

Return to: (enclose self-addressed stamped envelope)

Name: Alan Pinkussek
Address: 2145 NE 204 st
N. Miami Beach, FL 33179

MAY-28-1996 9:14am 96-181884
ORB 9278 Pg 1545

AMENDMENT TO DECLARATION OF RESTRICTIONS

WHEREAS, the Developer, MADISON LAKES INC., is the Declarant under a Declaration of Restrictions as was filed on March 8, 1996 in O.R. Book 9156, Page 1126, and

WHEREAS, the Declarant pursuant to said Declaration of Restrictions wishes to provide for the preservation, maintenance and enhancement of the property and amenity values in said communities in a manner consistent with and in implementation of the restrictions of Madison Lakes and to such end desires to subject the property to covenants, restrictions, easements, charges and liens for the benefit of said property and each owner thereof.

NOW, THEREFORE, the Developer declares that the real property described therein in the original Declaration of restrictions shall be held, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, charges and liens as set forth in the original Declaration of Restrictions filed on March 8, 1996 in O.R. Book 9156 Page 1126 and

In addition thereto wishes to amend same and add an additional article thereto. The article that shall be added thereto shall be known as follows:

Article XIX Reserve Fund-Capital Contribution

In order to preserve and to maintain and enhance the property value of the property, it shall be the obligation of each person that shall purchase a lot from the Declarant to pay a capital contribution into a reserve fund to be utilized for the maintenance of the property by the Homeowners Association and said sum shall be maintained by the Homeowners Association solely for the purposes of preservation, maintenance and enhancement of the property that is the responsibility of Madison Lakes Homeowners Association Inc. and said sum shall be fixed by the Officers as is required.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 30 day of April, 1996

Madison Lakes Inc.
By: William Kraut, President



STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

Before me personally appeared William Kraut as President of Madison Lakes Inc., to me well known and known to me to be the individual described herein and who executed the foregoing instrument as

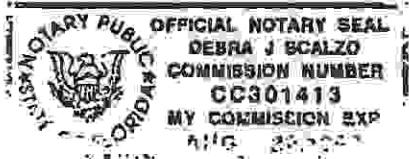
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

President of said Corporation and produced Driver's License identification and he acknowledged before me that he executed such instrument as such President of said Corporation and that the seal affixed the foregoing instrument is the Corporate Seal of the said Corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the fee act and deed of said Corporation and did take an oath thereto.

Witness my hand and official seal this 30 day of April 1996

Debra J. Scalzo
Notary Public

My Commission Expires:



Prepared by and return to:
Alan Finkwasser, Esq.
2145 N.E. 204th Street
North Miami Beach, Florida 33179
(305) 935-2400

Prepared by and Return to:
Alan Pinkwasser, Esq.
2145 N.E. 204th Street
North Miami Beach, Florida 33179

NOV-21-1996 9:54am 96-408818
ORB 9537 Pg 1948
1 11111111111111111111

AMENDMENT TO THE BY-LAWS OF MADISON LAKES HOMEOWNERS
ASSOCIATION INC.

Pursuant to the Florida Statutes Section 607.1003 an Amendment was adopted on the / day of November, 1996 by the written consent of all the Directors of the Association pursuant to said Florida Statute.

The Amendment is to Article IV, Section 5d in which the existing Section shall be deleted and the new section shall read as follows:

"d) Unless a lower number is provided in the By-Laws, the percentage of voting interests required to constitute a quorum at a meeting of the members shall be one-third of the votes of the Association as defined in Article IV, Section 4. Unless otherwise provided in this chapter or in the Articles of Incorporation or By-Laws, decisions shall be made by a majority of the voting interests represented at said meeting at which a quorum is present."

IN WITNESS WHEREOF, the undersigned executed this Amendment to the By-Laws of Madison Lake Homeowners Association Inc. this / day of November, 1996.


