

State of Florida



Department of State

I certify that the attached is a true and correct copy of Certificate of Amendment to the Articles of Incorporation of SHAKERWOOD ASSOCIATION, INC., a Florida corporation not for profit, filed on November 29, 1979, as shown by the records of this office.

The charter number of this corporation is 749868.



CER 101 Rev. 5-79

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
7th day of December, 1979.

A handwritten signature in cursive script, reading "George Firestone".

George Firestone
Secretary of State

This instrument prepared by:
John C. Schneider, Esquire
Wood, Cobb, Murphy & Craig
500 Comeau Building
West Palm Beach, Florida 33402

ARTICLES OF INCORPORATION

OF

SHAKERWOOD ASSOCIATION, INC.
(a corporation not for profit)

The undersigned, by these Articles of Incorporation, associate themselves for the purpose of forming a corporation not for profit pursuant to Chapter 617 of the Florida Statutes and certify as follows:

ARTICLE I

Name

The name of this corporation shall be SHAKERWOOD ASSOCIATION, INC.

ARTICLE II

Definitions

The following words, when used in this instrument (unless the context shall prohibit), shall have the following meanings:

(A) "Declaration" shall mean and refer to the Declaration of Easements, Covenants and Restrictions for Shakerwood at Wellington, as it may be amended from time to time.

(B) "Developer" shall mean and refer to View Line, Inc., its successors and assigns.

(C) "Shakerwood" or "Project" shall mean and refer to the real property described in Exhibit A of the Declaration, together with any additions or less any removals, made pursuant to the Declaration.

(D) "Project Documents" shall mean and refer to the Declaration, the Plat of the Project, the Articles of Incorporation, the By-Laws, the Rules and Regulations of the Property Owners Association and all of the instruments and documents referred to therein.

FILED
NOV 20 4 13 PM '79
CLERK OF STATE
MIAMI, FLORIDA

(B) "Plat" shall mean and refer to the Plat No. 3 of The French Quarter of Wellington P.U.D. ("Shakerwood" herein), as recorded in Official Record Book 37, Page 128 of the Public Records of Palm Beach County, Florida, which consists of twenty-three Blocks of land and the Common Area. Exhibit A contains a legal description for the real property shown on the Plat.

(F) "Common Area" shall mean and refer to all the real property in Shakerwood, less the real property within the twenty-three Blocks. The Common Area has been conveyed or committed by the Developer to the Association for the exclusive or non-exclusive use of all of the Owners.

(G) "Block" shall mean and refer to the twenty-three parcels of land as represented on the Plat and numbered 28 through 50, inclusive. Each Block is subdivided into four Lots and it is intended that four attached Dwelling Units will be built upon each Block of land.

(H) "Lot" shall mean and refer to the four parcels of land, which are represented on the Plat in groups of four Lots within each of the twenty-three Blocks. The Lots are numbered 1, 2, 3 and 4 within each Block. A Lot shall also include any improvements thereon.

(I) "Dwelling Unit" shall mean and refer to an attached single family residence built, or to be built, on a Lot. There shall be no more than one Dwelling Unit built on any Lot in the Project.

(J) "Party Wall" shall mean and refer to a vertical wall common to adjoining Dwelling Units and centered on the boundary line between the Lots on which those adjoining Dwelling Units are constructed and existing; provided, however, that the existence of any encroachment shall not preclude a wall, meeting the above definition, from being a Party Wall.

(K) "Common Structural Elements" shall mean and refer to the following portions of Dwelling Units: the flooring, party walls and roofing.

(L) "Owner" shall mean and refer to the record fee simple title holder, whether one or more persons or entities, of a Lot.

(M) "Property Owners Association" or "Association" shall mean and refer to SHAKERWOOD ASSOCIATION, INC., a Florida corporation not for profit, which is the Property Owner's Association for the real property described in Exhibit A.

(N) "Association Board" shall mean and refer to the Board of Directors of the Property Owners Association.

(O) "Institutional Mortgagee" shall mean and refer to any lending institution having a first mortgage lien upon a lot, including any of the following institutions: an insurance company or subsidiary thereof, a Federal or State Savings and Loan Association, a Federal or State Building and Loan Association, an agency of the United States Government, and a bank or real estate investment trust or mortgage banking company authorized to do business in the State of Florida.

ARTICLE III

Purposes

The general nature, objects and purposes of this corporation are:

(A) To perform the duties and obligations and exercise the powers and privileges assigned to it by the Declaration, which document is to be recorded by the Developer in the Public Records of Palm Beach County, Florida.

(B) To promote the health, safety and social welfare of the Lot Owners of property described in Exhibit A attached hereto.

(C) To hold title to the Common Area upon conveyance by the Developer.

(D) To maintain and/or repair landscaping in the general and/or Common Area, parks, sidewalks and/or access paths, streets, and other Common Area, structures, and other improvements in the Project for which the obligation to maintain and repair has been delegated and accepted.

(E) To control, subject to the provisions of the Declaration, the specifications, architecture, design, appearance, elevation and location of (and landscaping around) all buildings of any type, including walls, fences, swimming pools, antennae, sewers, drains, disposal systems, or other structures constructed, placed or permitted to remain in the Project as well as the alteration, improvement, addition or change thereto.

(F) To insure compliance with the Plat of the Project, the Declaration and the ordinances of Palm Beach County, Florida, applicable thereto.

(G) To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, landscaping, paving and equipment, both real and personal, related to the health, safety, and social welfare of the Members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

(H) To operate without profit for the sole and exclusive benefit of its Members.

(I) To administer and manage portions of the Project in accordance with the provisions of the Declaration and the Project Documents, and to enforce the provisions of such documents.

ARTICLE IV

General Powers

The general powers that the Property Owners Association shall have are as follows:

(A) To accept and hold funds and title to the Common Area solely and exclusively for the benefit of the Members for purposes set forth in these Articles of Incorporation.

(B) To promulgate and enforce rules, regulations, by-laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized and in particular to enforce the provisions of the Project Documents.

(C) To delegate power or powers where such is deemed in the interest of the Association.

(D) To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of, real or personal property; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

(E) To contract for or coordinate private security, fire protection, insurance and other services but not to accept responsibility for the effectiveness of such private security, fire protection and other services.

(F) To make and collect assessments to be levied against the Lots and their Owners to defray expenses, costs of effectuating the objects and purposes of the Association and losses of the properties owned by it, to create reasonable reserves for such expenditures, and to authorize its Board of Directors to enter into agreements with associations or other property owners' groups for the collection of such assessments.

