed/Printed Notary Name)
MARGARET TOOLE





CONDOMINIUM DOCUMENTS

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VIII. MAINTENANCE OF AND ALTERATIONS AND ADDITIONS TO CONDOMINIUM PROPERTY

C. The contract for management services shall be in writing, and shall contain all items required by Florida Statute 718.3025. Contracts for other products and services shall be in writing, and those requiring payment in the aggregate by the Association in excess of 5% of the total annual budget of the Association, including reserves, shall be awarded by competitive bid, excepting those contracts with attorneys, accountants, and employees of the Association. The provisions in this sub-paragraph can be suspended or abolished by a vote approved by two-thirds of unit owners present and voting, in person or voting by limited proxy at a regular or special meeting of the Unit Owners of Towers Ten, called and convened in accordance with the By-Laws. Such a vote may be accomplished by use of limited proxy. Renewals of contracts awarded by competitive bid which permit cancellation by the Board on 30 day Notice are exempt from competitive bid requirements. A competitive bid contract for management of the Association may be made for periods up to 3 years.

(approved 08/08/2003)

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XII. AMENDMENT OF DECLARATION

Except as may otherwise be provided in this Article or elsewhere in this Declaration, this Declaration may be amended at any regular or special meeting of the Unit Owners of Towers Ten, called and convened in accordance with the By-Laws, by the affirmative vote of not less than two-thirds (2/3) of the total number of Unit Owners of Towers Ten present and voting, in person or voting by limited proxy.

(approved 3/20/2004)

BYLAWS

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ARTICLE III. MEETINGS OF THE MEMBERS OF THE ASSOCIATION

C. The annual meeting of the members shall be held, at a date and at a time during the ~~second week of February~~ ~~third week of January~~ of each year to be designated by the Board and contained in the Notice of the meeting, for the purpose of electing Directors and transacting any other business authorized to be transacted by the members.

(approved 08/08/2003)

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ARTICLE VII. AMENDMENTS TO THE BY-LAWS.

These By-Laws may be altered, amended or added to at any meeting of the members by an affirmative vote of two-thirds (2/3) of all Unit Owners present and voting, in person or voting by limited proxy, in the following manner:

(approved 3/20/2004)

**CERTIFICATE OF AMENDED DECLARATION
OF TOWERS TEN CONDOMINIUM ASSOCIATION, INC.
(a non-profit Florida corporation)**

TOWERS TEN

This Second Amendment to the Declaration of Towers Ten, a Condominium is made by **Towers Ten Condominium Association, Inc.**, a Florida corporation not-for-profit, hereinafter referred to as "Association" this date.

W I T N E S S E T H:

WHEREAS, the Association first recorded on June 24, 1998, in Official Records Book 4318, Page 2914, in the Public Records of Volusia County, Florida, Declaration of Towers Ten, a condominium, hereinafter referred to as the "Declaration"; and as amended on March 6, 2001, in Official Records Book 4653, Pages 1447-1451 inclusive, of the Public Records of Volusia County, Florida;

WHEREAS, the Association now wishes to amend said Declaration of Condominium to update Exhibit "1.A" As-Built Survey Certificate of Engineer attached to the Declaration.

NOW THEREFORE, in consideration of the premises herein set forth, Association does hereby amend said Declaration of Towers Ten Condominium Association, Inc. in accordance with the authority reserved unto Association by said Declaration, and pursuant to Florida Statutes Chapter 718, as duly authorized by a vote of the Board of Directors on October 22, 2001.

SAID DECLARATION IS AMENDED AS FOLLOWS:

In order to revise Exhibit "1.A" As-Built Survey Certificate of Engineer, attached to the Declaration referred to above, the enclosed Exhibit 1.A is hereby substituted for and does replace Exhibit 1.A of the Declaration; and

THIS SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF TOWERS TEN, when filed for record in the Public Records of Volusia County, Florida, shall amend the Declaration of Condominium of Towers Ten, to the same extent as if the matters set forth herein

had been enacted as the Declaration of Condominium in the first instance.

