

## INDEX TO AMENDMENTS

### Declaration of Condominium and By-Laws...

original composed, compiled and notarized - Nov 8, 1973 by Developer;

recorded in Palm Beach County (PBC) records - Nov 19, 1973 at...

B (Book) 2239 P(Page)1737 through 1796

(...in ascending order by date of recording)

- |  |   |
|--|---|
| • Amendment #1 - By-Laws               | PBC records in B2416 at P451<br>May 8, 1975 (2 pages)   |
| • Amendment #2 - Decl of Condo         | PBC records in B2653 at P1570<br>Mar 18, 1977 (5 pages) |
| • Amendment #3 – By-Laws (dupl. of #1) | PBC records in B3414 at P1376<br>Nov 26, 1980 (2 pages) |
| • Amendment #4 – Decl of Condo         | PBC records in B3469 at P514<br>Feb 24, 1981 (2 pages)  |
| • Amendment #5 – Decl of Condo         | PBC records in B4911 at P974<br>Jun 18, 1986 (2 pages)  |
| • Amendment #6 – Decl of Condo         | PBC records in B7123 at P540<br>Feb 18, 1992 (2 pages)  |
| • Amendment #7 – Decl of Condo         | PBC records in B10936 at P1<br>Feb 17, 1999 (2 pages)   |
| • Amendment #8 – Decl of Condo         | PBC records in B13704 at P117<br>May 14, 2002 (3 pages) |
| • Amendment #9 – Decl of Condo/By-Laws | PBC records in B14767 at P1246<br>Feb 6, 2003 (3 pages) |

**NOTE:** The amendments listed above are already incorporated into the documents (**Declaration of Condominium and By-Laws**) contained herein. They are provided only as reference, and can be used by those wishing to follow the trace of changes (amendments) as they have affected the original documents, which this booklet replaces.

75 MAY 8 PM 4:17

AMENDMENT TO  
41396 BY-LAWS  
OF  
GOLD COAST TOWERS - A CONDOMINIUM, INC.

According to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796, inclusive, Public Records of Palm Beach County, Florida.

That Article III - Directors and Officers, paragraph A. Directors, subparagraph 1) is amended to read as follows:  
Article III - Directors and Officers.

A. Directors

1) The affairs of the corporation shall be managed by a Board of Directors, composed of seven (7) persons (except as to the first Board of Directors, whose members are designated in the Articles of Incorporation, and who shall serve until the first annual meeting of directors or, until their successors are elected and shall qualify).

The undersigned do hereby certify that the foregoing amendment to the By-Laws of GOLD COAST TOWERS - A CONDOMINIUM, INC., according to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796, inclusive, public records of Palm Beach County, Florida, was duly passed by a resolution adopted by a majority of the Board of Directors of GOLD COAST TOWERS - A CONDOMINIUM, INC., and duly adopted by a majority of the apartment owners at a meeting of the members of the association duly held on February 25, 1975, in accordance with the requirements of the Declaration of Condominium and By-Laws for its amendment.

EXECUTED at Lake Worth, Florida, this 6th day of May, 1975.

GOLD COAST TOWERS-A CONDOMINIUM, INC.

By: Ernest W. Gray  
Vice-President.

ATTEST:

Harold H. Huxton

Witnesses:

John B. Waddell  
Joanne C. Gronak

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to

✓ JOHN B. WADDELL, Notary Public  
HARVEY, WADDELL & SHUEY  
Attorneys at Law  
801 Lucerne Ave.  
Lake Worth, Florida

OFFICIAL RECORD 2416 PAGE 451



take acknowledgements, personally appeared

EDWARD V. OSBERG and FLORENCE HANLON

well known to me to be the Vice President and Secretary, respectively, of the corporation named in the foregoing Amendment and that they severally acknowledged executing the same, in the presence of two subscribing witnesses, 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.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of May, A. D., 1975.

  
Notary Public

My Commission expires;

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JAN. 25, 1978  
BONDED THRU GENERAL INSURANCE UNDERWRITERS



OFFICIAL  
RECORD 2416 PAGE 452

Recorded in U X Book 61  
Record verified  
Palm Beach County, Fla.  
John B. Waddell  
Notary Public

- 2 -

Return To: Mr. Joseph Dahl  
Apt. B-4  
✓ 1 South Lakeside Drive  
Lake Worth, Florida



31858

AMENDMENT TO  
DECLARATION OF CONDOMINIUM

OF

GOLD COAST TOWERS - A CONDOMINIUM

According to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796, inclusive, Public Records of Palm Beach County, Florida.