(G) To charge recipients for services rendered by the Association and the user for use of Association property where such is deemed appropriate by the Board of Directors.

(H) To pay taxes and other charges, if any, on or against property owned or accepted by the Property Owners Association.

(I) To borrow money and, from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for monies borrowed or in payment for property acquired or for any of the other purposes of the Association and to secure the payment of such obligation by mortgage, pledge, or other instrument of trust, or by lien upon, assignment of or agreement in regard to all or any part of the property rights or privileges of the Association wherever situated.

(J) To transfer to a separate entity, or entities, such of its duties, powers and obligations as may be necessary or desirable.

(K) To enforce, by legal means, any and all covenants, regulations, restrictions, agreements, assessments, liens and laws applicable to the Project.

(L) In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein.

ARTICLE V

Members

(A) The Members shall consist of the Owners of Lots in the Project, who shall be Members of the Property Owners Association. Membership in this Association shall be appurtenant to, and may not be separated from, ownership of a Lot in the Project. There shall be two classes of Members, as follows:

(1) Class A Members. Class A Members shall be the Owners of Lots in the Project. They shall automatically become Class A Members upon receiving a deed to a Lot in the

Project, but not before.

(2) Class B Member. The Class B Member shall be the Developer, or its designee, successor or assignee. It shall cease being a Class B Member upon its conveyance of its last Lot (with a Dwelling Unit constructed thereon) in the Project to a third party. However, the Class B Member may terminate its Membership in the Association at any time by notifying the Secretary in writing. The notice of termination shall state the date of termination which shall then automatically occur unless previously revoked by the Class B Member.

(B) The Project consists of the tract of land described in Exhibit A annexed to this instrument. The Class B Member reserves the right to add property thereto or remove property therefrom at its sole discretion, and to subject such additional property to the Project Documents.

ARTICLE VI

Voting and Assessments

(A) Subject to the restrictions and limitations hereinafter set forth, each Class A Member shall have one vote for each Lot which it owns. The vote of the Owners of a Lot owned by more than one natural person or by a corporation or other legal entity shall be cast by the person named in a certificate signed by all of the Owners of the Lot, or, if appropriate, by the executive officers, partners or principals of the legal entity, and filed with the Secretary of the Association. The certificate shall be valid until changed or revoked by subsequent certificate; if the certificate is not filed with the Secretary of the Association, the vote of the Owners of that Lot will not be considered.

(B) Class A Members who are Owners of Lots shall be entitled to individual notice of all meetings of Members and shall represent themselves in person or by proxy.

(C) The Property Owners Association will obtain funds with which to operate by assessment of its Members in accord with provisions of the Project Documents.

(D) There shall be no cumulative voting on any vote by the Association Members.

ARTICLE VII

Board of Directors

(A) The affairs of the Association shall be governed by a Board of Directors consisting of not less than three (3) and not more than nine (9) Directors. The Directors may, but need not, be Lot Owners and need not be residents of the State of Florida.

(B) The names and addresses of the first Board of Directors who shall hold office until the annual meeting of the Members to be held in the year 1981 and until their successors are elected or appointed and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Pasquale DeVivo	12162 Regal Court W. Palm Beach, Fl., 33411
Milba J. Cummings	12162 Regal Court W. Palm Beach, Fl., 33411
Riziero DeVivo	12162 Regal Court W. Palm Beach, Fl., 33411

(C) The Class B Member shall have the right to appoint a majority of the Board of Directors until such time as the last Lot (with a Dwelling Unit constructed thereon) in the Project has been conveyed to a third party.

(D) At the first annual election to the Board of Directors, one-half of the Directors elected by the Class A Members shall serve for a term of two years and the term of office of the other elected Director(s) shall be established for a term of one year. The Class B Member shall appoint up to five Directors, a majority of whom shall serve for a term of two years and the remaining Directors shall serve for a term of one year. Thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such annual election. The term of the Directors so elected or appointed at each annual election shall be for two years expiring at the second annual election following their election and until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them, and subject to the further provisions herein and the Bylaws.

(E) In no event can a Board member appointed by the Class B Member be removed except by action of the Class B Member; nor can a Board member elected by the Class A Members be removed except by action of the Class A Members, acting as a class while the Class B Member still has a right to appoint a majority of the Board, and acting separately thereafter. Any Director appointed by the Class B Member shall serve at the Class B Member's pleasure and may be removed at any time by the Class B Member giving written notice of such removal to the Secretary of the Association.

ARTICLE VIII

Officers

(A) The affairs of the Association shall be administered by its Officers who shall be a President, a Vice President, a Secretary and a Treasurer, and such other Officers as the Board may from time to time by resolution create. Any two or more Offices may be held by the same person except the Offices of President and Secretary. Officers shall be elected for one year terms in accordance with the procedure set forth in the By-Laws and no Officer need be a Lot Owner or a resident of the State of Florida.

(B) The names of the Officers who are to manage the affairs of the Association until the annual meeting of the Board of Directors to be held in the year 1981 and until their successors are duly elected and qualified are:

President	Pasquale DeVivo
Vice President	Riziero DeVivo
Secretary	Milba J. Cummings
Treasurer	Riziero DeVivo

ARTICLE IX

Corporate Existence

The Property Owners Association shall have perpetual existence.

ARTICLE X

By-Laws

The Board of Directors shall adopt By-Laws consistent with these Articles of Incorporation.

ARTICLE XI

Amendment

An amendment (or amendments) to these Articles of Incorporation may be proposed by the Association Board acting upon a vote of the majority of the Directors, or by a majority of the Members of the Association, whether meeting as Members or by instrument in writing signed by them. The proposed amendment(s) shall be transmitted to the President, or other Officer in his absence, who shall thereupon call a Special Meeting of the Members of the Property Owners Association for a date not sooner than ten (10) days nor later than sixty (60) days from his receipt of the proposed amendment(s). The Secretary shall give each Member written notice of the Special Meeting, stating the date, time and place thereof, and enclosing a copy of the proposed amendment(s). The notice shall be mailed not less than three (3) nor more than thirty (30) days before the date set for the Special Meeting. If mailed, the notice shall be deemed to have been properly given when deposited in the United States mail addressed to the Member at his post office address as it appears on the records of the Association, with postage thereon prepaid.

Any Member may give a signed waiver of notice to be filed in the records of the Association, which shall be valid whether delivered before or after the holding of the meeting. The proposed amendment(s) must be approved by an affirmative vote of not less than three-quarters (3/4) of the votes cast by the Members in order for it to become effective. Each Lot shall be entitled to one vote by its Owner and in addition, the Developer shall have a number of votes equal to the number of Lots permitted on the Plat which the Developer still owns.

