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 Palm Beach County, Florida
 Sharon K. Beck, CLERK & COMPTROLLER
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This instrument prepared by:
 Laurie G. Manoff, Esquire
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 West Palm Beach, Florida 33409
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 Box 165

**CERTIFICATE OF AMENDMENT TO THE BYLAWS OF
 MADISON LAKES HOMEOWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Bylaws of Madison Lakes Homeowners Association, Inc. The original Bylaws of Madison Lakes Homeowners Association, Inc. is recorded in Official Records Book 9156 Page 1071 of the Public Records of Palm Beach County, Florida.

DATED this 20 day of April, 2010.

As to witnesses:

MADISON LAKES HOMEOWNERS ASSOCIATION, INC.

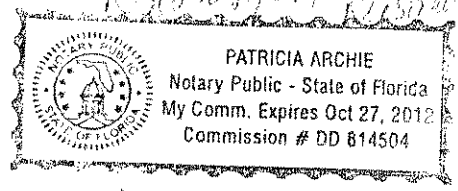
[Handwritten Signature]
 Print Name: Geraldine Deroma

By: *[Handwritten Signature]*
 Madeline Greenberg, President

[Handwritten Signature]
 Print Name: Carole Mitchell

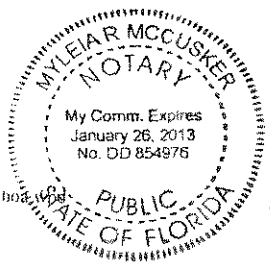
Attest: *[Handwritten Signature]*
 Kenneth Reisman, Secretary

(Seal)
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)



The foregoing instrument was acknowledged before me this 20 day of April, 2010, by Madeline Greenberg and Kenneth Reisman, as President and Secretary of Madison Lakes Homeowners Association, Inc. respectively, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. They are personally known to me or have produced [Handwritten] and _____ as identification and who did take an oath.

(SEAL)



[Handwritten Signature]
 NOTARY PUBLIC
 State of Florida at Large.
 My Commission Expires January 26, 2013
 notary for
Madeline Greenberg (only)

EXHIBIT "1"

AMENDMENT TO THE
BYLAWS OF MADISON LAKES HOMEOWNERS ASSOCIATION, INC.

The original Bylaws of Madison Lakes Homeowners Association, Inc. is recorded in Official Records Book 9156 at page 1071 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

Item 1. Article XII of the aforementioned Bylaws is amended by adding the following language as follows:

If an Owner is delinquent in paying any assessment, late fee, interest or attorney's fees incurred in the collection of assessments, and that Owner is leasing his/her Lot and/or residence, then the Owner shall be deemed to have assigned to the Association his/her right to collect the rent from the tenant. Upon demand by the Association to the tenant, the tenant shall pay the rent due to the Owner directly to the Association.

Item 2. The aforementioned Bylaws is amended by adding new Article XIX follows:

Leases. All leases of an Owner's lot and residence shall comply with the following provisions:

A. No Owner may lease, renew a lease or extend a lease of a Dwelling Unit without the prior written approval of the Association which authority may be delegated to a committee or agent. No person may occupy a Unit as a tenant, family member of a tenant, or otherwise without prior approval of the Board of Directors

B. All occupants of a Unit must obtain prior written approval of the Board of Directors before occupying the Unit, except for guests of a Unit Owner, individuals or guests, other than owners and approved tenants, staying in a Dwelling Unit for more than thirty (30) consecutive days shall be considered a tenant and shall be subject to approval by the Association as set forth below. The Association may promulgate rules and regulations governing guests and registration of guests.

C. Approval by Association. The approval of the Association that is required for a lease of an Owner's Lot and Residence shall be obtained in the following manner:

1) Notice to Association.: An Owner desiring to lease his Lot and Residence, shall give to the Association notice of such intention together with a copy of the proposed lease, the name of the proposed lessee(s) and all

proposed occupants, a completed application and any other information requested by the Association. The Association has the right to require that a substantially uniform form of lease be used require such other information from the proposed tenant and all proposed occupants as the Board deems appropriate under the circumstances. The Board may require an interview of any proposed tenant and their spouse, if any, and all proposed occupants of the residence, as a condition for approval. The Association may conduct background and credit checks on the proposed tenants and all proposed occupants of the residence.

The provisions of Florida Statutes Chapter 720, this Declaration, the Articles, the Bylaws and the rules and regulations of the Association shall be deemed expressly incorporated into any lease of a Dwelling Unit. The Association shall have thirty (30) days from the receipt of notice and all information required within which to approve or disapprove of the proposed lease or proposed lessees or occupants. The Association shall give the Owner written notice of its decision within said period. No individual rooms may be rented and no transient tenants may be accommodated. "Rent-sharing" and subleasing is prohibited.

2). Failure to Give Notice: If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring possession of a residence, the Association, at its election and without notice, may approve or disapprove the transfer.

3). Certificate of approval. Within 30 days after receipt of such notice and information the association must either approve or disapprove the proposed transaction. Such approval or disapproval shall be transmitted to the lessor by certified mail within said 30 days and failure to do so shall constitute approval of the lease. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association.

4) Disapproval by Association. The Association may disapprove a proposed lease based upon information found in the proposed tenants and occupants background and credit checks. Furthermore, grounds for disapproval of a lease shall include, but shall not be limited to, failure by the Owner to pay all assessments and other charges levied against Lot. If the Association shall disapprove a proposed lease or occupancy of a Dwelling then such lease or occupancy shall not occur.