That Article XII - Conveyances is amended to read as follows:

XII

CONVEYANCES

A. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the apartments the transfer of apartments by any owner other than the Developer shall be subject to the following provisions as long as the condominium exists and the apartment buildings in useful condition exists upon the land, which provisions each apartment owner covenants to observe:

1. Transfers subject to approval.

(a) Sale. No apartment owner may dispose of an apartment or any interest in an apartment by sale without approval of the Association except to an apartment owner.

(b) Lease. No apartment owner may dispose of an apartment or any interest in an apartment by lease without approval of the Association except to an apartment owner.

(c) Gift. If any apartment owner shall acquire his title by gift, the continuance of his ownership of his apartment shall be subject to the approval of the Association.

(d) Devise or inheritance. If any apartment owner shall acquire his title by devise or inheritance, the continuance of his ownership of his apartment shall be subject to the approval of the Association.

(e) Other transfers. If any apartment owner shall acquire his title by any manner not considered in the foregoing subsections, the continuance of his ownership of his apartment shall be subject to the approval of the Association.

2. Approval by Association. The approval of the Association that is required for the transfer of ownership of apartments shall be obtained in the following manner:

JOHN C. WATSON  
MARVYN

OFFICIAL  
RECORD 2653 PAGE 1570



(a) Notice to Association.

(1) Sale. An apartment owner intending to make a bona fide sale of his apartment or any interest in it shall give to the Association notice of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require. Such notice at the apartment owner's option may include a demand by the apartment owner that the Association furnish a purchaser of the apartment if the proposed purchaser is not approved; and if such demand is made, the notice shall be accompanied by an executed copy of the proposed contract to sell.

(2) Lease. An apartment owner intending to make a bona fide lease of his apartment or any interest in it shall give to the Association notice of such intention, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require and an executed copy of the proposed lease.

(3) Gift; devise or inheritance; other transfers. An apartment owner who has obtained his title by gift, devise or inheritance, or by any other manner not previously considered, shall give to the Association notice of the acquiring of his title, together with such information concerning the apartment owner as the Association may reasonably require, and a certified copy of the instrument evidencing the owner's title.

(4) Failure to give notice. If the above-required notice to the Association is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of an apartment, the Association at its election and without notice may approve or disapprove the transaction or ownership. If the Association disapproves the transaction or ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.

(b) Certificate of Approval.

(1) Sale. If the proposed transaction is a sale, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in recordable form.

(2) Lease. If the proposed transaction is a lease, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in recordable form.

(3) Gift; devise or inheritance; other transfers. If the apartment owner giving notice has acquired his title by gift, devise or inheritance or in any other manner, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the continuance of the apartment owner's ownership of his apartment. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in recordable form.

(c) Approval of corporate owner or purchaser. Inasmuch as the condominium may be used only for residential purposes and a corporation cannot occupy an apartment for such use, if the apartment owner or purchaser of an apartment is a corporation, the approval of ownership by the corporation may be conditioned by requiring that all persons occupying the apartment be approved by the Association.

3. Disapproval by Association. If the Association shall disapprove a transfer or ownership of an apartment, the matter shall be disposed of in the following manner:

(a) Sale. If the proposed transaction is a sale and if the notice of sale given by the apartment owner shall so demand, then within 30 days after receipt of such notice and information the Association shall deliver or mail by registered mail to the apartment owner an agreement to purchase the apartment concerned by a purchaser approved by the Association who will purchase and to whom the apartment owner must sell the apartment upon the following terms:

1. The price to be paid shall be that stated in the disapproved contract to sell. The purchase price shall be paid in cash or shall be paid in the same manner as stated in the disapproved contract.

2. The sale shall be closed within 30 days after the delivery or mailing of the agreement to purchase.

3. A certificate of the Association executed by its president and secretary, in recordable form, and approving the purchaser shall be delivered to the purchaser.

4. If the Association shall fail to provide a purchaser upon the demand of the apartment owner in the manner provided, or if a purchaser furnished by the Association shall default in his agreement to purchase, then notwithstanding the disapproval, the proposed transaction shall be deemed to have been approved and the Association shall furnish a certificate of approval as elsewhere provided.

(b) Lease. If the proposed transaction is a lease, the apartment owner shall be advised of the disapproval in writing, and the lease shall not be made.



