

OF  
TROPICANA GARDENS, INC.

ARTICLE I

THE NAME OF THIS CORPORATION SHALL BE TROPICANA GARDENS, INC.

ARTICLE II

The principal office shall be located at 4001 South Ocean Boulevard in the city of South Palm Beach, Palm Beach County, Florida.

ARTICLE III

All stock certificates shall be signed by the President and by the Secretary or an Assistant Secretary, if any, and shall be sealed with the Corporate Seal.

ARTICLE IV

Transfer of stock shall be made only on the books of the Corporation and the old certificate properly endorsed shall be surrendered and cancelled before a new certificate is issued.

ARTICLE V

In case of loss or destruction of a certificate of stock, no new certificate shall be issued in lieu thereof except upon satisfactory proof to the Board of Directors of such loss or destruction and upon the giving of satisfactory security, by bond or otherwise, against loss to the Corporation. Any such new certificate shall be plainly marked "Duplicate" upon its face. Fee \$25.00, which also includes a change of stock certificate.

ARTICLE VI

MEMBERSHIP AND TRANSFER OF MEMBERSHIP

49.60  
Section 1. Membership: The purchase of an apartment entitles the purchaser to one (1) share of voting stock as evidenced by a Stock Certificate in Tropicana Gardens, Inc. Application for purchase shall be in writing on such form or forms and under such regulations as may be prescribed by the Board of Directors. Also applications must be made by anyone receiving an apartment by gift or inheritance shall follow the same procedure as a purchaser for an apartment. If the application is approved by the Board of Directors of the Corporation, the applicant shall become a stockholder in the Corporation, provided all sums due the Corporation have been paid by the purchaser or former owner. Fee \$50.00. The transfer of a Stock Certificate shall be handled by the Secretary issuing a new stock certificate upon relinquishing the old certificate and payment of transfer fee has been made. Board of Directors should be notified by any shareholder with intention to sell before advertising.

Section 2. Transfer: A share of stock in the Corporation may be transferred together with the sale or transfer of an apartment from the owner, if such transfer shall be in accordance with Section 1 above. Such transfer and ownership shall be confined to owner occupancy.

ARTICLE VII

OWNERSHIP

Section 1. Tropicana Gardens, Inc. is strictly a Co-op apartment building for private residential purposes only. Occupancy shall be limited to number of people listed on application. Adults only. No pets allowed.

Section 2. Renting or sub-leasing is prohibited at all times.

Section 3. Should an owner desire to purchase another apartment in the building for occupancy he must divest himself or herself of the first apartment within one year's time after purchase. The first apartment shall remain vacant until sold.

1. ✓ Tropicana Gardens  
4001 S. Ocean Blvd  
South Palm Beach, FL

33480

160210  
86  
1986 JUN 25 PM 12:21

87920 P0316

Section 4. These provisions will be strictly enforced in event of any violation by stockholder which would necessitate the Corporation to bringing legal action to enforce same and all legal expenses incurred by the Corporation together with Court costs, if any, shall be borne by the owner.

Section 5. It is the object and purpose of the Corporation to maintain and operate the building and property of the Corporation on a mutual basis, without any profit or gain to the Corporation. It is understood that all expenses for Taxes, Insurance, Utilities, Maintenance and operation of said building and grounds shall be defrayed by assessment levied against each Stockholder in accordance with Section 1. Article XII.

Section 6. The purchase of an apartment entitles each Stockholder the exclusive use of the occupancy of the apartment. It also entitles the purchaser of an apartment to all rights and privileges to use all facilities provided for everyone who owns an apartment in the Corporation, such as swimming pool, lobby, laundry and grounds provided for common use.

Section 7. The rights of use and occupancy shall further be subject to the establishment and promulgation of House Rules as the Board of Directors may, from time to time prescribe, provided, however, that all such rules shall affect all apartments and all stockholders uniformly.

