

This Instrument was prepared by
& should be returned to:
Joshua Gerstin, Esq.
Gerstin & Associates
40 S.E. 5th St., Suite 610
Boca Raton, FL 33432

*Certificate of Amendment to the Rules and Regulations for
Madison Lakes Homeowners' Association, Inc.*

WHEREAS, the Madison Lakes Homeowners' Association, Inc.'s ("Association")
Governing Documents authorize the Board of Directors to adopt and amend rules and regulations
which govern the community.

WHEREAS, at a duly called and noticed meeting of the Association's Board of Directors
on January 28, 2021, the Board of Directors adopted the set rules on the attached resolution
(Exhibit "A").

NOW THEREFORE, the undersigned hereby certify the resolution with newly adopted
rules attached hereto as Exhibit "A" is a true and correct copy thereof as adopted by the Board of
Directors on January 28, 2021, pursuant to the Association's Governing Documents and the
applicable Florida law.

IN WITNESS WHEREOF, my signature affixed below on this 28th day of January, 2021

Witness #1: [Signature]

Print name: GARY deMYER

Madison Lakes Homeowners' Association,
Inc.

By: [Signature]

Kevin Hatem, President

Witness #2: [Signature]

Print name: STEPHEN J. KOVACHAK III

By: [Signature]

Elaine Levrant, Secretary

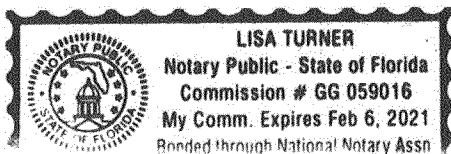
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 28 day of January, 2021 by Kevin Hatem,
President and Elaine Levrant, Secretary, who are personally known to me or produced
_____ as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Lisa Turner



**Resolution of the Board of Directors of the
Madison Lakes Homeowners' Association, Inc.**

A duly noticed and held meeting of the Board of Directors of the Madison Lakes Homeowners' Association, Inc. ("Association"), was held on January 28, 2021, at 11:00 A.M. at the Madison lakes pool in accordance with the *By-laws* and Florida law ("Meeting"). A quorum of the board of directors was present at the Meeting and upon motion duly made and seconded, the following resolution was adopted ("Resolution"):

WHEREAS, the Association is a Florida not for profit corporation created and organized to manage and administer the common areas and common elements of the Association.

WHEREAS, the Board of Directors of the Association is authorized to adopt rules and regulations governing the operation of the community known as Madison Lakes Homeowners' Association, Inc.

WHEREAS, the Governor of The State of Florida declared a state of emergency related to the COVID-19 pandemic allowing the Association to enact its statutory emergency powers and promulgate emergency Rules.

WHEREAS, the Board of Directors determined in its sound business judgment for the health, safety, and welfare of its members to conduct its Annual Meeting and election scheduled for Tuesday, February 16, 2021, at 6:30 pm ("Annual Meeting") in strict accordance with the COVID-19 health guidelines established by the Centers for Disease Control, The State of Florida and Palm Beach County (collectively "COVID-19 Protocol").

WHEREAS, in furtherance of the COVID-19 Protocol, the following rules will be implemented for the Annual Meeting ("Rules"):



1. Other than the vote counters and administrative staff, there will be no in-person attendance at the Annual Meeting.
2. There will be no nominations from the floor.
3. The Annual Meeting will be held via video conference with access made available to all members online or via telephone and published in the Second Notice of Annual Meeting.

NOW THEREFORE, BE IT RESOLVED, the Board of Directors upon a majority vote in the affirmative, hereby adopts the Rules which shall remain in effect until they automatically expire upon the expiration, termination, or rescission of The State of Florida's emergency declaration or the Annual Meeting, whichever is later.

IN WITNESS WHEREOF, this Resolution was hereby duly executed by the President of the Association and witnessed by its Secretary to certify the foregoing action taken by the Board of Directors this 28th day of January 2021.

Madison Lakes Homeowners' Association.

By: 
Kevin Hatem, President

Attest: 
By: 
Elaine Levrant, Secretary