No amendment affecting the Class B Member, its designee, successor or assignee shall be effective without the prior written consent of such Member or its successors or assigns, as long as it is the Owner of a Lot.

ARTICLE XII

Subscribers

The names and addresses of the Subscribers of these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Pasquale DeVivo	12162 Regal Court

Milba J. Cummings

Riziero DeVivo

W. Palm Beach, Fl., 33411

12162 Regal Court
W. Palm Beach, Fl., 33411

12162 Regal Court
W. Palm Beach, Fl., 33411

ARTICLE XIII

Indemnification

(A) The Association hereby indemnifies any Director, Officer or member of any committee appointed by the Board of Directors or President made a party or threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding:

(1) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity as Director or Officer of the Association, or in his capacity as Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(2) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or Officer thereof, or by reason of his being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with

the defense or settlement of such action, or in connection with an appeal therein, if such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

(B) The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XIV

Transaction in which Directors or Officers are Interested

(A) No contract or transaction between the Association and one or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or Officers are Directors or Officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or Officer shall incur liability by reason of the fact he is or may be interested in any such contract or transaction.

(B) Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized a contract or transaction.

ARTICLE XV

Dissolution

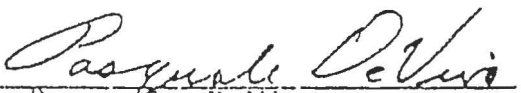
Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

(a) Real property contributed to the Association without the receipt of other than nominal consideration by the Class B Member shall be distributed to the Class B Member (whether or not a Class B Member at the time of such dissolution), unless it refuses to accept the conveyance (in whole or in part).


(b) Dedication to any applicable municipal or other governmental authority of any property determined by the Board of Directors to be appropriate for such dedication and which the authority is willing to accept.

(c) The remaining assets shall be distributed to the Property Owners Association, subject to the limitation set forth below, each Member's share of the assets to be determined by multiplying such remaining assets by a fraction, the numerator of which is all amounts assessed by the Association since its organization against the property which is owned by the member at the time, and the denominator of which is the total amount (excluding penalties and interest) assessed by the Association against all properties which at the time of dissolution are part of the Project. The year of dissolution shall count as a whole year for purposes of the preceding fractions.

IN WITNESS WHEREOF, the Subscribers have hereunto set their hands and seals this 18th day of November, 1979.


Pasquale DeVivo


Milba J. Cummings


Rizziero DeVivo

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on the 18th day of November, 1979, before me, the undersigned authority, personally appeared PASQUALE DeVIVO, MILBA J. CUMMINGS, and RIZIERO DeVIVO, to me known to be the persons who executed the foregoing Articles of Incorporation, and they severally acknowledged the execution of such instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal at the County and

State on the date aforesaid.

John Schneider
Notary Public, State and
County aforesaid

My commission expires
March 19, 1982

FILED
NOV 20 4 13 PM '79
SECRETARY OF STATE
MIAMI, FLORIDA

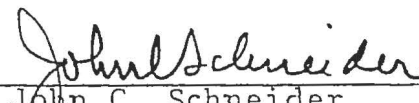
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to Chapter 48.091, Florida Statutes, the
following is submitted:

That SHAKERWOOD Association, INC. (a corporation not-
for-profit) desiring to organize under the laws of the State
of Florida, has named JOHN C. SCHNEIDER, located at 5th Floor
Comeau Building, 319 Clematis Street, West Palm Beach, Florida,
33401, as its agent to accept service of process within this
State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the
above-stated corporation, at the place designated in this
Certificate, I hereby agree to act in this capacity and to comply
with the provisions of Chapter 48.091, Florida Statutes.



John C. Schneider
(Resident Agent)

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
SHAKERWOOD ASSOCIATION, INC.
(a corporation not for profit)


1. ARTICLE II (B) of the Articles of Incorporation of SHAKERWOOD ASSOCIATION, INC. is amended to read as follows:

(B) "Developer" shall mean and refer to View Line, Inc., its successors (including a party who obtains title through foreclosure of a mortgage on any Exhibit A land then owned by View Line, Inc.) and assigns.

2. The foregoing amendment was approved by the affirmative vote of the sole Member of this corporation at a Special Meeting held on November 28, 1979, pursuant to the provisions of the Articles of Incorporation.

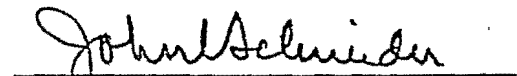
IN WITNESS WHEREOF, the undersigned President and Secretary of this corporation have executed these Articles of Amendment on November 28, 1979.


Milba J. Cummings


Pasquale De Vivo

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of November 1979, by PASQUALE DE VIVO and MILBA J. CUMMINGS, The President and Secretary respectively of SHAKERWOOD ASSOCIATION, INC.


Notary Public, State and
County aforesaid

My commission expires
March 19, 1982

RECORD VERIFIED
PALM BEACH COUNTY, FLA

SHAKERWOOD ASSOCIATION, INC.

A & G Management Services, Inc.

11924 Forest Hill Blvd., #22-221, Wellington, FL 33414

Phone (561) 795-3182 ~ Fax (561) 795-0272

August 17, 2006

Unit Owners
Shakerwood Association, Inc.

Dear Unit Owner,

For your records , enclosed is a copy of the Certificate of Amendment to the Articles of Incorporation of Shakerwood Association. Please keep this as part of your official documents. If you have any questions, please feel free to contact our office.

Sincerely,

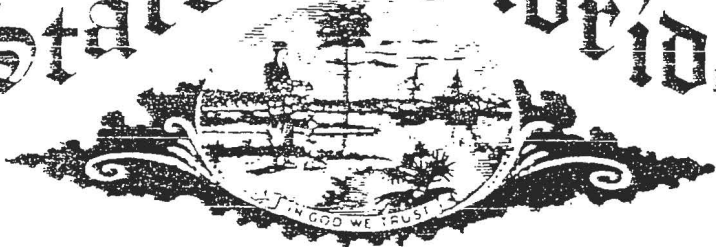
A handwritten signature in black ink, appearing to read 'Ron Tortora', with a large, stylized initial 'R'.