Section 8. Changes by Owners: The right of ownership and occupancy shall not be construed to permit owners to make any change, alteration or addition which effects the exterior appearance of the structure or grounds such as, the installation of windows, window boxes, exterior doors, air conditioners, additions or alterations to patios, roof, steps, balconies, shrubbery and landscaping.

Any such change, alteration or addition shall first be submitted to the Board of Directors for approval.

The above restrictions are not intended to apply to changes, alterations and additions confined to the interior of apartments which would not affect the exterior appearance of the structure, or the installation of approved storm enclosures.

Changes, additions or relocation of plumbing, plumbing fixtures or electrical equipment which would necessitate a structural change in alteration shall not be made without prior approval of a majority of the Board of Directors.

Section 9. Parking: Each apartment shall be entitled to one (1) parking space for a passenger automobile only, said space being designated on a Master Chart, dated 2/24/76 in the custody of the Secretary of the Corporation. Each space shall bear the number of the concrete bumper outlining the proper space allocated to each apartment in the parking area. Sale of an apartment automatically conveys exclusive right of use of designated parking area to purchaser of said apartment. Owners of apartments may, by written agreement properly executed and filed with the Secretary of the Corporation, effect an exchange of parking space with each other for their mutual convenience whereupon the Corporation by its Board of Directors shall authorize such agreed upon exchange to be recorded on the Master Chart and the parking spaces involved repainted to denote the change of apartment number.

Section 10. The Corporation will not be responsible for any damages due to leakage of plumbing or water heaters, fire and theft of personal property inside apartments or the insurance deductible in the amount of \$100.00. The Corporation recommends that all stockholders carry a Home-Owners Insurance policy.

84420 P0317

ARTICLE VIII

STOCKHOLDER'S MEETING

Section 1. Place of Meetings: All meetings of the Stockholders shall be held at the premises of Tropicana Gardens, Inc., 4001 South Ocean Boulevard, City of South Palm Beach, County of Palm Beach, Florida provided that the Board of Directors may order that any such meeting be held elsewhere at some convenient place, within the State of Florida. If by reason of unusual happening, it shall not be practicable or convenient to have such meeting held at the premises of the Corporation.

Section 2. Annual Meeting: The Annual Meeting of the Stockholders of Tropicana Gardens, Inc. shall be held during the 3rd week of January. Date and time to be determined by the Board of Directors, at which meeting the Stockholders shall elect by plurality vote the Board of Directors and transact such other business as may properly be brought before the meeting, in conformity with the By-Laws. Before adjournment there shall be a question and answer period of 30 minutes duration.

Section 3. Special Meetings: Special Meetings of the Stockholders may be called by the President or by a majority of the members of the Board of Directors. Special Meetings also shall be called by the President upon written request of not less than twenty Stockholders and the President shall direct the Secretary to send out the notice of said meeting.

Section 4. Notice of Meetings: The Secretary shall give each Stockholder notice of any meeting of the Stockholders at least fourteen (14) days in advance of said meeting. Such notice shall be in writing and may be delivered personally or mailed and when mailed it shall be sufficient if fourteen (14) days intervene between the time of mailing and the time appointed for said meeting. Notice by mail shall be addressed to the Stockholder at his address shown on the records of the Corporation, if any, or to his last known post office address. Notice of any special meeting shall state the nature of the business to be transacted and no other business shall be transacted at such meeting, except on unanimous consent of all Stockholders.

Section 5. Voting and Proxies: A Stockholder shall be entitled to vote by person or by proxy at any meeting, however called and noticed. Written proxies must be filed with the Secretary before the same becomes effective. Each Shareholder of Stock shall be entitled to one vote. However, no one person may be designated to hold more than five proxies for any purpose unless the cooperative has been registered with the Securities and Exchange Commission. Any proxy given shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the unit executing it.

