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DEVELOPMENT LAW

**BOARD CERTIFIED SPECIALIST IN
CONSTRUCTION LAW

KBRLegal.Com

March 5, 2026

Via E-Mail: bguyer@searanchclub.com

Sea Ranch Club of Boca Condominium Association, Inc.
Attn: Bud Guyer, General Manager
4301 North Ocean Blvd.
Boca Raton, FL 33431

**RE: Recorded Certificate of Amended Declaration - Instrument No.
20260077325
Recorded Certificate of Amended ByLaws - Instrument No. 20260077318**

Dear Members of the Board:

Please find the recorded Certificate of Amendment and the recorded Amendment to the Declaration and the recorded Certificate of Amendment and the recorded Amendment to the ByLaws of the Sea Ranch Club of Boca Condominium Association, Inc. enclosed for your records. Please keep the enclosed in a safe place as part of the Official Records of the Association. Should you have any questions or concerns, please contact our office.

Thank you for your attention to these matters.

Very truly yours,

A handwritten signature of Zachary S. Morse, consisting of a stylized 'Z' and 'M' connected by a long horizontal stroke.

ZACHARY S. MORSE

ZSM/slb
Enclosures

This instrument was prepared by:
KAYE BENDER REMBAUM, P.L.
Zachary S. Morse, Esq.
1200 Park Central Boulevard South
Pompano Beach, Florida 33064

**CERTIFICATE OF AMENDMENT
TO THE BYLAWS OF
SEA RANCH CLUB OF BOCA CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the Bylaws of Sea Ranch Club of Boca Condominium Association, Inc., attached as an Exhibit to the Declaration of Condominium of Sea Ranch Club of Boca I, a Condominium, as recorded in Official Records Book 3659, Page 299, in the Public Records of Palm Beach County, Florida; the Declaration of Condominium of Sea Ranch Club of Boca II, a Condominium, as recorded in Official Records Book 5869, Page 1804, in the Public Records of Palm Beach County, Florida; and the Declaration of Condominium of Sea Ranch Club of Boca III, a Condominium, as recorded in Official Records Book 6528, Page 1953, in the Public Records of Palm Beach County, Florida, was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 2 day of March, 2026, at Boca Raton, Palm Beach County, Florida.

WITNESS 1:

Sea Ranch Club of Boca Condominium Association, Inc.

Michelle Mattessich
(Sign)
Michelle Mattessich
(Print)
4301 N. Ocean Blvd 805 A
(Address) Boca Raton, FL 33431

By: *Richard Mattessich*
Print: Richard Mattessich, President

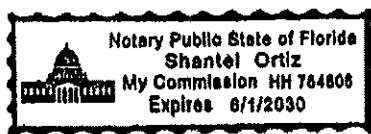
WITNESS 2:

William H. Gump
(Sign)
William H Gump Jr GM
(Print)
4301 N. Ocean Blvd, Mynt office
(Address) Boca Raton, FL 33431

Attest: *Richard L Tuck*
Print: RICHARD L TUCK Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of March, 2026, by Richard Mattessich as President and Richard L Tuck as Secretary for Sea Ranch Club of Boca Condominium, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and did take an oath.



My Commission Expires: 6/1/2030

NOTARY PUBLIC

Signature: *Shantel Ortiz*
Printed Name: Shantel Ortiz
State of Florida at Large

AMENDMENT TO THE BY-LAWS OF
SEA RANCH CLUB OF BOCA CONDOMINIUM ASSOCIATION, INC.
(A Florida Corporation Not-For-Profit)

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

Section 4. Board of Directors; Directors' Meetings

4.4(1) ~~The term of each Director's service shall extend until the next Annual Members Meeting and until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided. The~~ affairs of the Association shall be managed by a Board of Directors consisting of twelve (12) total Directors. Directors shall be elected by Class, with the Apartment Owners within each of the following four (4) Classes electing three (3) directors from within that Class, identified as follows:

Classes:

1-Sea Ranch Club of Boca I-A ("I-A")

2-Sea Ranch Club of Boca I-B ("I-B")

3-Sea Ranch Club of Boca II ("II")

4-Sea Ranch Club of Boca III ("III")

(2) Except for the Initial Staggering Election described below, each Director shall serve a three (3) year term, and shall continue to serve until a successor is duly elected and qualified, or until earlier resignation, removal, or disqualification as provided by the governing documents and the Florida Statutes.

(3) Initial Establishment of Staggered Terms: At the first election held after the effective date this amendment ("Initial Staggering Election"), each Class shall elect three (3) Directors from among the Apartment Owners within that Class. The three (3) Directors elected in each Class shall be assigned initial staggered terms as follows: (i) Highest vote-getter

from each Class serves a three (3) year term; (ii) Second-highest vote-getter from each Class serves a two (2) year term; and, (iii) Third-highest vote-getter from each Class serves a one (1) year term.

(4) After the Initial Staggering Election is complete, at each annual meeting and election thereafter, each Class shall elect one (1) Director for a new three (3) year term, with four (4) total Directors elected each year (i.e., one per Class). Each Class will continue to elect one (1) Director every year, maintaining perpetual staggering.

(5) A vacancy in a Director seat for any Class shall be filled by Apartment Owners within that same Class only, by the method permitted under the Florida Statutes or these By-Laws, as amended from time to time. Any Director appointed or elected to fill a vacancy shall serve the remainder of the unexpired term for that Class seat.

. . .