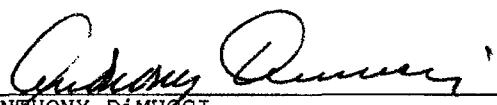
IN WITNESS WHEREOF, **Towers Ten Condominium Association, Inc.**, a Florida non-profit corporation, has caused these presents to be signed in its name this 22 day of OCTOBER, 2001.

Signed, sealed and delivered
in the presence of:


THOMAS M POOLE Witness

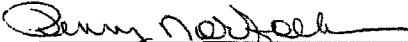
Witness

**TOWERS TEN CONDOMINIUM ASSOCIATION,
INC.,**
a Florida non-profit corporation


ANTHONY DIMUCCI
(Printed Name)

Title: President

Authenticated:

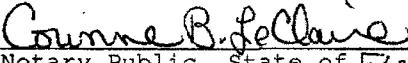

For Dimucci ASU, Director

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this 22 day of OCTOBER, 2001, before me an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Anthony DiMucci, President of Towers Ten Condominium Association, Inc., to me personally known or who presented _____ as identification, and he executed the foregoing instrument for the purposes therein expressed freely and voluntarily under authority duly vested in him by said corporation, and the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of OCTOBER, 2001.

My Commission Expires: 2-6-05


Notary Public, State of Florida
CORINNE B LECLAIRE
(Typed/Printed Notary Name)



AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF TOWERS TEN A CONDOMINIUM
AND AMENDMENT TO THE BY LAWS OF
TOWERS TEN CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NON PROFIT CORPORATION

This Amendment, made and entered into this 12th day of July, 2004, by TOWERS
TEN CONDOMINIUM ASSOCIATION, INC., a Florida non profit corporation (hereafter
"Association")

W I T N E S S E T H:

WHEREAS, the Declaration of Condominium, for Towers Ten, a Condominium is dated
June 24, 1998, and recorded in Official Records Book 4138, page 2914, (hereafter "Declaration");
and

WHEREAS, attached to the Declaration of Condominium and marked Exhibit 1.C, are the
Bylaws of Towers Ten Condominium Association, Inc. (hereafter "Bylaws") being dated
May 29, 1998, and recorded in the Public Records of Volusia County, Florida; and

WHEREAS, the Association has determined to amend the Declaration and Bylaws in
accordance with the procedure provided in the Declaration and Bylaws; and

WHEREAS, the parties wish to reduce to writing the approved Amendments to the
Declaration and Bylaws and record same in the Public Records of Volusia County, Florida, all as
required by the Declaration and Bylaws;

NOW THEREFORE, for and in consideration of the covenants herein contained, and
contained in the Declaration and Bylaws, and for other good and valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, the Association hereby executes this Amendment
for the purpose of modifying and amending the Declaration and Bylaws as follows:

1. Amend the Declaration of Condominium, Article VIII, Maintenance and Alteration and Additions to Condominium Property, as provided on attached Exhibit 1.
2. Amend the Declaration of Condominium, Article XII, Amendments, as provided on attached Exhibit 1.
3. Amend the Bylaws, Article III, Meetings of the Members of the Association, as provided on attached Exhibit 2.
4. Amend the Bylaws, Article VII, Amendments, as provided on attached Exhibit 2.

IN WITNESS WHEREOF, the Developer and Association have caused this Amendment to be duly executed this 12th day of July, 2004.

“ASSOCIATION”

TOWERS TEN CONDOMINIUM
ASSOCIATION, INC., A Florida Non Profit
Corporation

Debra C. Root-TenCh

Witness Signature

DEBRA C. ROOT-TENCH

Printed Name

By: Andrea M. Pair
Andrea M. Pair, President

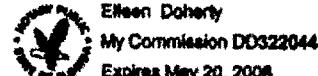
Tom Sawin

Witness Signature

Tom SAWINA

Printed Name

STATE OF FLORIDA
COUNTY OF VOLUSIA



The foregoing instrument was acknowledged before me this 12th day of July, 2004, by Andrea M. Pair as President of Towers Ten Condominium Association, Inc., a Florida Non Profit Corporation who is personally known to me or who has produced her drivers license as identification and who has not taken an oath.