(c) Gifts; devise or inheritance; other transfers. If the apartment owner giving notice has acquired his title by gift, devise or inheritance, or in any other manner, then within 30 days after receipt from the apartment owner of the notice and information required to be furnished, the Association shall deliver or mail by registered mail to the apartment owner an agreement to purchase the apartment concerned by a purchaser approved by the Association who will purchase and to whom the apartment owner must sell the apartment upon the following terms:

(1) The sale price shall be the fair market value determined by agreement between the seller and purchaser within 30 days from the delivery or mailing of such agreement. In the absence of agreement as to price, the price shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the apartment; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

(2) The purchase price shall be paid in cash.

(3) The sale shall be closed within ten (10) days following the determination of the sale price.

(4) A certificate of the Association executed by its president and secretary in recordable form and approving the purchaser shall be delivered to the purchaser.

(5) If the association shall fail to provide a purchaser as required by this instrument, or if a purchaser furnished by the Association shall default in his agreement to purchase, then notwithstanding the disapproval such ownership shall be deemed to have been approved, and the Association shall furnish a certificate of approval as elsewhere provided.

4. Should any Condominium unit (parcel) at any time become subject to a mortgage or similar lien given as security, in good faith and for value, the holder thereof, hereinafter called the "Mortgagee", upon becoming the owner of such interest through whatever means, shall have the unqualified right to sell lease or otherwise dispose of said unit (parcel), including the fee ownership thereof, without complying with the provisions of this Article XII; provided, however, that in all other respects, the provisions of this Declaration, the By-Laws of the Association and the provisions of the Condominium Act, shall be applicable thereto; and provided further, that nothing herein contained shall be deemed to allow or cause a severance from the Condominium unit of the share of the common elements and limited common elements or other appurtenances of said unit. Once the Mortgagee mentioned above has sold, transferred or conveyed his fee simple interest to any person whatsoever, the provisions of this Article XII shall then again be fully effective with regard to subsequent sales or conveyances of said unit (parcel).

5. Unauthorized transactions. Any sale, mortgage or lease not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.



C E R T I F I C A T E

THIS IS TO CERTIFY THAT

1. The undersigned do hereby certify that the foregoing amendment to the Declaration of Condominium of GOLD COAST TOWERS - A CONDOMINIUM, according to the Declaration of Condominium recorded in public records of Palm Beach County, Florida, in Official Record Book 2239, at pages 1737 through 1796, was duly passed by a resolution adopted by the affirmative vote of 2/3rds of the unit owners all of whom were members of GOLD COAST TOWERS - A CONDOMINIUM, INC., a Florida corporation, for non-profit, which is the Condominium Association at a regular annual meeting of the members of the association duly held on January 27, 1977, in accordance with the requirements of Article VIII of the Declaration of Condominium and the By-Laws for its amendment.

2. The adoption of the resolution appears upon the minutes of the above-mentioned meeting and is unrevoked.

EXECUTED at Lake Worth, Florida, this 16th day of March, 1977.

GOLD COAST TOWERS - A CONDOMINIUM, INC.

By Joseph G. Dahl  
JOSEPH G. DAHL - President

ATTEST:

Lillian S. Breisch  
LILLIAN S. BREISCH - Secretary

Witnesses:

Joanne C. Groner

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on the 16th day of March, 1977, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

JOSEPH G. DAHL and LILLIAN S. BREISCH

well known to me to be the President and Secretary, respectively, of the corporation named in the foregoing Amendment and that they severally acknowledged executing the same, in the presence of two subscribing witnesses, 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.

WITNESS my hand and official seal in the County and State last aforesaid on this 16th day of March, 1977, A.D.



John B. Waller  
NOTARY PUBLIC, State of Florida

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JAN. 25, 1978  
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Record Verified  
Palm Beach County, Fla.  
John B. Dunkle  
Clerk Circuit Court

30 212102

1980 11/26 1:05:50

760

Return to  
MRS. BRANDT,  
PRES.  
GOLD COAST  
TOWERS,  
1 S. LAKEVIEW  
DRIVE,  
LAKE WORTH,  
FLA 33466

B3414 P1376

AMENDMENT TO

BY-LAWS

OF

GOLD COAST TOWERS - A CONDOMINIUM, INC.

According to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796, inclusive, Public Records of Palm Beach County, Florida.

That Article III - Directors and Officers, paragraph A. Directors, subparagraph 1) is amended to read as follows:

Article III - Directors and Officers.

A. Directors

1) The affairs of the corporation shall be managed by a Board of Directors, composed of seven (7) persons (except as to the first Board of Directors, whose members are designated in the Articles of Incorporation, and who shall serve until the first annual meeting of directors or, until their successors are elected and shall qualify).