William Kraut, Director


Barbara Kraut, Director


Alan Pinkwasser, Director


Ethel Pinkwasser, Director

STATE OF FLORIDA)

SS:
COUNTY OF PALM BEACH)

DOROTHY H. WILKEN, CLERK PB COUNTY, FL

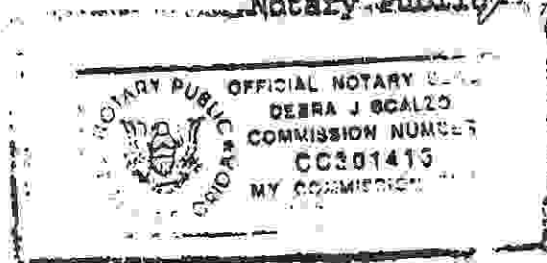
Before me personally appeared William Kraut, Director, Barbara Kraut, Director, and Ethel Pinkwasser, Director of Madison Lakes Homeowners Association Inc., to me well known and known to be the individuals described herein and who executed the foregoing instrument and produced Drivers License identification and acknowledged that they executed same and did take an oath thereto.

Witness my hand and official seal this / day of November, 1996.

Debra J. Scalzo
Notary Public

My Commission Expires:

STATE OF FLORIDA)
SS:
COUNTY OF PALM BEACH)

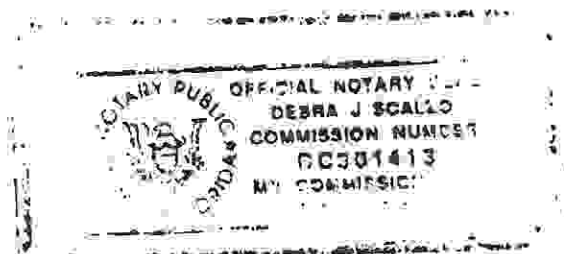


Before me personally appeared Alan Pinkwasser, Director of Madison Lakes Homeowners Association Inc., to me well known and known to be the individual described herein and who executed the foregoing instrument and produced Driver's License identification and acknowledged that he executed same and did take an oath thereto.

Witness my hand and official seal this / day of November, 1996.

Debra J. Scalzo
Notary Public

My Commission Expires:



Prepared by and return to:
Alan Pinkwasser
2145 N.E. 204th Street
North Miami Beach, Florida 33179

NOV-21-1996 9:54am 96-408819
ORB 9537 Pg 1950
JUN 11 1996

SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS

WHEREAS, the Developer, MADISON LAKES INC., is the Declarant under a Declaration of Restrictions as was filed on March 8, 1996 in O.R. Book 9156, Page 1126, and

WHEREAS, the Declarant pursuant to said Declaration of Restrictions wishes to provide for the preservation, maintenance and enhancement of the property and amenity values in said communities in a manner consistent with and in implementation of the restrictions of Madison Lakes and to such end desires to subject the property to covenants, restrictions, easements, charges and liens for the benefit of said property and each owner thereof.

NOW, THEREFORE, the Developer declares that the real property described therein in the original Declaration of restrictions shall be held, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, charges and liens as set forth in the original Declaration of Restrictions filed on March 8, 1996 in O.R. Book 9156 Page 1126 and

In addition thereto wishes to amend same and to specifically amend Article VII, Section 2 and Article VII, Section 5.

Article VII, Section 2 should be amended to read as follows:

"Section 2. Dwelling and Lots. The Association shall at all times maintain the finished exteriors of the dwellings and other improvements as originally constructed by the Declarant included the exterior walls or exterior roof and fences but specifically excluding the painting of the exterior surfaces of the dwelling and improvements thereon as originally constructed by the Declarant as well as excluding all windows and screenings and excluding any damage caused by the owner's negligence. This maintenance obligation pertains only to the exterior surfaces, and any maintenance, repairs or replacement or improvements under the exterior surface is the obligation of the Owner thereof. Further the Association shall maintain, repair and replace all landscaped portions of the Lots, all grassed swale areas along road right-of-ways, pool areas, if any, and building facilities including coils by pool area, if any, its facilities inclusive of pool pump, if any

electric for pool, if any, water meters, electric meters, street lighting, trash removal, carry general liability insurance on Association areas, maintain water control devises and mechanics titled to the Association, and the sprinkler system and walkways on each Lot."

Article VIII, Section 7 should be amended to read as follows:

"Section 5. Private Drives and Common Areas. The Association shall at all times maintain the guest parking spaces and Common Areas in good condition and repair unless same have been dedicated to a governmental authority. The private drives from the street to the homes of the owners shall be maintained by the owners at all times and shall not be maintained by the Association at any time."

