

AMENDMENT OF DECLARATIONS OF
LAKE CLARKE GARDENS CONDOMINIUMS
AND ARTICLES OF INCORPORATION OF
LAKE CLARKE GARDENS CONDOMINIUM, INC.

WHEREAS, the Declarations of Condominium of Lake Clarke Gardens Condominiums are duly recorded in the Official Records Books of the Public Records of Palm Beach County, Florida as follows:

No. 2 Lake Clarke Gardens Condominium
Official Records Book 1646 at Page 663

No. 3 Lake Clarke Gardens Condominium
Official Records Book 1657 at Page 193

No. 4 Lake Clarke Gardens Condominium
Official Records Book 1674 at Page 336

No. 5 Lake Clarke Gardens Condominium
Official Records Book 1697 at Page 1201

No. 6 Lake Clarke Gardens Condominium
Official Records Book 1799 at Page 1511

No. 8 Lake Clarke Gardens Condominium
Official Records Book 1632 at Page 1201

No. 9 Lake Clarke Gardens Condominium
Official Records Book 1530 at Page 167

No. 10 Lake Clarke Gardens Condominium
Official Records Book 1730 at Page 716

No. 12 Lake Clarke Gardens Condominium
Official Records Book 1969 at Page 854

No. 14 Lake Clarke Gardens Condominium
Official Records Book 1978 at Page 522

No. 15 Lake Clarke Gardens Condominium
Official Records Book 1772 at Page 1573

No. 16 Lake Clarke Gardens Condominium
Official Records Book 1761 at Page 1201

No. 17 Lake Clarke Gardens Condominium
Official Records Book 1739 at Page 1733

No. 18 Lake Clarke Gardens Condominium
Official Records Book 1726 at Page 401

No. 19 Lake Clarke Gardens Condominium
Official Records Book 1712 at Page 93

No. 20a Lake Clarke Gardens Condominium
Official Records Book 1863 at Page 509

No. 21 Lake Clarke Gardens Condominium
Official Records Book 1786 at Page 583

No. 22 Lake Clarke Gardens Condominium
Official Records Book 1818 at Page 128

No. 23 Lake Clarke Gardens Condominium
Official Records Book 1833 at Page 1309

RETURN TO:

This Instrument Prepared by

DANIEL J. LOBECK

BECKER, POLIAKOFF & STREITFELD, P.A.

6520 N. ANDREWS AVE., P.O. BOX 9057

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(305) 776-7550, M-944-2926, WPB-732-0883

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No. 24 Lake Clarke Gardens Condominium
Official Records Book 1877 at Page 640

No. 25 Lake Clarke Gardens Condominium
Official Records Book 1896 at Page 1881

No. 26 Lake Clarke Gardens Condominium
Official Records Book 1920 at Page 874

No. 7 Lake Clarke Gardens Condominium
Official Records Book 2056 at Page 1

No. 20b Lake Clarke Gardens Condominium
Official Records Book 2008 at Page 1516; and

WHEREAS, at a duly called meeting of the membership of Lake Clarke Gardens Condominium, Inc., held on February 10, 1981, at which a quorum was present, the Declarations of each Lake Clarke Gardens Condominium and the Articles of Incorporation of Lake Clarke Gardens Condominium, Inc., were amended in the manner required by Article VII of those Declarations and Article X of those Articles, that is by the approval of not less than seventy-five (75%) percent of the members of the Association (680 members voting in favor).

WHEREAS, the amendments adopted are as follows:

AMENDMENT
DECLARATIONS OF CONDOMINIUM
LAKE CLARKE GARDENS CONDOMINIUMS

VII.

METHOD OF AMENDMENT OF DECLARATION

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members, casting not less than a majority ~~three-fourths (3/4ths)~~ of the total vote of the members of the Association.

All Amendments shall be recorded and certified as required by the Condominium Act. No Amendment shall change any Condominium parcel nor a Condominium unit's proportionate share of the common expenses or common surplus, nor the voting rights appurtenant to any unit, unless the record owner(s) thereof, and all record owners of mortgages thereon, or other voluntarily placed liens thereon, shall join in the execution of the Amendment. No Amendment shall be passed which shall impair or prejudice the rights and priorities of any mortgages, or impair or prejudice the security and rights of the Lessor's interest under the Long-Term Lease. No Amendment shall change the provisions of this Declaration with respect to Institutional Mortgagees or the Lessor under the Long-Term Lease, without the written approval of all Institutional Mortgagees of record and the Lessor under the Long-Term Lease; nor shall the provisions of Article XII of this Declaration be changed without the written approval of all Institutional Mortgagees of record.