The undersigned do hereby certify that the foregoing amendment to the By-Laws of GOLD COAST TOWERS - A CONDOMINIUM, INC., according to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796, inclusive, public records of Palm Beach County, Florida, was duly passed by a resolution adopted by a majority of the Board of Directors of GOLD COAST TOWERS - A CONDOMINIUM, INC., and duly adopted by a majority of the apartment owners at a meeting of the members of the association duly held on February 25, 1975, in accordance with the requirements of the Declaration of Condominium and By-Laws for its amendment.

EXECUTED at Lake Worth, Florida, this 10<sup>th</sup> day of November, 1980

GOLD COAST TOWERS-A CONDOMINIUM, INC.

ATTEST:

Secretary

Witnesses:

Deirdre H. Hylleberg  
Deirdre A. Jones

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to

This Instrument Was Prepared By:  
JOHN B. WADDELL, Attorney-at-Law  
HARVEY, WADDELL, SHUEY & MONAHAN  
Attorneys at Law  
101 No. J Street  
Lake Worth, Florida 33460

take acknowledgements, personally appeared

ELMA S. BRANDT and MILDRED G. STOWE  
well known to me to be the President and Secretary  
of the corporation named in the foregoing Amend-  
ment and that they severally acknowledged executing the same,  
in the presence of two subscribing witnesses, freely and  
voluntarily under authority duly vested in them by said corp-  
oration and that the seal affixed thereto is the true corporate  
seal of said corporation.

WITNESS my hand and official seal in the County and  
State last aforesaid this 10<sup>th</sup> day of November, 1980

*Beverly A. [Signature]*  
Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES OCT 31, 1981  
BONDED THRU GENERAL INVESTMENT CO.

B3414 P1377

- 2 -

This Instrument Was Prepared By:  
JOHN B. WADDELL, Attorney-at-Law  
HARVEY, WADDELL, SHUEY & MONAHAN  
Attorneys at Law  
101 No. J Street  
Lake Worth, Florida 33460

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



AMENDMENTS TO  
DECLARATION OF CONDOMINIUM  
OF  
GOLD COAST TOWERS - A CONDOMINIUM

According to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796, inclusive, Public Records of Palm Beach County, Florida.

That Paragraph H of Article XI - Purpose and Use Restrictions is amended to read as follows:

XI

PURPOSE AND USE RESTRICTIONS

H. No dogs, cats, parrots, animals, or pets of any kind shall be kept or maintained in a condominium apartment or brought upon the condominium property. This provision shall not apply to any dogs, cats, parrots, animals, or pets kept in an apartment on the date this provision becomes effective, but no such dogs, cats, parrots, animals, or pets of any kind shall thereafter be replaced.

That Subsection (b) Lease of section 1, Paragraph A of Article XII - Conveyances is amended to read as follows:

XII

CONVEYANCES

A.

1.

(b) Lease. No apartment owner may dispose of an apartment or any interest in an apartment by lease without approval of the Association, except to an apartment owner. No more than one (1) lease shall be approved for any apartment in any calendar year.

The undersigned do hereby certify that the foregoing amendments to the Declaration of Condominium of GOLD COAST TOWERS - A CONDOMINIUM, INC., according to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796, inclusive, public records of Palm Beach County, Florida, were duly passed by a resolution adopted by a majority of the Board of

HARVEY, WADSWORTH, & COMPANY, INC.  
101 B. S. 101  
101 B. S. 101

Directors of GOLD COAST TOWERS - A CONDOMINIUM, INC., and duly adopted by a majority of the apartment owners at a meeting of the members of the association duly held on January 22, 1981, in accordance with the requirements of the Declaration of Condominium and By-Laws for its amendment.

EXECUTED at Lake Worth, Palm Beach County, Florida,  
this 14th day of February, 1981.

GOLD COAST TOWERS - A CONDOMINIUM, INC.

By Elma S. Brandt  
President

ATTEST:

Mildred G. Stowe  
Secretary

Witnesses:

Lyne Marie Price  
Joanne C. Groner

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared

ELMA S. BRANDT and MILDRED G. STOWE

well known to me to be the President and Secretary, respectively, of the corporation named in the foregoing Amendments and that they severally acknowledged executing the same, in the presence of two subscribing witnesses, 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.

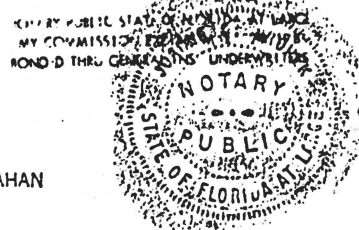
WITNESS my hand and official seal in the County and State last aforesaid this 14th day of February, A. D., 1981.

