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Return to: (enclose self-addressed stamped envelope)
Name: Louise E. Tudzarov, Esq.
Address: 345 West Oakland Park Boulevard
Fort Lauderdale, Florida 33311

Instrument Prepared by:
Louise E. Tudzarov, Esq.
Address: 345 West Oakland Park Boulevard
Fort Lauderdale, FL 33311

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**CERTIFICATE OF AMENDMENT TO
THE DECLARATIONS OF CONDOMINIUM OF
LAKE EMERALD CONDOMINIUMS
NUMBERS ONE, TWO, THREE, FOUR, SIX and SEVEN**

THIS CERTIFICATION OF AMENDMENT TO THE DECLARATION OF LAKE EMERALD CONDOMINIUM NO. ONE, TWO, THREE, FOUR, SIX and SEVEN, is made this 17th day of June, 1996 by the President and Secretary of LAKE EMERALD CONDOMINIUM NO. ONE, TWO, THREE, FOUR, SIX and SEVEN, ("Association").

WITNESSETH:

WHEREAS, the Association is the condominium association (as such term is defined in the Florida Condominium Act) for the Lake Emerald Condominiums established pursuant to the Declarations of Condominium, as amended from time to time, thereof as recorded in the Public Records of Broward County, Florida at the following Official Record Book and Pages:

<u>Condominium</u>	<u>Official Record Book</u>	<u>Page</u>
Lake Emerald Condominium No. One	9704	510
Lake Emerald Condominium No. Two	9924	444
Lake Emerald Condominium No. Three	9785	1
Lake Emerald Condominium No. Four	10358	200
Lake Emerald Condominium No. Six	12943	696
Lake Emerald Condominium No. Seven	13360	675

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hereinafter collectively referred to as "Declarations".

WHEREAS, the Declarations, provides that the Declarations may be amended by the approval of not less than sixty-six and two-thirds (66 2/3 %) percent of the entire membership of the Board of Directors and not less than fifty-one (51%) percent of the Unit Owners within each Condominium whose Declaration is being amended.

NOW THEREFORE, the President and Secretary of the Association hereby certify the following:

1. That a special meeting of the Associations membership was duly noticed and held on the 13th day of June, 1996, in accordance with the Declarations, and the Articles and the Bylaws of the Association for the purpose of amending the Declarations.

2. That at said special meeting, at least fifty-one percent (51%) of the unit owners in each of the above referred Condominiums affirmatively voted to adopt the Amendment to the Declarations, a true and correct copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference.

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3. That at a meeting of the Board of Directors of the Association duly noticed and held on the 25th day of April, 1996, at least sixty-six and two-thirds (66 2/3 %) percent of the entire membership of the Board approved the amendment to the Declarations.

4. That the adoption of the Amendment appears in the minutes of the Association and is unrevoked.

IN WITNESS WHEREOF, the undersigned has set their hand and seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

LAKE EMERALD OWNERS ASSOCIATION, INC.

Gina Hahn
Printed Name: Gina Hahn

By: Dan Gendler
DAN GENDLER, PRESIDENT

Lorise E Tudman
Printed Name: Lorise E Tudman

ATTEST: Murray Reif
SECRETARY

[CORPORATE SEAL]

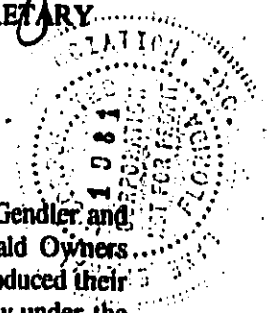
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of June, 1996, by Dan Gendler and _____, respectively as President and Secretary of Lake Emerald Owners Association, Inc., a Florida not for profit corporation, [] persons known to me or [] who produced their drivers licenses as identification and they acknowledged executing this instrument freely and voluntarily under the authority duly vested in them by said Corporation and that the seal affixed thereto is the true and correct seal of the corporation, and they [] did [] did not take an oath.

My Commission Expires:



Gina Hahn
NOTARY PUBLIC
Printed Name: Gina Hahn



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**AMENDMENT TO THE DECLARATIONS OF CONDOMINIUM
OF LAKE EMERALD CONDOMINIUMS
NUMBERS ONE, TWO, THREE, FOUR, SIX and SEVEN**

I. The Article 14.7 shall be added of the Declaration for each Lake Emerald Condominium shall be amended to read as follows:

14.7 Leasing and Sale of Apartments

14.7.1 Leasing

14.7.1.1 Apartments may be rented provided the occupancy is only by the lessee, his family and guest, ~~provided that no Apartment shall be leased to an unmarried person under the age of twenty-five (25) years, except with the express written consent of the Board of Directors of the Association or of the Developer, provided such written consent when once given and relied upon in connection with the purchase and acquisition of a Condominium Apartment Unit may not thereafter be revoked or terminated without the consent of the Apartment Owner, nor shall any leased Apartment be occupied, permanently or temporarily, by any person under the age of fifteen (15) years, except with the express written consent of the Association or of the Developer.~~

14.7.1.2 No lease shall have a term of less than four (4) months.

14.7.1.3 No rooms may be rented and no transient tenants shall be accommodated in any Apartment or shall any lease of an Apartment release or discharge the owner thereof of compliance with any of his obligations and duties as an Apartment Owner.

