

This instrument prepared by/return to:  
McCabe | Ronsman  
110 Solana Rd., Suite 102  
Ponte Vedra Beach, Florida 32082

**CERTIFICATE OF AMENDMENT**  
**TO THE**  
**BY-LAWS OF KETCH COURTYARD ASSOCIATION, INC.**

The undersigned officers of Ketch Courtyard Association, Inc. (“Association”), the corporation in charge of the operation and control of Ketch Courtyard, a condominium, according to the Declaration of Condominium of Ketch Courtyard, a Condominium (“Declaration”) thereof as recorded in Official Records Book 424, Page 386, et seq., of the Public Records of Nassau County, Florida, hereby certify that the following amendments to the By-Laws were proposed and approved by a majority vote of the Board of Directors and approved by not less than a majority of all the members of the Association pursuant to Section 5.10 of the Bylaws. The undersigned further certify that the amendments were proposed and approved in accordance with the condominium documentation and applicable law.

*(Additions are indicated by underline (additions to headers are indicated by double underline), deletions are indicated by ~~strikethrough~~)*

**ARTICLE FIVE**  
**OPERATION OF PROPERTY**

...

5.10 Uses of Units; Rules and Regulations

The use of the units and the common elements shall be subject to restrictions set forth in rules and regulations to be promulgated and amended from time to time by the Governing Board with the approval of a majority of unit owners. Such restrictions shall include, without limitation, the following:

...

- (c) Residents shall exercise extreme care about making noises or playing music which may disturb other residents. Unit Owners are permitted to maintain dogs within Units, subject to the provisions of these restrictions and any additional rules and regulations adopted by the Board of Directors. Only dogs are permitted; no other pets or animals are permitted. Tenants and guests shall not be permitted to have or keep dogs on Condominium Property, including the Units.

Dogs must weigh forty (40) pounds or less and must be current with all vaccination shots. All dogs shall be kept on hand held leashes while outside of the Unit. Dogs shall not create a nuisance to other Owners by any behavior, including but not limited to, continuous and repeated barking, whining, crying or other disturbance. No dog will be permitted on the Condominium Property which creates a nuisance. All owners of dogs shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of their dogs. The Board is authorized from time to time to adopt such other rules relating to dogs as it deems necessary or advisable. Neither the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of these restrictions, and any Unit Owner maintaining a dog on the Condominium Property shall indemnify and hold the Association and the Board harmless from any loss, claim or damage arising from or in connection with the maintenance of a dog on the Condominium Property.

A violation of the provisions of this section shall entitle the Association and the Board of Directors to all of its rights and remedies available under the Declaration, Bylaws, Florida Statutes and any applicable rules and regulations, including, but not limited to, the right to fine Unit Owners and/or to require any dog to be permanently removed from the Condominium Property. ~~No animals or pets will be allowed on the premises of the Ketch Courtyard Condominium at any time.~~

*{Remainder of page intentionally left blank; signatures on following page}*

IN WITNESS WHEREOF, Ketch Courtyard Association, Inc. has caused this certificate to be executed in its name on this 12<sup>th</sup> day of June, 2020.

**Witnesses**

Jane Kalem  
Signature of Witness 1

Jane Kalem  
Printed

Nicholas Lambias  
Signature of Witness 2

NICHOLAS LAMBIAS  
Printed

**Ketch Courtyard Association, Inc.**

J.W. McKinnie  
President

J.W. MCKINNIE  
Printed

Karen Douglas  
Secretary

Karen Douglas  
Printed

STATE OF FLORIDA  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12<sup>th</sup> day of June, 2020, by J.W. McKinnie as President, and KAREN DOUGLAS, as Secretary, of Ketch Courtyard Association, Inc., on behalf of the corporation.

Jane Marie Malcolm  
(Signature of Notary Public - State of Florida)  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or  Produced Identification  
Type of Identification Produced: \_\_\_\_\_