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereunto set its hand and seal this 31 day of October, 1996.

Madison Lakes Inc.

by: [Signature]
William Kraut, President

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

Before me personally appeared William Kraut as President of Madison Lakes Inc., to me well known and known to me to be the individual described herein and who executed the foregoing instrument as President of said Corporation and produced Driver's License identification and he acknowledged before me that he executed such instrument as such President of said Corporation and that the seal affixed the foregoing instrument is the Corporate Seal of the said Corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the fee act and deed of said Corporation and did take an oath thereto.

Witness my hand and official seal this 31 day of October, 1996

[Signature]
Notary Public

My Commission Expires:



Prepared by and return to:
Alan Pinkwasser
8231 Muirhead Circle
Boynton Beach, Florida 33437
(561) 736-7000

FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS

WHEREAS, the Developer, MADISON LAKES INC., is the Declarant under a Declaration of Restrictions as was filed on March 8, 1996 in O.R. Book 9156, Page 1126, and

WHEREAS, the Declarant pursuant to said Declaration of Restrictions wishes to provide for the preservation, maintenance and enhancement of the property and amenity values in said communities in a manner consistent with and in implementation of the restrictions of Madison Lakes and to such end desires to subject the property to covenants, restrictions, easements, charges and liens for the benefit of said property and each owner thereof,

NOW, THEREFORE, the Developer declares that the real property described therein in the original Declaration of restrictions shall be held, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, charges and liens as set forth in the original Declaration of Restrictions filed on March 8, 1996 in O.R. Book 9156 Page 1126 and

In addition thereto wishes to amend same and specifically to amend Article VII, Section 2 so that same shall read as follows: "Section 2 Dwelling and Lots . The Association shall at all times not be responsible to maintain the finished exterior surfaces of each of the party's dwellings or other improvements as constructed by the Declarant nor the fences or windows and screenings. Further the Association shall not maintain, repair and replace any of the landscaping on said lots, but the Association shall be responsible to maintain all grass swale areas on said lots including along the right of ways, pool areas if any and building facilities including toilets by the pool, if any, the facilities inclusive of pool pump, if any, electric for pool, if any, water meters, electric meters, street lighting, trash removal, carry general liability insurance on association areas, maintain water control devices and mechanic's title to the Association, and the sprinkler systems on each lot."

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereunto set its hand and seal this day of November, 1998.


Madison Lakes Inc.

by: 
Erwin Fisch, President

STATE OF NEW JERSEY
COUNTY OF Middlesex^{SS}

Before me personally appeared Erwin Fisch as President of Madison Lakes Inc., to me well known and known to me to be the individual described herein and who executed the foregoing instrument as President of said Corporation and produced Driver's License identification and he acknowledged before me that he executed such instrument as such President of said Corporation and that the seal affixed the foregoing instrument is the Corporate Seal of the said Corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the fee act and deed of said Corporation and did take an oath thereto.

Witness my hand and official seal this 19th day of November, 1998


Notary Public

My Commission Expires:

BARBARA S. DELANEY
Notary Public of New Jersey
My Commission Expires 5/23/2000

Prepared by and Return to:
Alan Pinkwasser, Esq.
823 Muirhead Circle
Boynton Beach, Florida 33437
(561) 736-7000

VE

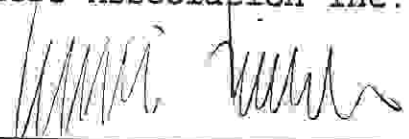
AMENDMENT TO THE BY-LAWS OF MADISON LAKES HOMEOWNERS
ASSOCIATION INC.

Pursuant to the Florida Statutes Section 607.1003 an Amendment was adopted on the day of November, 1998 by the written consent of all the Directors of the Association pursuant to said Florida Statute.

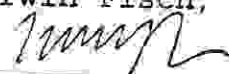
The Amendment is to Article II, in which all reference to Clubhouse as well as exterior of home and roof shall be deleted, as well as Guard Gate.

This Amends original By-Laws recorded in O.R. Book 9156, Page 1091, Public Records of Palm Beach County, Florida.