Section 6. Quorum: Majority of Stockholders of Tropicana Gardens, Inc. shall constitute a quorum at any meeting of the Stockholders and be capable of transacting any business thereof, except as otherwise specifically provided by law or by the Articles of Incorporation of this Corporation. If, at any meeting of the Stockholders, there be less than a quorum present, a majority of the Stockholders present in person or by proxy may adjourn from time to time, until the holders of the amount of stock requisite to constitute a quorum shall attend. No notice of time and place to which such meeting shall be adjourned shall be required other than by announcement at the meeting and recording time and place in the record of the minutes of the meeting, and absent Stockholders to be so notified by the Secretary.

Section 7. Organization: The President and in his absence, the Vice-President, and in his absence, any Stockholder chosen by the Stockholder present, shall call a Stockholders Meeting to order and act as Chairman of the Meeting, and the Secretary of the Corporation shall act as Secretary of all meetings of the Stockholders, but in the absence of the Secretary, the presiding officer may appoint any Stockholder to act as Secretary of the meeting.

04920 P0318

ARTICLE IX

DIRECTORS

Section 1. Election: The Board of Directors shall consist of seven (7) Directors who were elected at the Annual Meeting of the Stockholders, effective January 1977. The four (4) candidates receiving the highest number of votes shall be elected for a term of two years, the three candidates receiving the next highest number of votes shall be elected for the term of one year. At subsequent annual elections the number of Directors shall be elected for two years to replace those Directors whose terms have expired. Directors shall hold office until their successors have been elected and qualified. Members of the Nominating Committee are eligible for nomination and other nominations shall be accepted from the floor. Voting shall be by written ballot. Directors and Officers shall serve without pay or other remuneration and in addition to being Stockholders shall be residents of Tropicana Gardens, Inc..

Section 2. Resignation: A Director may resign at any time by filing his written resignation with the Secretary. Whenever a Director ceases to be a Stockholder, his office shall be deemed vacant.

Section 3. Vacancy: In case of any vacancy in the Board of Directors, the remaining Directors shall, by a majority vote thereof, elect a successor to fill such vacancy until the next Annual Meeting of the Stockholders.

Section 4. Removal of Director: A Director may be removed for cause by an affirmative vote of a majority of Stockholders.

Section 5. Place of Meeting: Meetings of the Board of Directors shall be held at any place designated by the President, provided, however, that if such Director shall object to such a place of meeting, the meeting shall be held at the principal office of the Corporation. Meetings of the Board of Directors shall be open to all Unit owners and notice of meetings shall be posted in a conspicuous place upon the Co-Op property at least 48 hours in advance, except in an emergency. Notice of any meeting where assessments against unit owners are to be considered for any reason shall specifically make a statement that assessments will be considered and the nature of any such assessments.

Section 6. Regular Meetings: A regular meeting of the Board of Directors shall be held not later than the day following the Annual Meeting of the Stockholders and no notice thereof shall be necessary. Other regular meetings of the Directors may be held at such other times as the Board of Directors may deem necessary.

Section 7. Special Meetings: Special Meetings of the Board of Directors shall be held whenever called by the Secretary upon the direction of the President, or upon the written request of any two (2) Directors. The Secretary shall give sufficient notice of such meetings in person or otherwise to enable the Directors to attend.

Section 8. Quorum: The majority of the Directors convened in accordance with these By-Laws shall constitute a quorum for the transaction of Business: If at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present may adjourn from time to time until a quorum shall be present. No notice of the time and place to which such meeting shall be adjourned shall be required other than by announcement at the meeting and recording such time and place in the record of the minutes of the meeting and absent Directors to be so notified by the Secretary.

Section 9. Organization: The President and in his absence, the Vice President and in their absence, any Director chosen by the Directors present shall call the meeting of the Board of Directors to order and shall act as Chairman of such meeting. The Secretary of the Corporation shall act as Secretary at all meetings of the Board of Directors, but in the absence of the Secretary, the presiding officer may appoint any Director to act as Secretary of the meeting.

Section 10. Powers: The property, business and affairs of the Corporation shall be managed and controlled by the Board of Directors. The Board of Directors may appoint an Assesstant to the Treasurer and/or Secretary and such other personnel as may be deemed necessary or desirable.