Ron Tortora, Property Manager
For the Board of Directors

RT/dc

cc: File

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on July 25, 2006, to Articles of Incorporation for SHAKERWOOD ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is 749868.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-sixth day of July, 2006



CP2EO22 (01-06)

Sue M. Cobb
Sue M. Cobb
Secretary of State

This Instrument Prepared by
and PLEASE RETURN TO:

Nadia N. Sullivan, Esq.
Gelfand & Arpe, P.A.
WILL CALL BOX 58
1555 Palm Beach Lakes Blvd.
Suite 1220
West Palm Beach, Florida 33401-2329
(561) 655-6224

FILED

06 JUL 25 PM 3:24

RECORDED
FALLADA, L.L.R. # 100

**FIRST CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION
OF SHAKERWOOD ASSOCIATION, INC.**

THE UNDERSIGNED OF SHAKERWOOD ASSOCIATION, INC., % A&G Management, 11924 Forest Hill Blvd., #22-221, Wellington, FL 33414 certify that the Articles of Incorporation of Shakerwood Association, Inc., were amended as set forth in Exhibit "A" attached hereto. The Articles of Incorporation of Shakerwood Association, Inc., are an exhibit to the Declaration of Easements, Covenants and Restrictions for Shakerwood at Wellington, recorded in Official Records Book 3185 at Page 0687 of the Public Records of Palm Beach County, Florida.

The Declaration of Easements, Covenants and Restrictions for Shakerwood at Wellington affects real property located in Palm Beach County, Florida including:

PLAT NO. 3 OF THE FRENCH QUARTER OF WELLINGTON P.U.D., according to the Plat thereof recorded in Plat Book 37 at Pages 127 - 128, of the Public Records of Palm Beach County, Florida.

Dated this 17TH day of February, 2006.

Witnessed by:

Signature here: D. Castiglione

Print name here: D. Castiglione

Signature here: Catherine Phillips

Print name here: Catherine Phillips

Shakerwood Association, Inc.

By: Danielle Goldberg

Danielle Goldberg, President

By: Marie Rigg

Marie Rigg, Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this 17TH day of February, 2006 by Danielle Goldberg and Marie Rigg, the President and Secretary, respectively of Shakerwood Association, Inc., who are personally known to me or who have produced _____ as identification and who did not take an oath

Signature here: George J. Palermo



GEORGE J. PALERMO
My COMMISSION # 00417487
EXPIRES: May 26, 2009
Bonded thru Budget Notary Services

Signature here: GEORGE J. PALERMO
Notary Public, State of Florida
Serial Number: _____
My commission expires: _____

EXHIBIT A

FIRST ARTICLES OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
SHAKERWOOD ASSOCIATION, INC.

FIRST: The name of the corporation is: SHAKERWOOD ASSOCIATION, INC.

SECOND: The text of the first amendment to the Articles of Incorporation is to Article VII entitled "Board of Directors", Section A as follows (the language added is underlined; the language deleted is ~~struck out~~):

ARTICLE VII

Board of Directors

A. The affairs of the Association shall be governed by a Board of Directors consisting of not less than three (3) and not more than nine (9) Directors. The Directors may, ~~but need not, shall~~ be Lot Owners and need not be residents of the State of Florida. No Lot Owner, who is certified by the Treasurer of the Association to be delinquent in the payment of assessments for a continuous period of ninety (90) days immediately preceding any annual or special meeting at which elections of directors are held, shall be eligible to be a Director.

THIRD: Members are entitled to vote on the proposed Amendment, the date of the adoption of the Amendment by the members being September 30, 1993, and the number of votes cast for the Amendment was sufficient for approval.

Witnessed by:

Signature here:

D. Castiglione

Print name here:

D. Castiglione

Signature here:

Catherine Phillips

Print name here:

CATHERINE PHILLIPS

Shakerwood Association, Inc.

By:

Danielle Goldberg

Danielle Goldberg, President

By:

Marie L. Rigg

Marie Rigg, Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this 17th day of February, 2006 by Danielle Goldberg and Marie Rigg, the President and Secretary, respectively of Shakerwood Association, Inc., who are personally known to me or who have produced _____ as identification and who did not take an oath.



GEORGE J. PALERMO
MY COMMISSION # DD 417457
EXPIRES: May 26, 2009
Bonded Thru Budget Notary Services

Signature here:

Print name here:

George J. Palermo

GEORGE J. PALERMO

Notary Public, State of Florida

Serial Number:

My commission expires:

This Instrument Prepared by
and PLEASE RETURN TO:

Nadia N. Sullivan, Esq.
Gelfand & Arpe, P.A.
WILL CALL BOX 58
1555 Palm Beach Lakes Blvd.
Suite 1220
West Palm Beach, Florida 33401-2329
(561) 655-6224

**FIRST CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION
OF SHAKERWOOD ASSOCIATION, INC.**

THE UNDERSIGNED of SHAKERWOOD ASSOCIATION, INC., % A&G Management, 11924 Forest Hill Blvd., #22-221, Wellington, FL 33414 certify that the Articles of Incorporation of Shakerwood Association, Inc., were amended as set forth in Exhibit "A" attached hereto. The Articles of Incorporation of Shakerwood Association, Inc., are an exhibit to the Declaration of Easements, Covenants and Restrictions for Shakerwood at Wellington, recorded in Official Records Book 3185 at Page 0687 of the Public Records of Palm Beach County, Florida.

The Declaration of Easements, Covenants and Restrictions for Shakerwood at Wellington affects real property located in Palm Beach County, Florida including:

PLAT NO. 3 OF THE FRENCH QUARTER OF WELLINGTON P.U.D., according to the Plat thereof recorded in Plat Book 37 at Pages 127 - 128, of the Public Records of Palm Beach County, Florida.

Dated this 17TH day of February, 2006.

Witnessed by:

Signature here:

D. Castiglione

Print name here:

D. Castiglione

Signature here:

Catherine Phillips

Print name here:

Catherine Phillips

Shakerwood Association, Inc.

By:

Danielle Goldberg

Danielle Goldberg, President

By:

Marie Rigg

Marie Rigg, Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

[CORPORATE SEAL.]