~~Notwithstanding the foregoing, the Developer reserves the right to change the interior design and arrangement of all units, and to alter the boundaries between units, as long as the Developer owns the units so altered; however, no such change shall increase the number of units nor alter the boundaries of the common elements, except the party wall between any Condominium units, without Amendment of this Declaration in the manner hereinbefore set forth.~~

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~~If the Developer shall make any changes in units, as provided in this paragraph, such changes shall be reflected by an Amendment of this Declaration in the manner hereinbefore set forth. If the Developer shall make any changes in units, as provided in this paragraph, such change shall be reflected by an Amendment of the Declaration, with a Survey attached, reflecting such authorized alteration of units and said Amendment need only be executed and acknowledged by the Developer and any holders of Institutional Mortgages encumbering said altered units. The Survey shall be certified in the manner required by the Condominium Act. If more than one unit is concerned, the Developer shall apportion between the units the shares in the common elements appurtenant to the units concerned, together with apportioning the common expenses and common surplus of the units concerned, and such shares of common elements, common expenses and common surplus, shall be duly noted in the Amendment of the Declaration. The rent under the Long Term lease shall be apportioned by the Developer, with the Lessors written approval, and same shall be reflected in the Amendment to Declaration.~~

~~Notwithstanding the foregoing, the Developer reserves the right in its sole discretion, to construct within the parking area, as designated on Exhibit No. 1 of this Declaration, not more than eighteen (18) carportes, within one (1) year from the date of the filing of this Declaration, in the Public Records of Palm Beach County, Florida. The Developer shall have the right to locate said carportes within said Parking Area as it determines in its sole discretion, and to determine the exact size, dimensions, design and type of structure. Upon the completion of such carportes, and prior to conveying and assigning the exclusive use thereof, as provided in Article XV hereafter, the Developer shall cause an Amendment of Declaration to be recorded in the Public Records of Palm Beach County, Florida, attaching thereto a Survey, as required by the Condominium Act of the State of Florida, and said Amendment need only be executed and acknowledged by the Developer.~~

AMENDMENT
ARTICLES OF INCORPORATION
LAKE CLARKE GARDENS, INC.

ARTICLE IX

~~The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.~~

~~Prior to the time the property described in Article II above has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.~~

~~After the property described in Article II has been submitted~~

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to condominium ownership by the filing of Declaration of Condominium, The By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

- A. If the proposed change to the By-Laws has received the unanimous approval of a two-thirds (2/3) vote of the full Board of Directors, then it shall require only a majority vote of the membership to be adopted.
- B. If the proposed change has not been approved by a two-thirds (2/3) the unanimous vote of the Board of Directors, then the proposed change must be approved by a three quarter (3/4) vote of the membership, provided however that (1) prior to the first annual meeting of the membership, the By-Laws may not be amended without a prior resolution requesting said amendment by the Board of Directors, (2) subsequent to the first annual meeting of the membership, the By-Laws may not be amended without the approval of the Board of Directors, unless the proposed amendment shall be filed in writing with the Secretary or President, not less than ten (10) days prior to the membership meeting at which such amendment is to be voted upon.

NOW THEREFORE, the undersigned hereby certify that the aforesaid amendments to the Declarations and Articles of Incorporation were properly adopted.

WITNESS my signature hereto this 9th day of March, 1981 at Lake Worth, Florida.

ATTEST:

Guy Merletti
President of LAKE CLARKE GARDENS CONDOMINIUM, INC.

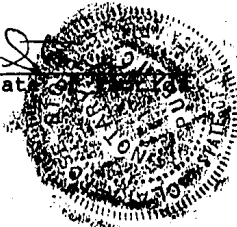
Bernice W. Wilson
Secretary of LAKE CLARKE GARDENS CONDOMINIUM, INC.

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

I HEREBY CERTIFY on this day before me personally appeared Guy Merletti and Bernice W. Wilson, President and Secretary respectively, of LAKE CLARKE GARDENS CONDOMINIUM, INC., a Florida not-for-profit corporation, to me known to be the persons who signed the foregoing certification of amendments to the Declarations of the LAKE CLARKE GARDENS CONDOMINIUMS and the Articles of Incorporation of LAKE CLARKE GARDENS CONDOMINIUM, INC., and they severally acknowledged the execution thereto to be their free act and deed as such officers for the uses and purposes therein mentioned, and that affixed thereto is the official seal of said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Lake Worth, Palm Beach, County, Florida this 9th day of March, 1981.

Clara Rose
NOTARY PUBLIC, State of Florida
at Large



My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 21, 1982
Bonded By American Fidelity & Casualty Company

Record Verified
Palm Beach County, Fla
John B. Dunkle
Clerk Circuit Court

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