07-920 P0319

Section 11. Duties: It shall be the duty of the Board of Directors to:

- A. Determine Stock Transfer, in accordance with By-Laws.
- B. Determine the formula in conformity with the By-Laws for affecting proration of taxes, town charges, insurance, water, sewer, pool, elevator, office expense, building and ground maintenance, repairs and replacements, garbage removal, payroll, and any other operating expenses for the allocation of monthly fees assessed to owner Stockholder. Any increase in the total monthly operation fee charges made by the Board of Directors shall first be approved by a 2/3 rd vote of the Stockholders in conformity with the By-Laws.
- C. Determine the formula to be used in conformity with the By-Laws to levy any Special Assessments approved by the Stockholders.
- D. Said notice of Annual Meeting shall include names of candidates as submitted by the Nominating Committee.
- E. Approve the form and content of Ballots and Proxies to be used in all elections.
- F. Authorize the proper Officers to sign and countersign checks.
- G. Designate the depository for the funds of the Corporation.
- H. Act upon all applications for membership in the Corporation. Such application shall be rejected, accepted or referred for further investigation and consideration. If the majority of all the Board of Directors cast their vote against the acceptance of said application, such application shall be recorded as rejected. The applicant shall be screened visually.
- I. Authorize all expenditures, purchases and the letting of contracts for maintenance, repairs and improvements to the building and grounds. Major items shall be submitted for prior authorization by the Board of Directors is hereby waived in case of EMERGENCIES.

Section 12. Limitations and Powers: Neither the Board of Directors nor any officer of the Corporation shall obligate the Corporation, or incur any liability on behalf of the Corporation or themselves for any purpose whatsoever which cannot be defrayed from Maintenance Income and such other fees which accrue to the Corporation. Additions and Structural changes to the existing buildings shall first be approved by the Stockholders at a meeting called for that purpose and shall require the affirmative vote of at least 2/3rds of all the stockholders, either in person or by proxy. Special Assessments and all instruments evidencing the borrowing of money by the Corporation shall first be approved by 2/3rds vote of all the stockholders.

#### ARTICLE X

#### OFFICERS

Section 1. Election: The Board of Directors shall meet not later than the day following the Annual Meeting of Stockholders to choose from the Directors elected, a President, a Vice-President, a Secretary and a Treasurer. The office of Secretary and Treasurer may be held by the same person. Such officers shall hold office for the term for which they have been elected or until their respective successors are elected and have qualified.

Section 2. Duties: The principal duties of the officers shall be as prescribed in the Articles of Incorporation and in addition thereto such other duties as may, from time to time, be imposed upon them by the Board of Directors or by lawful action of the Stockholders.

A. President: He shall be the chief executive officer of the Corporation and shall preside at all meetings of the Stockholders and Directors.

He shall sign all instruments, evidencing the borrowing of money, Corporation agreements to pay, mortgages and pledges of the Corporation property or any part thereof, however, the above is not intended to apply to the purchase of materials required and used in routine maintenance and repairs.

He shall appoint Committees subject to approval by the Board of Directors.

He shall be Ex Officio member of all Committees.

He shall see to it that all orders and resolutions of the Board of Directors are carried into effect.

B. Vice President: He shall perform the duties of the President during the latter's absence, inability or refusal to act as the Chief Executive Officer of the Corporation during the President's absence when authorized to do so by the Board of Directors.

C. Secretary: He shall attend all meetings of the Board of Directors and Stockholders and record all votes taken and minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the Standing Committees when required. He shall give, or cause to be given, notice of all meetings of the Stockholders and Board of Directors and shall perform such other duties as may be prescribed by the Board of Directors under whose supervision he shall be. He shall be the custodian of the Seal of the Corporation, and when authorized by the Board of Directors, affix the same to any instrument requiring it and when so affixed it shall be attested by his signature.