The foregoing instrument was acknowledged before me this 17TH day of February, 2006 by Danielle Goldberg and Marie Rigg, the President and Secretary, respectively of Shakerwood Association, Inc., who are personally known to me or who have produced _____ as identification and who did not take an oath

Signature here:

George J. Palermo

GEORGE J. PALERMO
MY COMMISSION # DD 417487
EXPIRES: May 26, 2009
Bonded Thru Budget Notary Services

GEORGE J. PALERMO
Notary Public, State of Florida
Serial Number:
My commission expires:

GELFAND & ARPE, P.A.
ATTORNEYS AT LAW

ERIC HART GELFAND*
MARY C. ARPE

TESSA J. CARLTON
SHANNON V.C. ROBINSON
JENNIFER K. THOMAS
NADIA K. SULLIVAN

TANQUE G. LEE
OF COUNSEL

* BOARD CERTIFIED REAL ESTATE LAWYER

REGIONS FINANCIAL TOWER
1555 PALM BEACH LAKES BLVD
SUITE 1220
WEST PALM BEACH, FL 33401

(561) 655-6224
FACSIMILE (561) 655-1361
www.gelfandarpe.com

FEB 15 2006

BY APPOINTMENT

COMPSON FINANCIAL CENTER
962 NORTH FEDERAL HIGHWAY
SUITE 454
BOCA RATON, FL

REPLY TO WEST PALM BEACH

February 15, 2006

Ron Tortora, Manager
% A&G Management
11924 Forest Hill Blvd., #22-22
Wellington, FL 33414

Re: Shakerwood Association, Inc.
/Amendment (Articles of Incorporation)

Dear Mr. Tortora:

As discussed, enclosed are two documents to confirm the amendment which the Association reports was approved by the membership:

1. First Articles of Amendment to the Articles of Incorporation of Shakerwood Association, Inc.
2. First Certificate of Amendment to the Articles of Incorporation of Shakerwood Association, Inc.

As noted in the firm's January 18, 2006 correspondence to the Association, the Amendment to Articles of Incorporation does not reflect that they were filed with the Florida Department of State, Division of Corporations. As you know, the Florida Corporations Not For Profit Act requires corporations to file amendments to the Articles of Incorporation with the Department of State. Thus, the enclosed Articles of Amendment were prepared which reflect the amendments that were adopted by the membership but never filed with the Department of State.

Both the Articles of Amendment and the Certificate of Amendment must be executed by the President and Secretary of the Association. The documents should then be returned to my attention for filing and recording. Accompanying the documents should be checks for governmental filing fees as follows:

1. Articles Filing Fee. In the amount of \$35.00, payable to: Florida Secretary of State.
2. Articles Recording Fee. In the amount of \$19.10, payable to: Sharon R.


Mr. R. Tortora
February 15, 2006
Page 2 of 2

Bock, Clerk and Comptroller Palm Beach County.

Upon the firm's receipt of these items, the Articles of Amendment will be forwarded to Tallahassee for filing and the return of a certified copy. Then, pursuant to the Articles of Incorporation, the certified copy will then be recorded with the First Certificate of Amendment to the Articles of Incorporation.

Should you have any questions, comments or concerns, please do not hesitate to contact Mr. Gelfand or me.

Very truly yours,


Nadia N. Sullivan
For the Firm

NNS/bms
Enclosures

BY-LAWS
OF
SHAKERWOOD ASSOCIATION, INC.
(a corporation not for profit)

ARTICLE I

Definitions

A. The terms used in these By-Laws shall have the same meanings ascribed to them in Article I of this corporation's Articles of Incorporation.

B. These By-Laws shall be subject to the provisions of this corporation's Articles of Incorporation, and in the event of a conflict, the Articles of Incorporation shall govern.

ARTICLE II

Location of Principal Office

The principal office of the Property Owners Association shall be located in Palm Beach County or at such other place as may be established by resolution of the Board of Directors.

ARTICLE III

Members

A. The annual meeting of the Members shall be held on the fourth Thursday of April each year at the principal office of the Association, or at such time or at such other place in Palm Beach County, Florida, as may be established by the Board of Directors. A written notice of the place, day and hour of each meeting shall be served by the Secretary on each Member personally, or sent by mail addressed to each Member at his address as it appears on the Association's records.

B. Special meetings of the Members may be called at any time by the President or a majority of the Directors. A written notice of the place, day and hour of each meeting stating the purposes for which it is called shall be served by the Secretary on each Member personally, or sent by mail addressed to each Member at his address as it appears on the Association's records. The Board of Directors shall also, in like manner, call a special meeting of the Members whenever so requested in writing by the Class B Member or twenty-five percent (25%) of the Class A Members.

C. Any Member may, in writing, waive notice of any meeting either before, during or after the meeting.

D. The presence of the Class B Member, or a person holding its proxy, shall constitute a quorum. In the event

the Class B Member is no longer in control of this Association, one-third of the Members present in person or by proxy shall constitute a quorum.

E. Subject to the restrictions and limitations hereinafter set forth, each Class A Member shall have one vote for each Lot which it owns. The vote of the Owners of a Lot owned by more than one natural person or by a corporation or other legal entity shall be cast by the person named in a certificate signed by all of the Owners of the Lot, or, if appropriate, by the executive officers, partners or principals of the legal entity, and filed with the Secretary of the Association. The certificate shall be valid until changed or revoked by subsequent certificate; if the certificate is not filed with the Secretary of the Association, the vote of the Owners of that Lot will not be considered.

F. There shall be no cumulative voting on any vote by the Association Members.

G. Votes may be cast in person or by written authorized proxy, executed by the Member or his duly authorized attorney. No proxy shall be valid after the expiration of eleven (11) months from the date of its execution unless the proxy shall have specified its duration. A proxy, to be valid, must be filed with the Secretary of the Association before the appointed time of the meeting or any adjournment of the meeting.

H. The voting privileges of a Member shall be suspended if he is delinquent on an assessment or any installment.

I. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Members, except when approval by a greater number of Members is required by the Articles of Incorporation, these By-Laws of the Declaration.

J. The Board of Directors may fix a time in the future for determining which Members are entitled to notice of, and to vote at, any meeting of the Members. Such record date shall not be more than forty days prior to the date set for a meeting of the Members. If a record date is not so fixed, only persons who are Members on this corporation's records as of three days prior to the meeting shall be entitled to vote at the meeting.

K. If any meeting of the Members cannot be organized because a quorum has not attended, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

ARTICLE IV

Directors

A. The affairs and business of this corporation shall be managed, and its corporate powers exercised, by a Board of Directors as outlined in the Articles of Incorporation.

B. A regular meeting of the Board of Directors shall be held immediately following the Members' annual meeting, and at such other times as the Board of Directors may determine. Special meetings of the Board of Directors may be called by the President at any time, and shall be called by the President or the Secretary upon the written request of a majority of the Directors. Directors' meetings may be held within or without the State of Florida.

C. Notice of meetings, other than the regular annual meeting, shall be given by service upon each Director in person, by telegraph, or by mail addressed to each Director at his last known post office address, at least three days (including the day of mailing) prior to the date therein designated for such meeting. The notice shall specify the place, date and hour of such meeting, and the business to be brought before the meeting. At any meeting at which every member of the Board of Directors shall be present, or if the absent Directors consent in writing, any business may be transacted even if the notice requirements were not met.