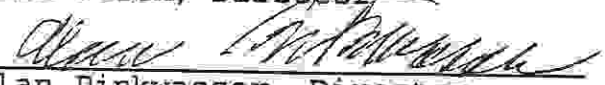
IN WITNESS WHEREOF, the undersigned executed this Amendment to the By-Laws of Madison Lake Homeowners Association Inc. this 13 day of November, 1998.



Erwin Fisch, Director



Mark Fisch, Director



Alan Pinkwasser, Director

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX)
SS:

Before me personally appeared Erwin Fisch, Director of Madison Lakes Homeowners Association Inc., to me well known and known to be the individual described herein and who executed the foregoing instrument and produced Drivers License identification and acknowledged that he executed same and did take an oath thereto.

Witness my hand and official seal this 19th day of November, 1998.

Barbara Delaney
Notary Public

BARBARA S. DELANEY
Notary Public of New Jersey
My Commission Expires 5/23/2000

My Commission Expires:

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX)
SS:

Before me personally appeared Mark Fisch, Director of Madison Lakes Homeowners Association Inc., to me well known and known to be the individual described herein and who executed the foregoing instrument and produced Drivers License identification and acknowledged that he executed same and did take an oath thereto.

Witness my hand and official seal this 19th day of November, 1998.

Barbara Delaney
Notary Public

BARBARA S. DELANEY
Notary Public of New Jersey
My Commission Expires 5/23/2000

My Commission Expires:

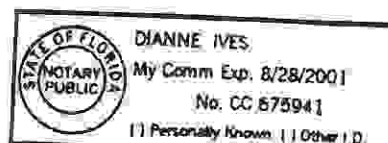
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
SS:

Before me personally appeared Alan Pinkwasser, Director of Madison Lakes Homeowners Association Inc., to me well known and known to be the individual described herein and who executed the foregoing instrument and produced Driver's License identification and acknowledged that he executed same and did take an oath thereto.

Witness my hand and official seal this 13th day of November, 1998.

Dianne Ives
Notary Public

My Commission Expires:



EJ

Prepared by and return to:
Alan Pinkwasser
8231 Muirhead Circle
Boynton Beach, Florida 33437
(561) 736-7000

THIRD AMENDMENT TO DECLARATION OF RESTRICTIONS

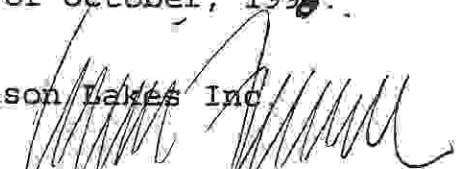
WHEREAS, the Developer, MADISON LAKES INC., is the Declarant under a Declaration of Restrictions as was filed on March 8, 1996 in O.R. Book 9156, Page 1126, and

WHEREAS, the Declarant pursuant to said Declaration of Restrictions wishes to provide for the preservation, maintenance and enhancement of the property and amenity values in said communities in a manner consistent with and in implementation of the restrictions of Madison Lakes and to such end desires to subject the property to covenants, restrictions, easements, charges and liens for the benefit of said property and each owner thereof.

NOW, THEREFORE, the Developer declares that the real property described therein in the original Declaration of restrictions shall be held, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, charges and liens as set forth in the original Declaration of Restrictions filed on March 8, 1996 in O.R. Book 9156 Page 1126 and

In addition thereto wishes to amend same and to specifically amend Article VII, Section 1 to delete all reference to Clubhouse and Guardhouse.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereunto set its hand and seal this 21 day of October, 1998.

Madison Lakes Inc
by: 
Erwin Fisch, President

STATE OF NEW JERSEY
 SS
COUNTY OF MIDDLESEX

Before me personally appeared Erwin Fisch as President of Madison Lakes Inc., to me well known and known to me to be the individual described herein and who executed the foregoing instrument as

President of said Corporation and produced Driver's License identification and he acknowledged before me that he executed such instrument as such President of said Corporation and that the seal affixed the foregoing instrument is the Corporate Seal of the said Corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the fee act and deed of said Corporation and did take an oath thereto.

Witness my hand and official seal this 9th day of November, 1998

Barbara S. Delaney
Notary Public

My Commission Expires:

BARBARA S. DELANEY
Notary Public of New Jersey
My Commission Expires 5/23/2000