14.7.1.4 All of the provisions of the Declaration, Articles of Incorporation, By-Laws, and rules and regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying an Apartment Unit as a tenant to the same extent as against an Apartment Owner and a covenant upon the part of each such tenant to abide by the Rules and Regulations of the Association, and the terms and provisions of the Declaration of Condominium, Articles of Incorporation and By-Laws and designating the Association as the Apartment Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event essential element of any such lease or tenancy agreement, whether written or oral, and whether specifically expressed in such agreement or not.

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Exhibit "A" - Page 1 of 3

BK 25017PG0417

14.7.2 Approval

In order to assure a community of congenial and responsible Lake Emerald residents and thus protect the value and increase the security of the Units, the leasing of Units shall be subject to the following provisions until this Condominium Declaration is terminated in accordance with the provisions herein or elsewhere contained, or until this section of the Condominium Declaration is amended in the manner herein provided:

No Owner may lease, his Unit without approval of the Association, which approval shall be obtained as follows:

14.7.2.1 NOTICE TO ASSOCIATION; APPLICATION. Each and every time an Owner ("Lessor") intends to lease his Unit ("Offering"), he shall give written notice to the Association ("Notice") of such intention, together with the name and address of the intended lessee(s) the terms of the lease and such other information as the Association may reasonably require on forms that are supplied by the Association ("Application"). The giving of such Notice and Application shall constitute a warranty and representation by the Owner to the Association that the proposed transaction is bona fide in all respects. The Owner shall send the Notice and Application to the Association by certified mail, return receipt requested, or shall deliver it by hand to the Secretary or Manager of the Association who shall, if requested, give a receipt therefor.

14.7.2.2 REVIEW OF NOTICE AND APPLICATION; INTERVIEW. Within ten (10) days, of the receipt of Notice from the Owner, together with the Application, all information reasonably requested by the Association and the Application Fee [described below], the Association shall establish a mutually convenient time to interview the prospective lessee(s), for the purpose of acquainting said persons with the condominium documents and rules applicable to residency at the Condominium and for the provision of any supplemental information that may be necessary to the Association in its determination of whether or not approval shall be granted. As soon as reasonably possible after the interview, the Association shall advise the Owner, in writing, of whether or not the Application has been accepted and the lease approved.

14.7.2.3 If the transaction contemplated in the Notice is not approved by the Association, the Owner shall not consummate the

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Exhibit "A" - Page 2 of 3

BR 25017PG0418

transaction and such transaction shall be deemed null and void.

Lessees: Prospective lessee(s) shall not take occupancy of a Unit or if improperly allowed occupancy, shall immediately vacate the Unit upon disapproval. If the proposed lessee(s) fail or refuse to vacate, he shall be subject to an action for eviction by the Association and, in addition thereto, any other enforcement action the Association shall be entitled to pursuant to the condominium documents or the Condominium Act and such remedies shall be deemed cumulative and not in the alternative. In addition, lessee(s) and Lessor (Owner) shall be jointly and severally liable for all costs and attorneys' fees incurred by the Association in such action, including all appellate levels and any post judgment proceedings.

14.7.2.4 Any persons other than a temporary social guest occupying the unit for less than 21 days, who resides in a Unit shall be listed on the Application or, if they become a resident subsequent to approval of the Application, shall be listed on a subsequent registration. This registration is for security purposes and shall be completed no later than forty-eight (48) hours after such resident commences occupancy.

14.7.3 APPLICATION FEE: An Owner providing Notice and requesting approval of a transaction shall pay a fee in an amount determined by the Board from time to time, but in no event greater than that allowed by statute. No fee shall be charged for approval of the renewal of a lease. The initial fee for approval shall be \$75.00. The failure to pay the application fee shall be sufficient reason to disapprove the prospective lessee(s), without the necessity of further processing.

14.7.4 Any misrepresentation on an Application shall be basis for the Association's rejection of a prospective leasee.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

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Exhibit "A" - Page 3 of 3

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