D. The presence of the Class B Member, or a person holding its proxy, shall constitute a quorum. In the event the Class B Member is no longer in control of this Association, a majority of the Board shall constitute a quorum for the transaction of business. In the event of a quorum not being present, those Directors in attendance may adjourn the meeting for not more than fifteen days.

E. Each director shall have one vote and the act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

F. A Class A Member vacancy on the Board of Directors which occurs between annual meetings shall be filled for the unexpired portion of the term by a majority vote of the remaining Directors.

G. Whenever by statute, the provisions of the Articles of Incorporation or these By-Laws, the Members of the Board of Directors are authorized to take any action after notice, such notice may be waived, in writing, before or after the holding of the meeting by the person or persons entitled to such notice.

H. The Board of Directors may, by resolution, designate two or more of their number to constitute an Executive Committee, who, to the extent provided in such resolution, shall have and may exercise the powers of the Board of Directors.

ARTICLE V

Officers

A. This Association shall have a President, a Vice-President, a Secretary, a Treasurer and such other Officers as shall be elected from time to time by the Board. Any person may hold two or more offices except the offices of President and Secretary.

B. All Officers of this Association shall be elected annually by the Board of Directors at its meeting held immediately after the annual meeting of the Members or as soon thereafter as is convenient. They shall hold office at the pleasure of the Board of Directors. Officers need not be Members of the Board. The Board may appoint such other Officers, agents and employees as it shall deem necessary who shall have such authority and shall perform such duties as the Board shall prescribe from time to time.

C. The duties and powers of the Officers of this Association shall be as follows:

1. The President shall: be the chief executive officer of this Association; have general and active management of the business and affairs of this Association subject to the directions of the Board of Directors; and preside at all meetings of the Members and Board of Directors unless a Chairman is elected as one of the Officers, in which case the Chairman of the Board shall preside.

2. The Vice-President shall: perform all of the duties of the President in his absence and such other duties as may be assigned by the Board of Directors or the President.

3. The Secretary shall: have custody of, and maintain, all of this corporation's records except the financial records; record in a book the names and addresses of all Members; record the minutes of all meetings of the Members and Board of Directors; send out all notices of meetings; and perform such other duties as may be assigned by the Board of Directors or the President.

4. The Treasurer shall: have custody of all of this

corporation's funds and financial records; keep full and accurate accounts of receipts and disbursements and render an account thereof at the annual meetings of Members and whenever else required by the Board of Directors or the President; send notice of, and collect, the assessments and shall report the status of collections and all delinquencies to the Board of Directors; cause an annual audit of this corporation's books at the completion of each fiscal year by the corporation's accountant; and perform such other duties as may be assigned by the Board of Directors or the President.

D. The Treasurer shall, if required by the Board of Directors, give to this corporation such security for the faithful discharge of his duties as the Board may direct.

E. All vacancies in any office shall be filled by the Board of Directors without undue delay at its regular meeting or at a meeting specially called for that purpose. In the case of the absence of any Officer of the corporation or for any reason that the Board of Directors may deem sufficient, the Board may delegate the powers or duties of such Officers to any other Officer or Director for an interim period.

ARTICLE VI

Committees

A. The standing committees of this corporation shall be:

The Maintenance Committee
The Architectural Control Committee

B. The Maintenance Committee shall consist of a Chairman and two or more members, including at least one Member of the Board of Directors. It shall be appointed by the Board within thirty days after its annual meeting, to serve until the succeeding committee members have been appointed. This committee will advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of properties within its jurisdiction as described in the Declaration and/or the Project's Documents, and will perform such other duties as may be assigned by the Board of Directors or the President.

C. The Architectural Control Committee shall consist of a Chairman and two or more members, including at least one Member of the Board of Directors. It shall be appointed by the Class B Member until that Member no longer owns any Lots in the Project. Thereafter, it shall be appointed by the Board within thirty days after its annual meeting, to serve until the succeeding committee members have been appointed. This committee will have the architectural control and functions

D O I U 1 0 1 0 0

described in the Articles of Incorporation and will perform such other duties as may be assigned by the Board of Directors or the President. A party aggrieved by a decision of the Architectural Control Committee shall have the right to make a written request to the Board of Directors, within thirty days of the decision, that it be reviewed by the Board. The determination of the Board, upon reviewing the Committee's decision, shall in all events be final.

D. The Board of Directors may, from time to time, appoint such other committees as it desires. It shall be the duty of each committee to receive complaints from Members on any matter involving this corporation's functions, duties and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, Director or Officer of this corporation which is further concerned with the matter presented.

ARTICLE VII

Fiscal Year

The fiscal year of this Association shall be the calender year.

ARTICLE VIII

Books and Papers

The books, records and papers of this corporation shall at all times, during reasonable business hours, be subject to inspection by any Member.

ARTICLE IX

Seal

This corporation's seal shall be in circular form and have the name of the corporation inscribed thereon, and may be a facsimile, engraved, printed or an impression seal.

ARTICLE X

Amendments

These By-Laws may be altered, amended, repealed or added to by a majority vote of the Board of Directors at any of its regular meetings or at a special meeting of the Directors called for that purpose, provided that a quorum of the Directors is present. These By-Laws, any amendments thereto, or new By-Laws added by the Directors may be amended, altered or replaced by the Members at any annual or special meeting.



**CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF SHAKERWOOD
ASSOCIATION, INC.**

WHEREAS, the By-Laws of Shakerwood Association, Inc., have been recorded in Official Record Book 3185, Page 0730, Public Records of Palm Beach County, Florida;

WHEREAS, Article X of the By-Laws provides that the By-Laws may be amended by the affirmative vote of a majority of the Board of Directors at a Board meeting with quorum present;

WHEREAS, on April 24, 2008, at least a majority of the Board of Directors of the Association at the meeting did approve the amendment to the By-Laws as contained in Exhibit "1" to this Certificate; and

WHEREAS, this Certificate and the amendment shall be recorded in the Public Record of Palm Beach County.

NOW, THEREFORE, the By-Laws of Shakerwood Association, Inc., are hereby amended in the particulars as stated in Exhibit "1" attached hereto; the amendment shall run with the real property known as Shakerwood at Wellington and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner and occupant thereof; and except as otherwise amended hereby, the By-Laws shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENT


I HEREBY CERTIFY that the amendment attached to this Certificate has been approved by the Board votes required by the By-Laws.

DATED this 23rd day of May, 2008.

Witnesses.