D. Tenant Conduct, Remedies.

1) All leases shall be on a uniform form of lease or lease addendum if so promulgated by the Association. Uniform leases, addenda and all other leases, whether written or oral, shall provide or be deemed to provide that the

2010
ADDITIONS TO THE MADISON LAKES HOA
RULES & REGULATIONS

GENERAL

1. Applications are to be submitted in advance of ACC meetings to provide adequate time for review.
2. A \$100.00 fine may be levied to the homeowner if work commences prior to application submittal or approval.
3. Homeowner is responsible for notifying the Association of completion of projects so that a final inspection may be made.
4. Homeowner is responsible for obtaining proper permits for work performed. Failure to provide this information warrants a fine from the Association.

BASKETBALL EQUIPMENT

1. No permanent posts are permitted. Posts must be placed in a removable sleeve. No concrete pads are to be installed.
2. Portable hoops are to remain in an upright position
3. Backboards and portable hoops are to be properly secured during the threat of a hurricane.

COMMUNITY POOL

1. Effective immediately homeowners are **limited to 6 (six) guests (adult and/or child) at one occasion** in the pool area.

FENCES

1. Fences are not to extend onto common area
2. Fences must be erected 6 inches within property line unless neighbor is also paying for the fence or agrees, in writing, to approve location.
3. Chain link fencing is expressly and strictly prohibited.
4. Fences visible from streets are to be camouflaged with planting

FRONT DOORS

1. Glass doors may be permitted upon ACC approval of proposed sketch. All installations are subject to Palm Beach County (PBC) Building Department approval. White trim only.

GARAGES

1. Garage doors, when being replaced must be the exact same design panels as originally installed. Any change to the existing door must be approved by the ACC.

GENERATORS

1. In-ground generators are permitted and must meet PBC code.
2. Gas tank is not to be located outside any window of the home

GUTTERS

1. Gutters must be white only and downspouts may be white or exact color of house. Run-off must not adversely affect the drainage on adjacent properties.

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RULES & REGULATIONS

HURRICANE SHUTTERS

1. Hurricane shutters may be of the following:
 - a. Accordion shutters – white only
 - b. Panels
2. Hurricane shutter may be closed for up to 14 days (2 weeks) during hurricane season if you are going on vacation which is June 1 to November 30. Homeowners **MUST** notify the property manager when leaving and when returning. If this is not done, a fine will incur.

LANDSCAPING

1. The planting of ficus trees, air potato, Australian pine, Brazilian pepper, carrot wood, Earle of acacia, kudzu, old work climbing fern, melaleuca, Queensland umbrella tree (schefflera) or any other species as prohibited by PCC is not permitted.
2. When a Palm Tree on an owner's property dies, or requires replacement, it **MUST** be replaced with a palm tree with a minimum height of 15' (fifteen feet).

LIGHTING

1. All proposed exterior lighting shall be detailed on the request for architectural modification. No exterior lighting shall be permitted which in the opinion of the ACC would create a nuisance to the adjoining property owners.

MAILBOXES

1. Mailboxes and posts shall be kept clean and free of mildew and rust.
2. Original Mailboxes and posts must be kept in good repair. If unacceptable conditions are noted, homeowners must replace both the post and mailbox according to Article III, W specifications.

PAINT

1. Roofs of homes may not be painted or stained.
2. An owner may change the color of their home provided the body of a home is painted utilizing one of the approved colors. The trim of the home is to be **white only**. ACC approval is required.
3. A sample swatch of the house paint color must be attached to the ACC application.

ROOFS

1. No change in color or change in existing roofing material shall be permitted without the approval of the ACC. Roofing material must be S-shaped barrel tile. Wood shake, asphalt, fiberglass shingles, or cedar shakes shall not be permitted.
2. The tile roofs on the homes in Madison Lakes may **NOT** be painted or stained in any way.
3. All replacement roofs are to be barrel tile style and an approved color by the ACC.
4. Replacement barrel tiles are to match the existing roof.

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ADDITIONS TO THE MADISON LAKES HOA
RULES & REGULATIONS

SCREENS

1. ACC approval is required for screen enclosures at the homeowners' front entrance

SKY LIGHTS

1. Effective August 24, 2010 sky lights may be installed on a roof. All specifics must be submitted to the ACC.

SOLAR PANELS

1. Effective August 24, 2010 solar water heating panels shall be reviewed by the ACC on an individual basis and must be installed so as to present the least obtrusive condition as long as it does not interfere with the effectiveness of the solar panel.
2. All exposed piping is to be painted the same color of the area it is placed so that it matches.

VEHICLES

1. The following vehicles will not be approved and may not be kept on the Property by homeowners: trucks with oversized wheels, vehicles with ladders or any construction supplies, vehicles with ladder racks, campers, motor homes, trailers, boats, boat trailers, commercial vehicles, and vehicles with advertising. Vehicles not permitted on Property may be towed at the owner's expense.
2. Vehicle maintenance other than emergency repairs is not permitted on Property. Homeowners performing maintenance on their vehicle(s) on Property may be fined.
3. No inoperable and/or unsightly vehicles may be kept on the Property. The Association reserves the right to deem a vehicle inoperable and/or unsightly. Cars with flat tires, on blocks, with broken windows or otherwise in need of obvious repair are considered inoperable and/or unsightly.
4. No more than 2 (two) oversized vans, pickup trucks or jeeps may be parked in a driveway at any given time.