Eileen Doherty
Notary Signature

AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
TOWERS TEN, A CONDOMINIUM

WHEREAS, the Declaration of Condominium of Towers Ten, a Condominium, was duly recorded in Official Records Book 4318, Page 2914, Public Records of Volusia County, Florida; and

WHEREAS, Section XII of the aforesaid Declaration of Condominium expressly authorizes an amendment thereto upon the vote and signature of the appropriate number of Unit Owners; and

WHEREAS, an appropriate number of Unit Owners did properly vote to amend the aforesaid Declaration;

NOW THEREFORE, Section XIV of the aforesaid Declaration is hereby amended as by adding paragraph M, as follows:

M. The rooftop area of the Solarium, as set forth in Exhibit A to the Declaration of Condominium, is hereby clarified to be a Common Element and the sole use thereof is established as a roof and not as a balcony.

IN WITNESS WHEREOF, the undersigned President and Secretary of Towers Ten Condominium Association, Inc. have affixed our authorized signatures hereto.

WITNESSES:

Barbara Schutt
Signature

Barbara Schutt
Print Name

TOWERS TEN CONDOMINIUM
ASSOCIATION, INC.

By: Jim Davis
Jim Davis, President

Virginia Waikins
Signature

Virginia Waikins
Print Name

Attest: George Rimler
George Rimler, Secretary

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 19th day of July, 2011, by **Jim Davis**, President of Towers Ten Condominium Association, Inc., and **George Rimler**, Secretary of Towers Ten Condominium Association, Inc., who (check appropriate box) are personally known to me or have produced _____ as identification.

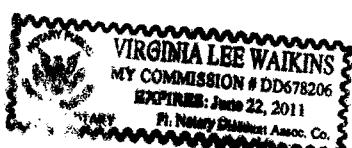
Notary Public
Title or Rank

DD 678206
Commission Number
My Commission Expires:

June 22, 2011

Virginia Lee Waikins
Notary Signature

Virginia Lee Waikins
Notary Printed Name



AMENDED TO THE BYLAWS

We, the undersigned, President and Secretary of the TOWERS TEN CONDOMINIUM ASSOCIATION, INC, do hereby certify:

Resolved that the suggested change to the Bylaws of the TOWERS TEN CONDOMINIUM ASSOCIATION, INC was approved by the members of the TOWERS TEN CONDOMINIUM ASSOCIATION, INC.

THIS AMENDED TO THE Bylaws of TOWERS TEN CONDOMINIUM ASSOCIATION, INC, as amended from time to time in accordance with the terms hereof, is made on 16 day of January, 2016, by TOWERS TEN CONDOMINIUM ASSOCIATION, INC., a Florida nonprofit corporation.

WHEREAS, the TOWERS TEN CONDOMINIUM ASSOCIATION, INC desires to amend the Bylaws of TOWERS TEN CONDOMINIUM ASSOCIATION, INC; and

WHEREAS, the undersigned members of the Association, adopted this Amendment to the Bylaws of TOWERS TEN CONDOMINIUM ASSOCIATION, INC with approval, in writing, with 46 members did vote to approve and 7 members voting not to approve and notice of this action was given to all members; and

WHEREAS, Article VII, of the Bylaws provides that the Bylaws may be amended upon the affirmative vote of Voting Members casting not less than two-thirds (2/3) of the total vote of all Unit Owners present and voting, in person or voting by limited proxy, in accordance with the Bylaws of the Association;

NOW THEREFORE, in consideration of the premises and mutual covenants contained in this Amendment and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged, the Bylaws is hereby amended as follows:

Continued on the next page:

I. S. "Utility" and "Utility Services", shall mean and shall include, but not be limited to, electric power, gas, water, heating and air conditioning, garbage and sewage disposal, storm drainage, telephone and cable television facilities.