Joanne C. Groner  
Notary Public

My Commission expires:

Record Verified  
Palm Beach County, Fla  
John B. Dunkle  
Clerk Circuit Court

This Instrument Was Prepared By:  
JOHN B. WADDELL, Attorney-at-Law  
HARVEY, WADDELL, SHUEY & MONAHAN  
Attorneys at Law  
101 No. J Street  
Lake Worth, Florida 33460



B3469 P0515

Return  
This instrument was prepared by  
JOHN B. WADDELL, Attorney at Law  
HARVEY, WADDELL & JACKMAN  
Attorneys at Law  
101 No. 1 Street  
Lake Worth, Florida 33460

23 ✓

AMENDMENTS TO  
DECLARATION OF CONDOMINIUM  
OF  
GOLD COAST TOWERS - A CONDOMINIUM

According to the Declaration of Condominium recorded in  
Official Record Book 2239, at pages 1737 through 1796, inclusive,  
Public Records of Palm Beach County, Florida.

That subsection (b) Lease, of Section 1, Paragraph A of  
Article XII - Conveyances is amended to read as follows:

XII  
CONVEYANCES

A.

I.

(b) Lease. No apartment owner may dispose of an  
apartment or any interest in an apartment by lease without  
approval of the Association except to an apartment owner. No  
more than one (1) lease shall be approved for any apartment in  
any calendar year and that not to exceed six (6) months.

That Article XVIII - Alterations of Units is amended by adding an  
unnumbered or designated paragraph to read as follows:

XVIII  
ALTERATION OF UNITS

No changes can be made in the type of floor covering in  
apartments above the first floor without approval of the Board of  
Directors.

All other provisions of Article XVIII shall be and remain  
the same.

The undersigned do hereby certify that the foregoing  
Amendments to the Declaration of Condominium of GOLD COAST TOWERS  
- A CONDOMINIUM, INC., according to the Declaration of  
Condominium recorded in Official Record Book 2239, at pages 1737  
through 1796, inclusive, public records of Palm Beach County,  
Florida, were duly passed by a resolution adopted by a majority  
of the Board of Directors of GOLD COAST TOWERS - A CONDOMINIUM,  
INC., and duly adopted by a majority of the apartment owners at a  
meeting of the members of the association duly held on January



23, 1986, in accordance with the requirements of the Declaration of Condominium and By-Laws for its amendment.

EXECUTED at Lake Worth, Palm Beach County, Florida, this 8th day of April, 1986.

GOLD COAST TOWERS - A  
CONDOMINIUM, INC.

By: Robert B. Sayles  
Its President

ATTEST:

Mildred G. Stowe  
Its Secretary

WITNESSES:

Janet L. Hill  
Katherine S. Widdell  
As to Secretary

Janet L. Hill  
Connie Hoy  
As to President

STATE OF MICHIGAN

COUNTY OF Luce

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROBERT B. SAYLES well known to me to be the President of the corporation named in the foregoing Amendments and that he acknowledged executing the same, in the presence of two subscribing witnesses, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of April, 1986.

Janet L. Hill  
Notary Public - Janet L. Hill  
My Commission expires: 8-29-89

STATE OF FLORIDA I AM A NOTARY PUBLIC OF THE STATE OF  
COUNTY OF PALM BEACH Michigan and my Commission Expires on  
8-29-89

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MILDRED G. STOWE well known to me to be the Secretary of the corporation named in the foregoing Amendments and that she acknowledged executing the same, in the presence of two subscribing witnesses, under authority duly vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of May, 1986.

Janet L. Hill  
Notary Public  
My Commission expires: 8-29-89  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 1, 1990  
BONDED THRU GENERAL INS. FUND.

B4911 P0915

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

Return Document to:  
Gold Coast Towers  
A Condominium, Inc.  
One South Lakeside Drive  
Lake Worth, FL 33460

FEB-18-1992 09:40am 92-045065

ORE 7123 P 340

AMENDMENTS TO  
DECLARATION OF CONDOMINIUM  
OF  
GOLD COAST TOWERS - A CONDOMINIUM, INC.

According to the Declaration of Condominium recorded in Official Record Book 2239, at pages 1737 through 1796 inclusive, Public Records of Palm Beach County, Florida.

That subsection (b) Lease, of Section I, Paragraph A of Article XII -

Conveyances is amended to read as follows:

XII  
CONVEYANCES

A.

1.