D. Treasurer: He shall have the custody of the Corporation funds and securities and shall keep full and accurate accounts of receipts and disbursements in the books belonging to the Corporation and shall deposit all moneys and other valuables in the name and to the credit of the Corporation as may be designated by the Board of Directors.

All books and records belonging to the Corporation in the custody of the Treasurer shall remain on the premises of the Corporation as set forth in Article 11 of the By-Laws.

He shall prepare an annual budget based on the two previous years experience for submission to the new Board of Directors at their first meeting in January and shall submit a statement of the financial condition of the Corporation as of April 1st, July 1st and October 1st, to each member of the Board.

He shall prepare an Annual Financial Statement prior to the Annual Meeting of the Stockholders to be approved by the Board of Directors and to be distributed to the Stockholders when so approved.

He shall give the Corporation a bond for the faithful performance of his duties as Treasurer and for the restoration to the Corporation of all books, papers, vouchers, money and other property of whatever kind in his possession, or under his control belonging to the Corporation. The premium thereof to be paid by the Corporation. The books of the Treasurer shall be audited by a competent auditor at the end of each fiscal year.

1260 P0321  
04920

ARTICLE XI

COMMITTEES

Section 1: In order to enhance the effectiveness of administration, promote the interest of members in the affairs of the Corporation and spread the responsibility for the progress and wellbeing of the Corporation, the Board of Directors shall authorize the President to appoint:

- A. Director of Maintenance.
- B. Standing Committees.
- C. Special Committees.

Section 2: All appointments shall be subject to confirmation by the Board of Directors, and shall be made as soon as practicable after election of Officers in January of each year.

Section 3: Standing Committees may include, but need not be limited to the following:

- By-Laws and House Rules
- Finance and Insurance.
- Social Committee
- Nominating
- Building Maintenance, Grounds, Pool, Water and Sewer.

They shall serve for one year or until their successors are appointed.

Section 4. Special Committees: May be appointed by the President subject to confirmation by the Board of Directors for specific purposes as the need may, from time to time arise.

ARTICLE XII

ASSESSMENTS

Section 1. The basis for the monthly operating maintenance and special assessments levied against each Stockholder for each apartment as evidenced by each share of stock shall be as follows:

Formula 1.

- Parking Lot Maintenance & Repairs
- Ground Maintenance and Landscaping.
- Pool Maintenance and Repairs
- Electricity
- Garbage Removal
- Elevator Expense.
- Water Service
- Office & Legal Expense.
- Payroll & Miscellaneous Expense
- Sewer Line Maintenance.
- Walkways & Stairways

The complete building that has the Locker Rooms, Laundry and 2 Toilets.

The above expenses to be prorated and assessed 1/65 to the owner of each apartment as evidenced by each share of stock.

Resolved that Section II, Formula 2: Shall consist of the following:

All parts of the Building not considered common ground, taxes and insurance.

The above expenses to be prorated and assessed to each Stockholder on the basis of the square foot area of each apartment.

Formula 3: Shall consist of the following item:

Sewer Service Outlets.

Sewer outlets expense to be prorated and assessed to each Stockholder as charged to the Corporation by the Town of South Palm Beach.

RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

84920 P0322

Section 2. Maintenance; Monthly Maintenance is due and payable in advance on the first day of each month without notification to the Stockholder.

Section 3. Special assessments are due and payable as shall be determined by the Board of Directors. The Treasurer shall notify each Stockholder of his/her proportionate share of each assessment and the date such assessment becomes due and payable.

Section 4. Default: In the event an assessment or monthly maintenance is not paid within thirty (30) days after the date it becomes due and payable, the Stockholder shall be deemed to be in default of payment and the Treasurer shall notify such stockholder in writing of his or her over due account. This notice shall be signed by the Treasurer, dated and mailed to the Stockholder in default by registered mail, return receipt requested. If within thirty (30) days from date of mailing no reply has been received and the assessment remains unpaid, the Corporation may institute suitable legal action to obtain payment of the amounts in default. If such legal action concludes in favor of the Corporation, then the apartment and furnishings therein may be sold at public or private sale, but only after notice of such sale shall be published once a week for a period of four (4) weeks in a newspaper of general circulation in Palm Beach County. If a sale is consummated, the amount received shall be turned over to the Stockholder after deducting Court Costs, attorney fees, past due assessments and any other expenses incurred by the Corporation in connection with this legal judgement.