(Approved 1/22/05)

A. BY-LAWS

ARTICLE III. MEETINGS OF THE MEMBERS OF THE ASSOCIATION

B. The Secretary of the Association shall mail to each member a Notice of each annual meeting, and shall mail, or deliver, or electronically transmit to each member a Notice of any special meeting, stating the time and place thereof, and providing an agenda, at least sixty (60) days prior to such meeting, the Notice of any special meeting to state the purpose thereof and to contain such other information as may be required by applicable law. All Notices shall be

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mailed, or delivered, or electronically transmitted to the members at the addresses that appear on the records of the Association. Proof of delivery of all such Notices shall be by affidavit of the Secretary, or such other officer as the Secretary may designate to make such delivery, which shall be placed in the official records of the Association. A copy of each such Notice shall also be posted in a conspicuous place to be designated in a rule adopted by the Board within the Condominium Property fourteen (14) continuous days prior to any meeting of the members. Notices of meetings where proposed assessments are to be considered for any reason shall contain a statement that assessments will be considered and shall state the nature of such assessments. Notice of any meeting may be waived by a member, in writing, either before or after the meeting.

(Approved 1/22/05)

BY-LAWS

ARTICLE IV. BOARD OF DIRECTORS

F. Special meetings of the Directors may be called by the President or, in his absence, by the Vice President, and must be called by the Secretary at the written request of a majority of the Directors. Not less than five (5) days notice of a special meeting shall be given personally or by mail, telephone, or telegraph, electronic transmission, which notice shall designate the time, place and purpose of the meeting.

G. An annual budget meeting shall be called by the Board in accordance with the following procedures. A copy of the proposed annual budget of Common Expenses and a notice of the meeting shall be mailed or electronically transmitted to the members of the Association not less than thirty (30) days prior to the meeting of the Board at which the annual budget will be considered. The notice to the members shall be in writing and shall set forth the time and place at which the meeting of the Board will be held to consider the proposed annual budget.

(Approved 1/22/05)

BY-LAWS

ARTICLE VI. FISCAL MANAGEMENT

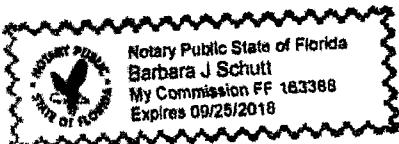
E. When the Board has determined the amount of any assessment, the Treasurer of the Association shall mail, or deliver, or electronically transmit to each Unit Owner a statement of the amount of said Unit Owner's assessment. All assessments shall be payable to the Association and, upon request, said Treasurer shall give a receipt for each payment

By: Tom Sawina
Print Name: Tom SAWINA
President, TOWERS TEN CONDOMINIUM ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF Volusia

BEFORE ME personally appeared Tom Sawina, to me personally known to be a Director of TOWERS TEN CONDOMINIUM ASSOCIATION, INC., and who did take an oath, and he acknowledged before me that he freely and voluntarily executed the same as such officer, under authority vested in him by said Corporation.

WITNESS my hand and official Seal in the State and County last aforesaid, this 21 day of September, 2016.



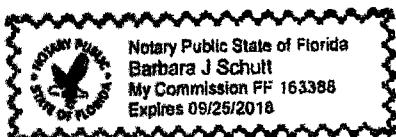
Barbara J Schutt
Notary Public, State of Florida at Large
Printed Name: Barbara J Schutt
My Commission Expires: 09/25/2018

By: Verne Bryers
Print Name: Verne Bryers
Secretary, TOWERS TEN CONDOMINIUM ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF Volusia

BEFORE ME personally appeared Verne Bryers, to me personally known to be a Director of TOWERS TEN CONDOMINIUM ASSOCIATION, INC., and who did take an oath, and he acknowledged before me that he freely and voluntarily executed the same as such officer, under authority vested in him by said Corporation.

WITNESS my hand and official Seal in the State and County last aforesaid, this 21 day of September, 2016.



Barbara J. Schult
Notary Public, State of Florida at Large
Printed Name: Barbara J. Schult
My Commission Expires: 09/25/2018