(b). Lease: No apartment owner may dispose of an apartment or any interest in an apartment by lease, or renewal thereof, without approval of the Association, except to another apartment owner. No more than one (1) lease shall be approved for any apartment in any calendar year. ~~and that not to exceed six (6) months~~

(Words stricken are deletions; words underlined are additions.)

N.B.: LANGUAGE OF PREVIOUS AMENDMENTS: (3/10/77) - ( b ) Lease. No apartment owner may dispose of an apartment or any interest in an apartment by lease without approval of the Association, except to an apartment owner. (2/19/81) - ( b ) Lease. No apartment owner may dispose of an apartment or any interest in an apartment by lease without approval of the Association except to an apartment owner. No more than one (1) lease shall be approved for any apartment in any calendar year (4/8/86) - ( b ). No apartment owner may dispose of an apartment or any interest in an apartment by lease without approval of the Association except to an apartment owner. No more than one (1) lease shall be approved for any apartment in any calendar year, and that not to exceed six (6) months.

\* \* \* \* \*

That, under Article XII - Administration Rules and Regulations,  
of Article IX -By-Laws - Exhibit "A", Paragraph I ( Parking ), be added.

IX - BY-LAWS - EXHIBIT 'A'  
ARTICLE XII

I. Parking: Use of individually assigned parking spaces on the grounds of Gold Coast Towers Condominium shall be restricted to the parking of conventional passenger vehicles (including station wagons and small recreation-type vehicles that do not exceed the dimensions of conventional passenger vehicles). Under no circumstances will the following types of vehicles be allowed to park in the subject areas: Commercial vehicles of any kind, trucks, vehicles with open truck beds, panel trucks or vans, out-sized recreation vehicles, live-in recreation vehicles, boats, boat trailers, or golf carts.

# CERTIFICATE

## THIS IS TO CERTIFY THAT:

1. The undersigned do hereby certify that the foregoing amendment to the Declaration of Condominium of Gold Coast Towers, a Condominium, Inc., according to the Declaration of Condominium recorded in the public records of Palm Beach County, Florida, in Official Records Book 22339 at pages 1737 through 1796, was duly passed by a resolution adopted by the affirmative vote of 2/3 of the unit owners, all of whom were members of GOLD COAST TOWERS, A CONDOMINIUM, INC., a Florida corporation for non-profit, which is the Condominium Association, at a regular annual meeting of the members of the Association, duly held on January 30, 1992, in accordance with the requirements of Article VIII of the Declaration of Condominium and the By-Laws for its amendment.

2. The adoption of the resolution appears upon the minutes of the above-mentioned meeting and is unrevoked.

EXECUTED at Lake Worth, Florida, this 8<sup>th</sup> day of February 1992.

GOLD COAST TOWERS - A CONDOMINIUM, INC

BY: Dorothy Young  
DOROTHY YOUNG - President

## ATTEST:

Myrtle Rantanen  
MYRTLE RANTANEN, Secretary

## WITNESSES:

Ruth M. Dracott  
Aileen K. Lyon

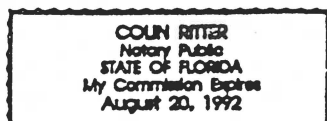
STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on the 8<sup>th</sup> day of Feb. 1992, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared:

DOROTHY YOUNG and MYRTLE RANTANEN well known to me to be the President and Secretary, respectively, of the Corporation named in the foregoing Amendment, and that they severally acknowledged executing the same, in the presence of two subscribing witnesses, 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.

WITNESS my hand and official seal in the County and State last aforesaid on this 8<sup>th</sup> day of Feb. 1992.



AA 588-547

C. Ritter  
NOTARY PUBLIC, State of Florida

RECORD VERIFIED  
PALM BEACH COUNTY, FLA  
CLERK CIRCUIT COURT



This instrument was prepared by:  
✓ PETER C. MOLLENGARDEN, ESQUIRE,  
Becker & Poliakoff, P.A.  
500 Australian Avenue South  
9th Floor  
West Palm Beach, FL 33401  
(W-C112)

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR  
GOLD COAST TOWERS - A CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Gold Coast Towers - A Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 2239 at Page 1737; and

WHEREAS, at a duly called and noticed meeting of the membership of Gold Coast Towers - A Condominium, Inc., a Florida not-for-profit corporation, held on January 28, 1999, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration is a true and correct copy of the amendments as amended by the membership:

**AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OF  
GOLD COAST TOWERS - A CONDOMINIUM**

(additions indicated by underlining;  
deletions indicated by "—")