Section 5. Fines for late payments:  
Fines for late payment of Maintenance and/or special assessments to be as follows: If a stockholder has not paid his just fees within Thirty (30) days of due date a fine of Ten (\$10.00) will be levied, if the fees are not paid within Forty Five (45) days an additional Five (\$5.00) fine will be added and for each further Fifteen (15) days thereafter without payment there will be an additional five (\$5.00) fine.

#### ARTICLE XVIII

#### MISCELLANEOUS PROVISIONS

Section 1. Fiscal Year: of the Corporation shall be the Calendar Year.

Section 2. Roberts Rules of Order, last edition, when not in conflict with the By-Laws shall be recognized as the authority governing Parliamentary procedure at meetings of the Stockholders, its Board of Directors and Committees.

Section 3. Violation of the By-Laws, or House Rules and regulations by a Stockholder will subject the Stockholder to censure by the Board of Directors. Continued violations may result in legal action being taken against such Stockholder.

Section 4. In the event of total liquidation of Corporation, the net proceeds shall be prorated and paid to each Stockholder on the basis of the approximate square foot area of each apartment.

#### ARTICLE XIV

These By-Laws may be amended, revised or repealed at any regular or at any special meeting of the Stockholders called for that purpose by the affirmative vote of 2/3rds of the Stockholders. A written notice shall be given all Stockholders fourteen (14) days prior to any meeting, at which any Amendment or Revision may be considered, said notice shall contain a full statement of the proposed amendment or revision.

87720 P0323





TROPICANA GARDENS, INC.

HOUSE RULES AND REGULATIONS.

PUBLIC AREAS -- INSIDE OF APARTMENTS -- PRIVATE BALCONIES

1. Quiet must be observed at all times, especially between the hours of 11:00 P.M. and 8:00 A.M.
2. No objects shall be placed on lawn or exterior of the building without prior approval of Board of Directors.
3. Do not discard cigarettes or cigar butts, paper, etc. anywhere in the common area. Don't be a litterbug.
4. Do not use any substances other than household cleansers inside of apartments that would be a disturbing nature and injurious to the health of your neighbors.
5. Water beds and water pillows shall not be allowed.
6. Clean windows are an asset to the building.
7. For security reasons, the front and rear lobby doors are to be locked at approximately at 9:00 P.M.
8. All owners leaving on vacation should leave keys to be available for emergency use.

POOL RULES IN COMPLIANCE WITH STATE AND COUNTY REGULATIONS

1. No animals in pool or on pool deck.
2. No food or drink in pool or pool deck.
3. Shower before entering pool.
4. No diving.
5. Bathing load 20 persons at one time.
6. Remove suntan oil before going into pool.
7. No foreign objects in pool.
8. Children under 12 must be accompanied by an adult. Infants prohibited for sanitary reasons.
9. No attendant at pool, swim at own risk.
10. Return chairs to designated area.
11. After applying body oil do not use chairs.
12. Life preservers and pool equipment to be used only in the event of emergency.

BALCONIES -- WALKWAYS -- STAIRS

1. Remove light weight patio furniture during windstorms
2. Do not discard, shake, place or hang any objects over or on balconies.
3. Do not throw anything over the railings, north, south, east or west of the buildings.
4. The use of outdoor cooking facilities on balconies, patios, walkways or stairs is prohibited.
5. Any replacement of air conditioners not to extend any further than three inches (3") outside walk wall. (Please consult with the Directors)
6. Do not hose down balconies or walkways as water drips over balconies below.

