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Joseph@Gerstin.com

\*also admitted in NY & NJ

## GERSTIN & ASSOCIATES

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Boca Raton, FL 33432  
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March 26, 2015

**Sent via regular mail**

Ms. Judith Taliento  
10864 Madison Drive  
Boynton Beach, FL 33437

*RE: Madison Lakes Homeowners Association, Inc.*

Dear Ms. Taliento:

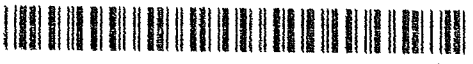
I am pleased to enclose the original recorded Certificates of Amendment (3) to the Bylaws of the Madison Lakes Homeowners Association, Inc., each having been duly recorded with the Clerk of the Court in the Public Records of Palm Beach County, Florida. Please note, a copy of each Certificate of Amendment must be mailed to all members of the Association as soon as practical.

If you have any questions or require any further information, please do not hesitate to contact our office. Otherwise, I thank you for your time and attention to this matter.

Sincerely,  
Gerstin & Associates

  
\_\_\_\_\_  
Joshua Gerstin, Esq.

copy: Mr. Philip Dominick  
GRS Management Associates, Inc.  
3900 Woodlake Blvd., #309  
Lake Worth, FL 33463



CFN 20150094210  
OR BK 27402 PG 1141  
RECORDED 03/16/2015 16:39:23  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1141 - 1143; (3pgs)

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

*Certificate of Amendment to the Bylaws of the  
Madison Lakes Homeowners Association, Inc.*

WHEREAS, the Bylaws of the Madison Lakes Homeowners' Association, Inc. (respectively "Bylaws" and "Association") was duly recorded in Official Records Book 9156 at page 1071 of the Public Records of Palm Beach County, Florida.

WHEREAS, at a duly called and noticed meeting of the membership of the Association on February 23, 2015, the aforementioned amendment was passed pursuant to the provisions of the Bylaws and the applicable Florida law.

NOW, THEREFORE, the undersigned hereby certify the following amendment to the Bylaws is a true and correct copy of the Bylaw amendment passed by the membership of the Association pursuant to its Bylaws and the applicable Florida law:

*Amendment to the Bylaws of the Madison Lakes Homeowners' Association, Inc.*

Originally recorded in Official Records Book 9156 at page 1071 of the Public Records of Palm Beach County, Florida (underlines are additions and ~~strikethroughs~~ are deletions).

**Bylaws, Article XIX**

A-H Unchanged.

I. 12 Month Restriction. Other than an Association owned Lot/home, regardless of whether money or any form of consideration is tendered, obligated or owed, no home or Lot (collectively "Home(s)") shall be leased or rented during the first twelve (12) months after a transfer of ownership by any or all owners of a Home or the addition or replacement of any individual or entity on a deed for the Home ("12 Month Restriction").

1. Upon the expiration of the 12 Month Restriction, Owners are subject to, and are required to abide by, all of the restrictions and procedures related to the rental of Homes within the Association.

2. The 12 Month Restriction shall apply to all individuals or entities obtaining title to a Home including, but not limited to, third parties and/or mortgagees obtaining or retaining title to a Home through a foreclosure sale, testamentary transfer, judicial sale, deed in lieu of foreclosure, by operation of law, by operation of contract or otherwise. Home ownership

transfers occurring due to a testamentary transfer of a Home are subject to the 12 Month Restriction.

3. In the event ownership of a Home is transferred or assumed through the operation of law or contract by an entity, the occupants of the Home for the first twelve (12) months of ownership shall be designated via written notice to the Association prior to occupancy ("Designated Occupants"). Any change in the Designated Occupants, for any reason whatsoever, including the transfer or acquisition of majority or minority ownership in the entity that owns the Home, within the first 12 months of ownership is prohibited, is subject to, and violates, the 12 Month Limit.

4. Only upon the expiration of the 12 Month Restriction shall a Home be eligible to participate in the procedures comprising the rental of the Home within the Association.