1. Amendment to Article XI.C of the Declaration, as follows:

**XI**

**PURPOSE AND USE RESTRICTIONS**

\* \* \*

C. ~~Persons who are not fifteen (15) years of age or older shall not be permitted to reside in any of the condominium units, except that children under such age may be permitted to visit and temporarily reside, for a period not to exceed a reasonable time. It is the intent that Gold Coast Towers, A Condominium, shall be "housing for older persons" as such term is defined or used in the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995, as renumbered and amended from time to time, and in other applicable federal, state and local laws and regulations, as renumbered and amended from time to time. At least 80% of the units shall be occupied by at least one person 55 years of age or older. The Association shall publish and adhere to policies and procedures which demonstrate an intent to provide housing for persons 55 years of age or older and shall maintain surveys, affidavits and such other proof of age for each resident within the Gold Coast Towers Condominium community as required by law from time to time in order to qualify as "housing for older persons". No person under eighteen (18) years of age may occupy any Unit except as a temporary guest in accordance with the guest occupancy rules, regulations and restrictions of this Declaration and the Association. The units which may be occupied by persons, none of whom are 55 years of age or greater (but all of whom are at least eighteen (18) years of age), shall be limited to hardship exceptions as determined in the sole discretion of the Board of Directors in accordance with applicable law, whether statutory or common law, provided, however, in no event shall such occupancy be permitted if it would result in less than eighty percent (80%) of the units being occupied by at least one person fifty-five (55) years of age or greater or otherwise endanger, jeopardize or threaten the community's status as "housing for older~~

persons". The Board shall establish policies or procedures from time to time for the purpose of assuring that the community qualifies as "housing for older persons".

2. Amendment to Article XII.A.1(b) of the Declaration, as follows:

XII

CONVEYANCES

A. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the apartments the transfer of apartments by any owner other than the Developer shall be subject to the following provisions as long as the condominium exists and the apartment buildings in useful condition exists upon the land, which provisions each apartment owner covenants to observe:

1. Transfer subject to approval.

\*\*\*

(b) Lease. No apartment owner may dispose of an apartment or any interest in an apartment by lease or renewal thereof, without approval of the Association, except to another apartment owner. No more than one (1) lease shall be approved or permitted for any apartment in any twelve (12) consecutive month period. No lease shall be for a term of less than three (3) months nor more than six (6) months.

\*\*\*\*\*

WITNESS my signature hereto this 8th day of February, 1999, at Lake Worth, Palm Beach County, Florida.

GOLD COAST TOWERS - A  
CONDOMINIUM, INC.

Julia Seeborg  
Witness  
Julia Seeborg  
(PRINT NAME)

By: Russell E. Butler  
Russell Butler President

SARKINA LEIBA  
Witness  
Dorothy Young  
(PRINT NAME)

Attest: Eris Wagon  
Eris Wagon Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 8 day of February 1999 by R. Butler and E. Wagon, as Pres. and Secretary, respectively, of Gold Coast Towers - A Condominium, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced Florida Id. as identification and did take an oath.

Dorothy Gans (Signature)  
Dorothy Gans (Print Name)  
Notary Public, State of Florida at Large





05/14/2002 16:17:19 20020245540  
OR BK 13704 PG 0117  
Palm Beach County, Florida

Return Document to:  
Gold Coast Towers –  
A Condominium, Inc.  
One South Lakeside Drive  
Lake Worth, FL 33460

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR  
GOLD COAST TOWERS – A CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Gold Coast Towers – a Condominium**, has been duly recorded in the Public Records of Palm Beach County, Florida, in **Official Record Book 2239 at Page 1737**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Gold Coast Towers – A Condominium, Inc.**, a Florida not-for-profit corporation, held on February 28, 2002, the aforementioned **Declaration of Condominium** was amended pursuant to the provisions of said **Declaration**.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the **Declaration** is a true and correct copy of the amendment, as amended by the membership:

**AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OF  
GOLD COAST TOWERS – A CONDOMINIUM**

(additions indicated by underlining.)

Amendment to Article XII.A.1.(b) of the Declaration, as follows:

XII

**CONVEYANCES**

\* \* \*



\* \* \*

A.

1.

(b). Lease. No apartment owner may dispose of an apartment or any interest in an apartment by lease or renewal thereof, without approval of the Association, except to another apartment owner. No more than one (1) lease shall be approved or permitted for any apartment in any twelve (12) consecutive month period. No lease shall be for a term of less than three (3) months nor more than six (6) months. After purchase, an owner is not allowed to lease said unit for a period of one (1) year. Following this initial restriction, the foregoing provisions of this paragraph shall apply.

