

Prepared by:
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**Certificate of Amendment to the
Declarations of Condominium of
Lake Emerald Condominiums Nos. One, Two, Three,
Four, Five, Six and Seven**

THIS CERTIFICATION OF AMENDMENT TO THE DECLARATIONS OF LAKE EMERALD CONDOMINIUMS NO.S ONE, TWO, THREE, FOUR, FIVE, SIX AND SEVEN is made this 5 day of January, 2009 by the President and Secretary of the Lake Emerald Owner's Association, Inc. ("Association").

WHEREAS, at a duly noticed special meeting of the Association, held on Nov 24, 2008, the attached amendments were considered and approved by the Membership, to the following Declarations of Condominiums:

Lake Emerald Condominium No. One, recorded in Official Records Book 9704, Page 510,
Lake Emerald Condominium No. Two, recorded in Official Records Book 9924, Page 444,
Lake Emerald Condominium No. Three, recorded in Official Records Book 9785, Page 1,
Lake Emerald Condominium No. Four, recorded in Official Records Book 10358, Page 200,
Lake Emerald Condominium No. Five, recorded in Official Records Book 9897, Page 1,
Lake Emerald Condominium No. Six, recorded in Official Records Book 12943, Page 696,
Lake Emerald Condominium No. Seven, recorded in Official Records Book 13360, Page 675,
all of the Public Records of Broward County, Florida (collectively, the "Declarations").

WHEREAS, the Declarations provide that same may amended by the approval of not less than sixty six and two thirds (66 2/3rds %) percent of the entire membership of the Board of Directors and not less than fifty one (51%) of the Unit Owner within each Condominium, the Declaration of which is to be amended.

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

1. That the referenced special meeting of the Association was duly noticed and held in accordance with the Association's By-Laws and the requirements of Chapter 718, Florida Statutes, for the purpose of amending the Declarations;

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- 2. That at said special meeting, not less than fifty one (51%) percent of the unit owner in each of the above referenced Condominiums voted in the affirmative to adopt the amendments to the Declarations, a true and correct copy of which is attached here to as Exhibit "A" and incorporated herein by reference, adopted in accordance with the terms and provisions of said Declarations.
- 3. That at a meeting of the Board of Directors held on 11/24, 2008, not less than sixty six and two thirds (66 2/3rds%) percent of the entire membership of the Board of Directors of the Association voted in the affirmative for the amendments to the Declarations.

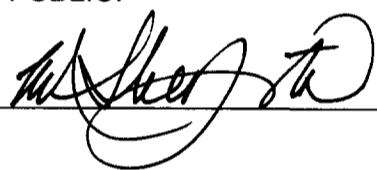
IN WITNESS WHEREOF, we have affixed our hands this 5th day of JANUARY, 2009, at _____ Oakland Park, Broward County, Florida.

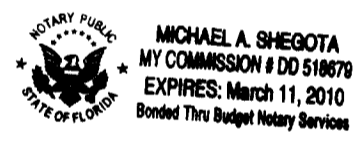
By: Robert Young
 Print: Robert I. Young, President
 Attest: Robert Horan
 Print: ROBERT HORAN Vice Pres

STATE OF FLORIDA
 COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5th day of JANUARY, 2009, by ROBERT YOUNG, PRES. as President and ROBERT HORAN V.P. as Secretary of Lake Emerald Owner's Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

NOTARY PUBLIC:

sign 



**AMENDMENT TO THE
DECLARATIONS OF CONDOMINIUM OF LAKE EMERALD CONDOMINIUM NOS. ONE,
TWO, THREE, FOUR, FIVE, SIX AND SEVEN ("Declarations")**

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

1. Amendment to Article 16, of the Declaration of Condominium, Section 14.16 as follows:

14.16 Vehicles. All vehicles, with the exception of four-wheel passenger vehicles, which contain, or are partially or primarily powered by, a combustible engine, to include but not be limited to, motorcycles, mopeds, all terrain vehicles (ATV) and motor scooters, are prohibited from being driven, parked or maintained on the Condominium Property. In addition, all golf carts, with the exception of golf carts used by the Association for Property maintenance, are prohibited.

2. Amendment to Article 14.6 of the Declaration of Condominium to add a new Article 14.7(g), as follows:

14. Use Restrictions. The use of the Condominium Property shall be in accordance with the following provisions as long as the Condominium exists and the Apartment Building in useful condition exists upon the land, to-wit:

.....

14.7 Conveyances - In order to secure a community of congenial residents and thus protect the value of the Apartments the sale and leasing of Apartments by any Apartment Owner shall be subject to the following provisions, so long as the residential community, in useful condition, exists upon the land.

....

(g) Collateral Assignment of Rents. All leases shall provide, and if they do not, shall be automatically deemed to provide an express statement that a material condition of the lease shall be the Apartment Owner's Collateral Assignment of Rents on each

such leased Apartment to the Association, which Collateral Assignment of Rents shall become absolute upon default of the Apartment Owner to timely meet ongoing assessment obligations, as same may arise from time to time. In the event of such default by the Apartment Owner, the Association shall provide ten (10) days written notice to the Apartment Owner and the lessee that all subsequent rent payments are to be forwarded by the lessee directly to the Association, until otherwise notified. In the event of default by the lessee to forward rent directly to the Association, the Association may commence legal action to terminate the lease without further delay. The costs associated with any action to terminate the lease by the Association will be the obligation of the Apartment Owner and deemed to be an assessment against the Apartment, collectible in the same manner as any other assessment.

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