5. In addition to all other remedies available to the Association, the Association shall have the right to seek the permanent removal of a Home's occupant(s) that are in violation of the 12 Month Restriction. In doing so the Association may, but is not obligated to, seek said removal pursuant to the summary procedures available pursuant to The State of Florida's statutes related to residential tenancy as amended from time to time.

6. Association Owned Homes. Notwithstanding anything to the contrary, any restrictions regarding Leasing contained in this Article, including the 12 Month Restriction, these Bylaws or the Association's Rules and Regulations, shall not apply to an Association owned Home.

7. Family Exemption. The 12 Month Restriction shall not apply to a home purchased by an Owner for occupancy by his/her Immediate Relatives (defined below). This exemption shall expire, and the 12 Month Restriction shall apply, when the Home is no longer occupied by Immediate Relatives of the Owner. All other leasing restrictions shall apply to home(s) purchased for exclusive use by family member(s) to occupy.

8. The term "Immediate Relative" shall be defined according to US Office of Personnel Management definitions of *family member* and *immediate relative*, and add related definitions (75 FR 33491) appearing at 5 CFR part 630, subparts B, H, I, J, and K, as amended from time to time.

**No further changes.**

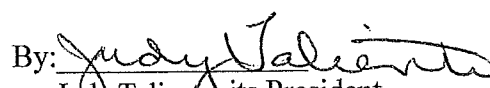
IN WITNESS WHEREOF, my signature affixed below on this 3 day of March, 2015  
in Boca Raton, Florida.

Witness #1:



Print name: Lisa Pastor

Madison Lakes Homeowners' Association, Inc.

By:   
Judy Taliento, its President

Witness #2:

Sally SL

Print name: Sally Schleifer

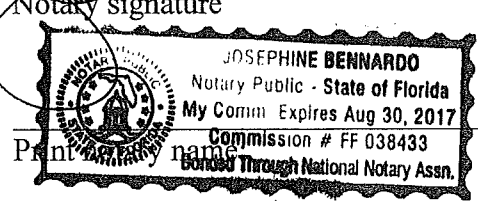
Attest:

By: Elaine Levrant  
Elaine Levrant, its Secretary

STATE OF Florida )  
 ) SS:  
COUNTY OF Palm Beach )

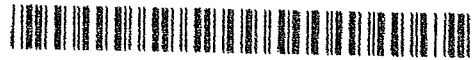
The foregoing instrument was acknowledged before me this 3 day of March, 2015 by  
Judy Taliento as the President and Elaine Levrant as the Secretary of the Madison Lakes  
Homeowners' Association, Inc. on behalf of the corporation  who is personally known to me OR   
who produced \_\_\_\_\_ as identification.

[Signature]  
\_\_\_\_\_  
Notary signature



Notary Public  
State of Florida at Large

My Commission Expires:



CFN 20150094211  
 OR BK 27402 PG 1144  
 RECORDED 03/16/2015 16:39:23  
 Palm Beach County, Florida  
 Sharon R. Rock, CLERK & COMPTROLLER  
 Pgs 1144 - 1145; (2pgs)

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

*Certificate of Amendment to the Bylaws of the  
 Madison Lakes Homeowners Association, Inc.*

WHEREAS, the Bylaws of the Madison Lakes Homeowners' Association, Inc. (respectively "Bylaws" and "Association") was duly recorded in Official Records Book 9156 at page 1071 of the Public Records of Palm Beach County, Florida.

WHEREAS, at a duly called and noticed meeting of the membership of the Association on February 23, 2015, the aforementioned amendment was passed pursuant to the provisions of the Bylaws and the applicable Florida law.

NOW, THEREFORE, the undersigned hereby certify the following amendment to the Bylaws is a true and correct copy of the Bylaw amendment passed by the membership of the Association pursuant to its Bylaws and the applicable Florida law:

*Amendment to the Bylaws of the Madison Lakes Homeowners' Association, Inc.*

Originally recorded in Official Records Book 9156 at page 1071 of the Public Records of Palm Beach County, Florida (underlines are additions and ~~strikethroughs~~ are deletions).