\* \* \* \* \*

WITNESS my signature hereto this 14 day of MAY, 2002, at Lake Worth, Palm Beach County, Florida.

GOLD COAST TOWERS - A  
CONDOMINIUM, INC.

Richard K. Daniels  
Witness

By: Harold C. Wooding  
President

Richard K. Daniels  
(PRINT NAME)

Harold C. Wooding

Foyce Wooding  
Witness

Attest: Mary Ann Daniels  
Secretary

Foyce Wooding  
(PRINT NAME)

MaryAnn Daniels

STATE OF FLORIDA

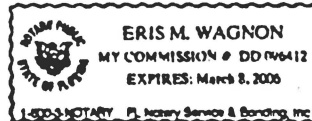
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2002, by Harold C. Wooding and

Mary Ann Daniels as President and  
Secretary, respectfully, of Gold Coast Towers - a Condominium,  
Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are  
personally known to me, or have produced N/A as  
identification and did take an oath.

ERIS M. WAGNON (Signature)

ERIS M. WAGNON (Print Name)  
Notary Public, State of Florida at large



Return Document to:  
Gold Coast Towers –  
A Condominium, Inc.  
One South Lakeside Drive  
Lake Worth, FL 33460

02/06/2003 16:00:07 20030069619  
OR BK 14767 PG 1246  
Palm Beach County, Florida

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM AND BY-LAWS FOR  
GOLD COAST TOWERS – A CONDOMINIUM**

---

WHEREAS, the **Declaration of Condominium for Gold Coast Towers – a Condominium**, has been duly recorded in the Public Records of **Palm Beach County, Florida**, in **Official Record Book 2239** at **Pages 1737 through 1796, inclusive**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Gold Coast Towers – A Condominium, Inc.**, a Florida not-for-profit corporation, held on January 30, 2003, the aforementioned **Declaration of Condominium and By-Laws** were amended pursuant to the provisions of said **Declaration and By-Laws**.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the **Declaration and By-Laws** are a true and correct copy of the amendments, as amended by the membership:

**AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM AND BY-LAWS OF  
GOLD COAST TOWERS – A CONDOMINIUM**

(deletions indicated by ~~striketrough~~.)  
(additions indicated by underlining.)

1. ***Lease Period Change*** amendment to the Declaration of Condominium, Article XII.A.1.(b)., as follows:



## **XII. CONVEYANCES**

\* \* \*

A.

1.

(b). Lease. No apartment owner may dispose of an apartment or any interest in an apartment by lease or renewal thereof, without approval of the Association, except to another apartment owner. No more than one (1) lease shall be approved or permitted for any apartment in any twelve (12) consecutive month period. No lease shall be for a term of less than three (3) months, nor more than six (6) months plus one (1) day. After purchase, an owner is not allowed to lease said unit for a period of one (1) year. Following this initial restriction, the foregoing provisions of this paragraph shall apply.

\* \* \*

2. *Late Fee Change* amendment to the Declaration of Condominium, Article XIV.E., as follows:

## **XIV. ASSESSMENTS**

\* \* \*

E. All notice of assessments from the Association to the unit owners shall designate when they are due and payable. Assessments and installments thereof not paid when due shall ~~bear interest from the due date at 8% per annum.~~ incur a \$50 late fee, if received after 15 days following the date when due.

\* \* \*

3. *Late Fee Change* amendment to the By-Laws, Article X, the un-numbered 8<sup>th</sup> paragraph, as follows:

### **Article X    Assessments and Manner of Collection.**

\* \* \*

Assessments are due on the dates stated in the notice of assessment, and thereafter shall ~~bear interest at eight (8) percent per annum until paid.~~ incur a \$50 late fee, if received after 15 days following the date when due.

(end)

WITNESS my signature hereto this 6 day of FEBRUARY, 2003, at Lake Worth, Palm Beach County, Florida.

**GOLD COAST TOWERS – A  
CONDOMINIUM, INC.**

Joyce A. Wooding  
Witness

Joyce A. Wooding  
(PRINT NAME)

Josefa Romero  
Witness

Josefa Romero  
(PRINT NAME)

By: Harold C. Wooding  
President

Harold C. Wooding

Attest: Mary Ann Daniels  
Secretary

MaryAnn Daniels

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2003, by Harold C. Wooding and MARY ANN DANIELS, as PRESIDENT and SECRETARY, respectfully, of **Gold Coast Towers – a Condominium, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced \_\_\_\_\_ as

identification and did take an oath.

Erism. Wagnon (Signature)

ERISM WAGNON (Print Name)  
Notary Public, State of Florida at large