84420 P0325

RADIOS -- TELEVISIONS -- HI-FI SETS -- AIR CONDITIONERS

1. The volume is to be lowered between the hours of 11:00 P.M. and 8:00 A.M. so as not to disturb neighbors.
2. Consider your neighbors. Turn down Air Conditioners to low cycle after 11:00 P.M. to 8:00 A.M.

TRASH AND GARBAGE

1. Large bones, fibrous material and facial tissue should not be placed in garbage disposal, sink or toilet.
2. Garbage not disposed of in garbage disposal must be wrapped securely to avoid dripping or spills on common ground. Trash containers located in front on southside of driveway.

SEWER

1. Do not throw paper towels, facial tissues in lavatories or toilets.
2. Please do not throw filtered cigarettes down the toilets.

LAUNDRY

1. Clean laundry equipment after use.
2. Clean filters in the dryers after use.
3. All garments must be washed before put in dryers.

COMPLAINTS

1. All complaints should be in writing and signed and deposited in Tropicana Gardens, Inc. in mailbox next to bulletin board.

USE OF ARTICLES IN COMMON

1. Please return borrowed bridge tables and chairs promptly.

STORM SHUTTERS

1. Owner shall be responsible for cost of installing and removing shutters. However, owner can make arrangements with maintenance man for removal.
2. Only aluminum storm shutters shall be permitted.
3. New installations of shutters on walkways not to extend more than three (3") from wall.

HOT WATER HEATERS

1. If your apartment is to be unoccupied, snap off electricity at your fuse box.
2. Close the valve on the supply line to your heater, and open hot water faucets to relieve pressure. Owner is responsible for damage to other apartments.
3. It is strongly required that each member leave a key with the Board of Directors during a prolonged absence which would permit access to owners apartment in case of emergency, such as damage by windstorm, leakage of plumbing or water heater, etc.. This would eliminate any damage caused by forcible entry should such an occasion arise. Keys are kept securely locked and are available for use by the Directors only.

PARKING

1. No recreational type vehicles such as boats, trailers, house trailers, campers, van type vehicles, motorcycles, other than passenger cars allowed on premises. No vehicles jacked on blocks allowed.
2. No hosing off or washing of cars except the area designated for such purpose is permitted. The washing area is located on the northwest section of the property.
3. Shareholders should not park their cars in visitors spaces.

RECORDERS MEMO: Legality of Writing Typing or Printing unsatisfactory in this document when received.

87-120 P0326

OCCUPANCY BY GUEST AND RELATIVE IN ABSENCE OF OWNER

- Should an owner desire to permit friends or guests to occupy his or her apartment during their absence, they shall notify the Secretary in writing to the effect, stating who is to occupy the apartment and number of guests. Time limit 3 weeks, once a year only. They shall report to the Secretary upon arrival and departure. Use of apartments by relatives of shareholder greater than 3 weeks shall be considered on a special basis by the Board of Directors.

For your safety do not sit or lean on railings.

Kindly caution your guests.

Any exception to these regulations should be taken up with the Board of Directors for consideration. It is hoped that all the Tropicana Gardens, Inc. owners shall cooperate in keeping our property clean of litter, etc.. Please keep these House Rules in a conspicuous place for yourself and guests.

*Alva L. Miller* Secretary

*Elizabeth C. Caravello* Treasurer

STATE OF  
COUNTY OF

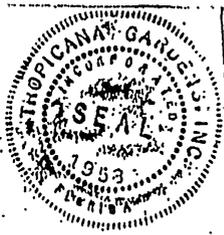
I HEREBY CERTIFY That on this day personally appeared before me; an officer duly authorized to administer oaths and take acknowledgments, *Alva L. Miller, Sect and Elizabeth C. Caravello, Tres* to me well known to be the person described in and they executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal at *West Palm Beach* said County and State, this *25<sup>th</sup>* day of *June* A. D., 19*86*.

*Tamara T. Wardrop*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

*Tamara T. Wardrop*  
Notary Public State of Florida  
My Commission Expires Oct. 23, 1988



RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

84920 P0327