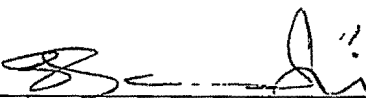


Print: Catherine Phillips



Print: Ami Kirschenhofer

SHAKERWOOD ASSOCIATION, INC.

By: 

President

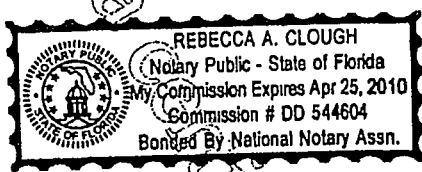
Print Name: Sonia Scanski

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on the 23rd day of MAY, 2008, before me personally appeared SONIA SCINSKI as President of SHAKERWOOD ASSOCIATION, INC., who is personally known to me and who did not take an oath and who executed the aforesaid Certification at his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of PALM BEACH, State of Florida, the day and year last aforesaid.



NOTARY PUBLIC:

Sign: Rebecca A. Clough

My commission expires: 4/25/10

Exhibit "1"

AMENDMENT TO THE BY-LAWS OF SHAKERWOOD ASSOCIATION, INC.

As used herein the following shall apply:

A. Words in the text which are lined through with hyphens (----) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

1. **Article III D of the By-Laws shall be amended to read as follows:**

"D. The presence of the Class B Member, or a person holding its proxy, shall constitute a quorum. In the event the Class B Member is no longer in control of this Association, one-third fifteen percent (15%) of the Members present in person or by proxy shall constitute a quorum. This amendment is effective beginning with the 2008 annual meeting."



**CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF SHAKERWOOD
ASSOCIATION, INC.**

WHEREAS, the By-Laws of Shakerwood Association, Inc., have been recorded in Official Record Book 3185, Page 0730, Public Records of Palm Beach County, Florida;

WHEREAS, Article X of the By-Laws provides that the By-Laws may be amended by the affirmative vote of a majority of the Board of Directors at a Board meeting with quorum present;

WHEREAS, on April 24, 2008, at least a majority of the Board of Directors of the Association at the meeting did approve the amendment to the By-Laws as contained in Exhibit "1" to this Certificate; and

WHEREAS, this Certificate and the amendment shall be recorded in the Public Record of Palm Beach County.

NOW, THEREFORE, the By-Laws of Shakerwood Association, Inc., are hereby amended in the particulars as stated in Exhibit "1" attached hereto; the amendment shall run with the real property known as Shakerwood at Wellington and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner and occupant thereof; and except as otherwise amended hereby, the By-Laws shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENT

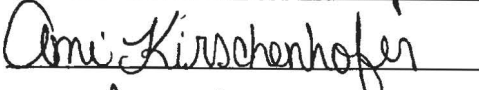
I HEREBY CERTIFY that the amendment attached to this Certificate has been approved by the Board votes required by the By-Laws.

DATED this 23rd day of May, 2008.

Witnesses.



Print: Catherine Phillips



Print: Ami Kirschenhofer

SHAKERWOOD ASSOCIATION, INC.

By: 
President

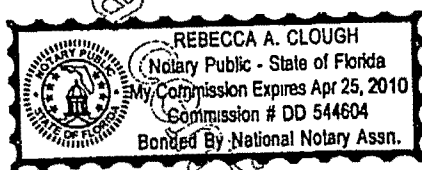
Print Name: Sonia Scinski

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on the 23rd day of MAY, 2008, before me personally appeared SONIA SCINSKI as President of SHAKERWOOD ASSOCIATION, INC., who is personally known to me and who did not take an oath and who executed the aforesaid Certification at his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of PALM BEACH, State of Florida, the day and year last aforesaid.



NOTARY PUBLIC:

Sign: Rebecca A. Clough

My commission expires: 4/25/10

Exhibit "1"

AMENDMENT TO THE BY-LAWS OF SHAKERWOOD ASSOCIATION, INC.

As used herein the following shall apply:

A. Words in the text which are lined through with hyphens (----) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

1. **Article III D of the By-Laws shall be amended to read as follows:**

"D. The presence of the Class B Member, or a person holding its proxy, shall constitute a quorum. In the event the Class B Member is no longer in control of this Association, one-third fifteen percent (15%) of the Members present in person or by proxy shall constitute a quorum. This amendment is effective beginning with the 2008 annual meeting."

SHAKERWOOD ASSOCIATION, INC.

RULES AND REGULATIONS

QUESTIONS AND ANSWERS

JANUARY 20, 1993

Welcome to Shakerwood! Your community is governed by the Shakerwood Association, Inc. and is operated pursuant to Florida statutes. The goal of your Association is to maintain both an enjoyable lifestyle and property values. As an owner you are also a member of the Association and we welcome both your input and participation in the operation of our community. Based on the documents that govern our Association, it is our responsibility to provide you with the Rules and Regulations of your community. A thorough reading of your homeowner association documents is suggested.

These Rules and Regulations and the Questions and Answers that follow were promulgated by the Board of Directors of the Shakerwood Homeowners Association, Inc. (the "Association") for the information, safety, convenience, and comfort of the residents of Shakerwood. These Rules and Regulations were adopted by the Board of Directors on January 20, 1993 and are published pursuant to Florida statute.

Again, Welcome to Shakerwood!

Sincerely,

Your Board of Directors

FREQUENTLY ASKED QUESTIONS AND ANSWERS:

Following are some of the most frequently asked questions they are published here as required by Florida statute:

- Q What are my voting rights?
A Owners are allowed one vote per unit.
- Q What are the restrictions on the use of the unit?
A See the Rules and Regulations attached hereto.
- Q What restrictions exist on the leasing of my unit?
A You must: 1) Provide the Association with a copy of lease containing a current copy of the Association's Rules and Regulations signed by the tenant agree to abide by same; 2) Provide the Association with a completed copy of the Application for Purchase or Lease form containing such information about the tenant as the Association may require along with a check in the amount of \$50.00; 3) make sure that the tenant contacts the Management Company within three days of occupancy to clear up any questions the tenant or the Association may have.
- Q What regular assessments (exclusive of special assessments) are made pursuant to the budget, and what is the basis for their levy?
A Regular maintenance assessments are billed quarterly and are due on January 1, April 1, July 1, and October 1. Assessments are recalculated upon adoption of each Annual Budget. A late fee of \$25 will be charged for late payments. Additional legal and collection expenses will be added to the assessments if necessary to enforce collection.
- Q Do I have to be a member of any other association for recreation, or pay rent or land use fees?
A What are my voting rights and how much am I obligated to pay annually?
A There is no recreational facilities association and fees are charged for any. Common areas are all available for use of all owners and their expense is included in the Association's budget.
- Q Are there any restrictions on pets?
A Yes. Pet Owners must keep pets leashed and abide by Florida Leash Law. Pet owners are responsible for droppings.
- Q What insurance coverage is provided for my unit by the Association?
A Through its assessments, the Association provides limited coverage for fire and extended coverage for all dwellings.

units. It does not provide coverage for any personal property. You must consult your personal insurance agent to determine your coverage needs.

- Q What size of trucks are allowed in Shakerwood?
A No trucks over 1 ton, "duelies" or any trucks of any size that are used for commercial purposes are permitted.
- Q Is the Association, at this time, a party to any court case in which the Association may face a liability in excess of \$100,000?
A No.
- Q Is the Association controlled by the homeowners or by the developer?
A The homeowners control the Association.

A. GENERAL RULES AND RECOURSE:

1. Unit Owner is responsible for his tenants and guests.

2. Owner or tenant who violates these Rules and Regulations will be charged for costs incurred in correcting same. Owner or tenant may be further fined by the Association for continued infraction of these Rules and Regulations.

3. Unit is restricted to residential use as a single family residence.

4. Unit Owner shall notify Association when unit will be occupied and by whom. If occupant is other than Unit Owner, Association shall be notified and information furnished on the occupant.

5. Complaints regarding violations of these Rules and Regulations or Association Documents must be in writing and signed by the person making the complaint.

6. In order to insure conformity of activities, the Association's Management Company or vendors are instructed to forward any requests for service or any complaints to the Association's Board of Directors.

7. "Grandfathered" privileges are not acknowledged or recognized.

B. PROHIBITED ACTIVITIES:

1. Solicitation or distribution of notices or other material other than those previously approved by the Association.

2. Loud volume noise, radio, TV, stereo, musical instrument, etc. between 10 PM and 8 AM.

3. Storage or use flammable, combustible, explosive substances.

4. Advertising, business or commercial activity conducted within any unit or Association property.

5. Planting on common areas without permission of the Association. Unauthorized plants may be removed at Owner's expense.

C. PROHIBITED ITEMS:

1. Sign, awning, can shutters (except appropriate hurricane shutters), awning, umbrella or other projection outside walls, roof balconies, or windows.

2. Air conditioners or fans which are visible exterior of building.

3. Metallic or mirror-like window tinting on exposed glass surfaces.

4. Outdoor clothesline hanging clothing, towels, robes, blankets, etc. on patio furniture or balcony railings.

D. DELINQUENT ACCOUNTS:

1. Late charges of \$10.00 will be assessed if quarterly maintenance is not paid by the 15th of the month due.

2. A demand letter will be sent on payments remaining unpaid 45 days after the date at a cost of \$40.00.

3. Lien will be secured on the property, at a cost of \$200.00, when payments are more than 60 days late. Foreclosure will be initiated in accordance with the time period specified by law.

4. Florida statute provides for payment to be applied in this order: interest accrued to

Association, (2) administrative late fees, (3) costs of collection and attorneys' fees, (4) delinquent assessment.

E. EMERGENCY ENTRY TO UNITS:

1. To insure the safety of residents, the Association or its representative may enter unit by any means possible to effect emergency repairs or to prevent damage to other units or common areas.

2. If damage occurs during emergency entry, Unit Owner is liable for same, plus expenses incurred by the Association.

F. PETS:

1. Must be registered with Association on your application form.

2. Pet must be on a leash when traversing common areas.

3. Pet is not allowed to run loose. Owner must clean up after the pet.

4. Unit Owner is responsible for damage to property by pets.

G. PARKING REGULATIONS:

The following are prohibited in Shakerwood. Violators are subject to towing at Owner's expense:

✓ 1. No trucks (over 1 ton), commercial vehicles, campers, mobile homes, motor homes, house trailers, boat and horse trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on the property except service vehicles making a call at a Unit or upon another portion of the property. The foregoing restriction shall apply to any vehicle primarily used for

business as evidenced by lettering or other insignia on the exterior of the vehicle.

2. No repair of vehicle other than emergency repair.

3. No parking on grass, sidewalks, or double parking.

4. No blocking of gates, sidewalks, or roadways.

5. No inoperable, unlicensed, or uninsured vehicle, or vehicle with an expired tag.

6. No storage of vehicles. Only vehicles used on a regular basis are permitted.

H. TRAFFIC REGULATIONS

The following are prohibited:

1. Speed in excess of 15 MPH.

2. Reckless driving, spinning tires, driving on wrong side of road, etc.

3. Parking is prohibited on all streets. In the case of a special event requiring on-street parking, the Association should be notified in advance.

I. UNIT RENTAL POLICY

1. Owner, in making lease of a unit, will provide Association with copy of lease containing forms and information as required by Association Documents.

2. Tenants must be approved in writing by the Association's Review Committee, such approval not to be unreasonably withheld. There is a charge of \$50 for all lease and sublease applications to cover the administrative expense of updating the Association's records.

J. UNIT SALE OR TRANSFER:

1. For security purposes,

any potential purchasers of a unit must be accompanied by the owner or the owner's representative during sales presentations.

2. To allow the Association to maintain accurate records of the ownership of the units purchasers must complete an application form prior to the closing of the sale. There is a charge of \$50.00 for all purchase applications to cover the administrative expense of updating the Association's records.

K. ASSOCIATION RECORDS-INSPECTION AND COPYING:

1. Copies of Association documents should be furnished to buyer by seller prior to Association's approval of transfer. If seller cannot locate their copies of the documents, a set will be provided by the Management Company at a cost of \$20.00.

2. Association shall make documents available at Association Office upon reasonable notice for inspection by Owners.

3. Copies of documents (or individual pages) may be ordered by Owner. The Association's Management Company will establish prices and accomplish the reproduction.

L. PARTICIPATION IN ASSOCIATION MEETINGS:

1. Owners or their authorized agents only are invited to attend all meetings of the Association, its Board of Directors and committees.

2. The Board President will allocate time for an Owner to speak upon any subject for which the meeting was called.

M. NOTICE POSTING ASSOCIATION MEETINGS:

1. Written notice regular and called meeting the Association, the Board Directors and of its commit will be posted on the offi bulletin board at Association's mailbox area

EXHIBIT A

A parcel of land situate in Palm Beach County, Florida described as Plat No. 3 of The French Quarter of Wellington P.U.D. according to the Map or Plat thereof as recorded in Plat Book 37, Page 127 and 128 of the Public Records of Palm Beach County, Florida.