**Bylaws, Article XIX, A-E Unchanged.**

F. Subleasing.

(1). In addition to all other restrictions, Owners and tenants are forbidden from subleasing their Lots or homes (collectively "Home(s)"). Other than individuals listed on a lease renewal and their Immediate Relatives (as defined below) no guests of a tenant are allowed to stay overnight at a Home for more than a total of 21 (Twenty-One) consecutive or nonconsecutive calendar days each year starting from the date of the last overnight stay at the Home.

(2). In addition to all other remedies available to the Association, the Association shall have the right to seek the permanent removal of a Home's occupant(s) in violation of this subleasing restriction. In doing so the Association may, but is not obligated to, seek said removal pursuant to the summary procedures available pursuant to The State of Florida's statutes related to residential tenancy as amended from time to time. Additionally, individuals in violation of this subleasing restriction shall be deemed trespassers to whom the Association reserves the right to prohibit entry to the community.

(3). The term "Immediate Relative" shall be defined according to US Office of Personnel Management definitions of family member and immediate relative, and add related definitions (75 FR 33491) appearing at 5 CFR part 630, subparts B, H, I, J, and K, as amended from time to time.

**No further changes.**

IN WITNESS WHEREOF, my signature affixed below on this 3 day of March, 2015 in Boca Raton, Florida.

Witness #1:

Madison Lakes Homeowners' Association, Inc.

Lisa Pastor

By: Judy Taliento  
Judy Taliento, its President

Print name: Lisa Pastor

Witness #2:

Attest:

Sally SM

By: Elaine Levrant  
Elaine Levrant, its Secretary

Print name: Sally Schleifer

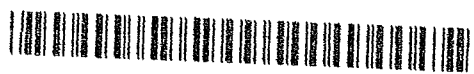
STATE OF Florida )  
 ) SS:  
COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me this 3 day of March, 2015 by Judy Taliento as the President and Elaine Levrant as the Secretary of the Madison Lakes Homeowners' Association, Inc. on behalf of the corporation ( ) who is personally known to me OR ( ) who produced \_\_\_\_\_ as identification.

Notary signature

Josephine Bennardo  
**JOSEPHINE BENNARDO**  
Notary Public - State of Florida  
My Comm. Expires Aug 30, 2015  
Printed Name: Josephine Bennardo Commission # FP 638433  
Notary Public Bonded Through Notary Public Assn.  
State of Florida at Large

My Commission Expires:



CFN 20150094212  
CR BK 27402 PG 1146  
RECORDED 03/16/2015 16:39:23  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1146 - 1147; (2pgs)

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

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**Bylaws Article XIII**

A (1)-(4). Unchanged.

B (1)-(3). Unchanged.

(4) Betterment which shall include the funds to be used for capital expenditures for additional improvements to the common property, provided, however, that in the expenditure of this fund no sum in excess of Ten One Thousand ( \$10,000.00 ) Dollars shall be expended for a single item ~~or for a single purpose~~ without approval of the members of the Association.

**No further changes.**

IN WITNESS WHEREOF, my signature affixed below on this 3 day of March, 2015 in Boca Raton, Florida.

Witness #1:  
  
Print name: Lisa Pastor

Madison Lakes Homeowners' Association, Inc.  
By:   
Judy Talento, its President

Witness #2:  
  
Print name: Sally Schleifer

Attest:  
By:   
Elaine Levrant, its Secretary

STATE OF Florida )  
 ) SS:  
COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me this 3 day of March,  
2015 by Judy Taliento as the President and Elaine Levrant as the Secretary of the Madison Lakes  
Homeowners' Association, Inc. on behalf of the corporation  who is personally known to me  
OR  who produced \_\_\_\_\_ as identification.

*Li*  
Notary signature

Lisa Aline Kochlany  
Print notary name:

Notary Public  
State of Florida at Large  
My Commission Expires:

