

DECLARATION OF RESTRICTIONS  
FOR  
THE PALM CLUB WEST VILLAGE II

THIS DECLARATION, made by K. HOVNIANIAN OF PALM BEACH XIII, INC., hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Palm Beach County, Florida, more particularly described in EXHIBIT A affixed hereto and made a part hereof, and is desirous of subjecting such real property to the covenants, conditions and restrictions hereinafter set forth, each and all of which are for the benefit of such property and each present and future owner and shall apply to and bind every present and future owner of said property and their heirs, successors and assigns; and,

NOW, THEREFORE, Declarant hereby declares, subject to prior easements, restrictions, reservations and limitations of record, that the real property described in EXHIBIT A is and shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth:

ARTICLE I  
DEFINITIONS

Section 1. "Association" shall mean and refer to THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

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Section 3. "Properties" shall mean and refer to that certain real property described in EXHIBIT A affixed hereto and made a part hereof, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (and interests therein and improvements thereon) and personal property owned or leased by or dedicated to the Association for the common use and enjoyment of the Owners. Initially, the Common Area shall consist of all portions of the Properties which are not Lots, nor dedicated to a governmental entity or the public, lakes, buffer zone and open spaces.

Section 5. "Lot" shall mean a platted lot shown upon a Plat of the Properties recorded in the Public Records of Palm Beach County, Florida, excluding the Common Area. No further subdivision shall be permitted, and no alienation, transfer, demise, sale or lease of a portion of a Lot shall be permitted. Any such alienation, transfer, demise, sale or lease must be of an entire Lot. The legal description for each Lot will be as specifically provided in the deed of conveyance from Declarant to each purchaser.

RECORD AND RETURN TO:

Prepared by:  
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Section 6. "Declarant" shall mean and refer to K. HOVNIANIAN OF PALM BEACH XIII, INC., its specific successors and assigns as set forth in ARTICLE X hereof.

Section 7. "Articles and By-Laws". It is intended that Articles of Incorporation for the Association be filed with the Florida Secretary of State, substantially in the form attached hereto as EXHIBIT B, and By-Laws for the Association be adopted substantially in the form attached hereto as EXHIBIT C.

Section 8. "The Palm Club West Village II" shall mean the Properties which are initially proposed to contain a maximum of 161 Lots and the Common Area as hereinabove defined.

## ARTICLE II

### ANNEXATION, WITHDRAWAL, VACATING AND DISSOLUTION

Section 1. Annexation of Declarant. Until such time as Class B Membership to the Association has ceased pursuant to the provisions of ARTICLE IV hereof, additional residential property and/or Common Area may be annexed to the Properties with the consent and approval of Declarant. Except for applicable governmental approvals, no consent from any other party, including Class A members, or any mortgagees of any Lots shall be required. Such annexed lands shall be brought within the scheme of this Declaration by the recording of a short form Notice of Declaration that shall be executed by Declarant in the Public Records of Palm Beach County, Florida. The short form of Declaration shall refer to this Declaration and shall, unless specifically otherwise provided, incorporate by reference all the terms, protective covenants and conditions of this Declaration, thereby subjecting said annexed lands to such terms, covenants, conditions and restrictions as fully as though said annexed lands were described herein as a portion of the properties. Such Notice of Declaration may contain such additions or modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added land and as are not inconsistent with the scheme of this Declaration. In no event, however, shall such a Notice of Declaration revoke, modify or add to the covenants established by this Declaration as to the Properties.

Section 2. Annexation by Members. At such time as Class B Membership has ceased pursuant to the provisions of ARTICLE IV hereof, additional lands may be annexed with the consent of two-thirds (2/3) of the vote of the membership in the Association, and applicable governmental approvals.

Section 3. Withdrawal. For a period of five years from the date of recordation of this Declaration, the Declarant shall be entitled to withdraw any portion of the Properties which are described in Exhibit A affixed hereto (or any additions thereto which may be annexed in accordance with the provisions of Section 1 of this Article II) from the provisions and applicability of this Declaration and the Articles and By-Laws attached hereto, by recording a notice thereof in the Public Records of Palm Beach County; provided, however, that this right of Declarant to withdraw shall not apply to any portions of the Properties which have been conveyed to a Purchaser thereof unless said right is specifically reserved in such conveyance. The withdrawal of any portion of the Properties as hereinabove stated shall not require the consent or joinder of any other party, including any Owner, the Association, or any Mortgagee of the Properties, provided applicable governmental approvals are obtained.

Section 4. Vacating of Recorded Plat. Declarant hereby covenants that it will not vacate any portion of the recorded Plat for the Properties, as recorded in the Public Records of Palm Beach County, Florida, which provide for open space, unless it vacates the entire Plat of record.

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Section 5. Dissolution: In the event of the dissolution of the Association, other than incident to a merger or consolidation, any Member may petition the Circuit Court of the Fifteenth Judicial Circuit in the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Properties, in the place and instead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and the Properties.

### ARTICLE III

#### PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area for its intended purpose, which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to suspend the voting rights and right to use all or a portion of the Common Area by an Owner for any period during which any assessment against his Lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective without consent of two-thirds (2/3) of the votes of the Association, and without prior written consent of Declarant.

(c) Rules and regulations adopted by the Association governing use and enjoyment of the Common Area.

(d) The right of the Association to grant permits, licenses, and easements over the Common Area for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the Properties.

(e) For purposes of this Article III, the Owner's right and easement of enjoyment in and to the Common Area shall not be deemed to have granted any Owner easement rights to use, or to gain access to, the lake within the Properties unless that Owner's Lot abuts and is adjacent to said lake.

Section 2. Delegation of Use. Any Owner may delegate by written instrument to the Association his right of enjoyment to the Common Area to specified members of his family, his tenants, or contract purchasers who reside on the property.

### ARTICLE IV

#### MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B members shall be the Declarant and shall be entitled to one-hundred-sixty-two (162) votes. The

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Class B membership shall cease on the happening of one of the following events, whichever occurs earlier:

(a) Four (4) months after 95% of the Lots in The Palm Club West Village II have been conveyed to Lot purchasers; or,

(b) Five (5) years following conveyance of the first Lot in The Palm Club West Village II to a Lot purchaser; or,

(c) Such earlier date as Declarant may determine.

Section 3. Each Owner is subject to that certain Declaration of Restrictive Covenants recorded in the Public Records of Palm Beach County, Florida. All rights, privileges, benefits, liabilities and obligations set forth in said Declaration of Restrictive Covenants are incorporated herein by reference and each Owner shall be bound thereby in all respects.

#### ARTICLE V

##### COVENANT FOR ASSESSMENTS

Section 1. Payment of Assessments. The Declarant hereby covenants, creates and establishes, and each Owner of a Lot, by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner, shall hereafter be deemed to have covenanted and agreed to pay to the Association the following dues, fees, charges and assessments, subject to the provisions of Section 3 of this ARTICLE V:

(a) Any annual assessment or charge for the purpose of operating the Association and accomplishing any and all of its purposes. At such time that there are improvements on any Common Area for which the Association is responsible to maintain, repair and replace, the Association shall include a "Reserve for Replacement" in the annual assessment in order to establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Area. Such assessments shall be in equal amounts against the Owners of each Lot.

(b) Any special assessments for capital improvements, emergencies, or non-recurring expenses, such assessments shall be in equal amounts against the Owners of each Lot.

(c) Charges incurred in connection with the enforcement of any of the terms and conditions hereof, including reasonable attorney fees and costs.

(d) Fees or charges that may be established for the use of facilities or for any other purpose deemed appropriate by the Board of Directors of the Association.

(e) Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes. Such assessments shall be in equal amounts against the Owners of each Lot.

Section 2. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties hereby covenants, and each Owner of any Lot by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner, whether or not it shall be so expressed in such deed or instrument, is deemed to covenant and agree that the annual and special assessments, or other charges and fees set forth in Section 1 hereof, together with interest, late fees, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. The lien is effective from and after recording a Claim of Lien in the public records of the county in which these documents are recorded, stating the description of the Lot, name of the Owner, amount due and the due dates. Each such assessment, together with

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interest, late fees, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due, as well as his heirs, devisees and personal representatives.

Section 3. Commencement of First Assessment. Assessments provided herein shall first commence as to each Lot on the day of the conveyance of title of each Lot by Declarant (unless otherwise specifically set forth by Declarant in such conveyance to the contrary). The annual assessments in effect at that time shall be adjusted according to the number of months remaining in the calendar year after such date. Lots owned by Declarant are not subject to Assessment.

Section 4. Establishment of Assessments. The Board of Directors of the Association shall approve and establish all sums which shall be payable by the members of the Association in accordance with the following procedures:

(a) Annual assessments against the Owners of all of the Lots shall be established after the adoption of an operating budget, and written notice of the amount and date of commencement thereof shall be given to each Owner not less than thirty (30) days in advance of the date thereof. Annual assessments shall be payable at such time or times as the Board of Directors shall direct which shall be quarterly unless otherwise directed. Annual assessments may include an amount for reserves so as to enable the Association to establish and maintain an adequate reserve fund for periodic maintenance, repair and replacement of improvements to the Common Areas.

(b) Special Assessments against the Owners and all other fees, dues and charges, including assessments for the creation of reasonable reserves, may be established by the Board of Directors at any regular or special meeting thereof, and shall be payable at such time or times as the Board of Directors shall direct.

(c) The Board of Directors may, from time to time, establish by a resolution, rule or regulation, or may delegate to an officer or agent, the power and authority to establish specific fees, dues or charges to be paid by Owners of Lots for any special or personal use of facilities, or to reimburse the Association for the expenses incurred in connection with the enforcement of any of the terms of this Declaration. Such sums shall be payable by the affected member at such time or times as shall be established by the resolution, rule or regulation of the officer or agent.

(d) The Association shall prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. The Association shall, upon demand, furnish an Owner liable for said assessment, a certificate in writing signed by an officer of the Association, setting forth whether the assessment has been paid and/or the amount which is due as of any date. As to parties without knowledge of error, who rely thereon, such certificates shall be conclusive evidence of payment or partial payment of any assessment therein stated having been paid or partially paid.

(e) Declarant shall establish a Working Capital Fund for the initial months of operation of the Association, which shall be collected by the Declarant from each Lot Purchaser at the time of conveyance of each Lot to such Purchaser in an amount equal to two months of the annual assessment for each Lot. Each Lot's share of the Working Capital Fund shall be collected and transferred to the Association at the time of closing of the sale of each Lot and maintained in a segregated account for the use and benefit of the Association. The purpose of this fund is to assure that the Association's Board of Directors will have cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable by the Board of Directors. Amounts paid into the fund are not to be considered as advance payment of regular assessments.

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Section 5. Effect of Non-payment of Assessments; Remedies of the Association. If any assessment is not paid within fifteen (15) days after the due date, a late fee of \$25.00, together with ten (10%) percent interest thereon per annum, beginning from the due date until paid in full, may be levied by the Board of Directors for each month the assessment is unpaid. The Association may at any time thereafter bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the property. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the assessment all costs and expenses, including attorneys' fees, required to collect same. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 6. Subordination of the Lien to Mortgages. As hereinabove provided in Section 2, the lien of the Association for assessments and other charges of the Association becomes effective from and after recording of a Claim of Lien in the public records. This lien of the Association shall be subordinate to a bona fide first mortgage on any Lot, which mortgage is recorded in the public records prior to any said Claim of Lien against the same Lot being recorded in the public records. A lien for assessments shall not be affected by any sale or transfer of a Lot; provided, however, that in the event of a sale or transfer pursuant to a foreclosure of a bona fide first mortgage, the acquirer of title, his successors and assigns, shall not be liable for assessments pertaining to the Lot or chargeable to the former owner of the Lot which became due prior to such sale or transfer. However, any such unpaid assessments for which such acquirer of title is not liable, may be reallocated and assessed to all Lots (including such acquirer of title) as an Association expense. Any such sale or transfer pursuant to a foreclosure shall not relieve the Purchaser or Transferee of a Lot from liability for, nor the Lot from the lien of, any assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent assessments from the payment thereof, or the enforcement of collection by means other than foreclosure.

#### ARTICLE VI

#### MAINTENANCE OBLIGATION OF ASSOCIATION

Section 1. Common Area. The Association shall at all times maintain, repair and replace at its expense all Common Areas, including all improvements placed thereon, in good condition and repair.

Section 2. Lots. Each Owner shall be responsible for: the repair, maintenance and/or replacement at his sole cost and expense, of all portions of any dwelling, improvements and/or fence constructed on his Lot; and maintenance of all grass areas of said Lots, including but not limited to, any required edging or maintenance of landscaping located thereon. If the Owner fails to complete its obligations hereunder, the Association, at the Owner's sole cost and expense, shall have the right to: repair, maintain and/or replace, all portions of any dwelling, improvements and/or fence constructed on his Lot; maintain the grass areas located within a Lot; and/or to edge or maintain any landscaping located thereon. Declarant herein creates an easement across each Lot in favor of THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION, INC. and its authorized agent, for the purposes of performing any act necessary to ensure compliance with the provisions hereof.

Section 3. Right of Entry by Association. Whenever it is necessary to enter a Lot, or the dwelling thereon, for the purpose of inspection, including inspection to ascertain an Owner's compliance with the provisions of this Declaration, or for performance of any maintenance, alteration or repair to any portion

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of the dwelling, improvements, fences or grass areas located upon the Lot, the Owner thereof shall permit an authorized agent of the Association to enter such dwellings, or go upon the Lot, provided that such entry shall be made only at reasonable times. In the case of emergency such as, but not limited to, fire or hurricane, entry may be made at any time. Each Owner does hereby appoint the Association as its agent for the purposes herein provided and agrees that the Association shall not be liable for any alleged property damage or theft caused or occurring on account of any entry.

Section 4. Others. The Association shall also maintain the vegetation, landscaping and sprinkler system upon areas which are not within the Properties but abut same and are owned by a utility or governmental quasi-governmental entity, so as to enhance the appearance of the Properties, such as swale areas or median areas within the right of way of abutting public streets, roads and areas within drainage canal rights of ways or other abutting waterways.

Section 5. P.U.D. The Properties are included within the boundaries of a Planned unit development (P.U.D.) There are various rights and responsibilities either dedicated to the Association on the Record Plat or subsequently delegated to the Association or associated with the P.U.D. approval or arising out of previously filed restrictions, reservations, easements and limitations of record. The Association and Unit Owners shall discharge its duties as set forth therein. The costs associated therewith shall be assessed to the Owners as provided herein.

## ARTICLE VII

### MAINTENANCE OBLIGATION OF LOT OWNERS

Section 1. Owner's Responsibility. Each Owner is responsible for the repair, maintenance and/or replacement, at his sole cost and expense, all portions of the dwelling and improvements constructed on his Lot. The Owner shall also be responsible for maintaining and cutting all grass areas on said Lots and shall edge or maintain any landscaping located thereon. Each Owner shall be entitled to install, at his sole cost and expense, an individual sprinkler systems on his Lot. However, the sprinkler system shall not be integrated, attached or hooked up to the central sprinkler system constructed by the Declarant on the Common Areas. Further, no Owner may connect the individual sprinkler system installed on its Lot to any water body located within the Properties nor shall any Lot Owner drill a well on his Lot for the purposes of connecting the Lot Owner's said sprinkler system to any well. All individual sprinkler systems installed on Lots within the Properties must be connected to that individual Owner's water meter only. Owner is strictly prohibited from placing any fence upon its Lot, or changing the exterior paint thereof or of the dwelling unit on its lot, without the prior consent from the Board of Directors and Architectural Control Committee. If the Owner fails to complete its obligations hereunder, the Association, at the Owner's sole cost and expense, shall have the right to: repair, maintain and/or replace, all portions of any dwelling, improvements and/or fence constructed on said Lots; and maintain the grass areas of said Lots, including but not limited to, any required edging or maintenance or landscaping located thereon. The Declarant herein creates an easement across each Lot in favor of THE PALM CLUB WEST VILLAGE. II HOMEOWNERS ASSOCIATION, INC. and its authorized agent, for the purposes of performing any acts necessary to ensure compliance with the provisions hereof.

Section 2. Owner Liability. Should any Owner do any of the following:

(a) Fail to perform the responsibilities as set forth in Section 1 of this ARTICLE VII or ARTICLE VI, Section 2; or,

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(b) Cause any damage to any improvement which the Association has the responsibility to maintain, repair and/or replace; or,

(c) Undertake unauthorized improvements or modifications to his dwelling or to any other portion of his Lot or to the Common Area, as set forth herein; then, the Association, after approval of seventy-five percent (75%) vote of the Board of Directors and ten days prior written notice, shall have the right, through its agents and employees, to enter upon said Lot and cause the required repairs or maintenance to be performed, or as the case may be, remove unauthorized improvements or modifications. The cost thereof, plus reasonable overhead costs to the Association, shall be added to and become a part of the assessment to which the Lot is subject.

## ARTICLE VIII

### ARCHITECTURAL CONTROL COMMITTEE

Section 1. Approval Necessary. No building, outbuilding, garage, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed or maintained on the Properties, nor after construction of a dwelling or other improvements upon said lot, shall any landscaping, dwelling or other improvements on each lot or color scheme thereof, be altered, changed, repaired or modified unless the same shall be approved in writing by the Architectural Committee. The Architectural Committee hereby adopts the SUMMARY OF PROCEDURE AND DESIGN REQUIREMENTS FOR PALM CLUB WEST VILLAGE II which is available at the Declarant's offices. The foregoing prior approval is intended to specifically apply to the painting of a dwelling, or any other maintenance or repair which changes the exterior appearance of a dwelling or other improvements on a Lot.

Section 2. Membership to Committee. The Architectural Committee shall, until their successors are appointed, consist of the following:

Mal Rice  
John Glick  
David Barclay

Until such time as the Declarant has sold its last Lot in The Palm Club West Village II, in the event of the resignation, failure, refusal or inability of any member to act, Declarant shall have the right to appoint a person to fill such vacancy, and in the event Declarant fails to fill such vacancy within thirty (30) days of such occurrence, and upon the expiration Declarant's sale of its last Lot in The Palm Club West Village II, the Board of Directors shall select and fill any such vacancy by appointment for a term as determined by the Board.

Section 3. Endorsement of Plans. Approval of plans, specifications and location of improvements by the Architectural Committee shall be as set forth in said SUMMARY OF PROCEDURE AND DESIGN REQUIREMENTS. The approval of the Architectural Committee of plans or specifications submitted for approval, as herein specified, shall not be deemed to be a waiver by the Architectural Committee of the right to object to any of the features or elements embodied in such plans or specifications if and when the same features and elements are embodied in any subsequent plans and specifications submitted for approval for use on other Lots.

Section 4. Construction to be in Conformance with Plans. After such plans and specifications and other data submitted have been approved by the Architectural Committee, no building, outbuilding, garage, fence, wall, retaining wall, or other improvements or structures of any kind shall be erected, constructed, placed, altered or maintained upon the Properties

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unless the same shall be erected, constructed or altered in conformity with the plans and specifications and plot plans theretofore approved by the Architectural Committee,

Section 5. Deemed Approval.

(a) After the expiration of one year from the date of completion of any structure or alteration, such structure or alteration shall be deemed to comply with all of the provisions of this ARTICLE VIII unless notice to the contrary shall have been recorded in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, or legal proceedings shall have been instituted to enforce such compliance.

(b) In the event that the Architectural Committee shall fail for a period of thirty (30) days to approve or disapprove any plans, specifications, or plot plans, submitted to it for approval, the same shall be deemed to have been approved.

Section 6. Right of Entry. Any agent or member of the Architectural Committee may at any reasonable time enter and inspect any building or property subject to the jurisdiction of the Architectural Committee under construction or on or in which the agent or member may believe that a violation of the covenants, restrictions, reservations, servitudes or easements is occurring or has occurred.

Section 7. Declarant Exempt. The Declarant, Lots owned by Declarant and improvements made by Declarant shall be exempt from the application of this ARTICLE VIII and Declarant therefore is not obligated to comply with the provisions hereof.

Section 8. Enforcement. The Architectural Committee shall have the right to enforce the provisions of this Article VIII by injunctive relief or any other remedy which may be available and, if any such suit is successful, the party defendant shall pay all costs of such suit, including but not limited to, court costs and reasonable attorney's fees at all levels of proceedings to the Architectural Committee.

ARTICLE IX

RIGHTS OF DECLARANT

Section 1. Sales Office. For so long as the Declarant owns any property affected by this Declaration the Declarant shall have the right to transact any business necessary to consummate sales of any said property or other properties owned by Declarant, including but not limited to, the right to maintain model dwellings, sales office, have signs on any portion of the Properties, employees in the offices, use the Common Area and show dwellings. Sales Office signs and all items pertaining to sales shall remain the property of the Declarant.

Section 2. Easements. For a period of ten (10) years, commencing upon the recordation of this Declaration, Declarant reserves the right to grant, in its sole discretion, easements for ingress and egress, for drainage, utilities service, cable T.V. and other similar purposes over, upon and across the Properties so long as any said easements do not run under any dwellings on the Lots nor interfere with the intended uses of any portion of the Properties.

ARTICLE X

ASSIGNMENT OF POWERS

All or any part of the rights and powers and reservations of the Declarant herein contained may be deeded, conveyed, or assigned to other persons or entities by an instrument in writing duly executed, acknowledged and recorded in the Public Records of Palm Beach County, Florida.

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ARTICLE XI

USES

Section 1. All Owners and other persons shall use the Properties in accordance with the Rules and Regulation promulgated by the entity in control thereof and the provisions of this Declaration and the By-Laws of the Association.

Section 2. All garbage cans, trash containers, bicycles, and other personal property shall be kept, stored and placed in an area not visible from outside the dwelling.

Section 3. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed, erected or maintained without the prior approval of the Architectural Committee.

Section 4. No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles, shall be kept, raised or maintained on any Lot; PROVIDED, HOWEVER, that dogs, cats and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others. All pets shall be kept on a leash when not on the Owner's Lot.

Section 4.5 Notwithstanding anything contained herein to the contrary, the prior written approval of the South Florida Water Management District is required for any amendments to the Declaration that could affect the surface water management system, including the water management portions of the common areas of The Palm Club West, Village II.

Section 5. No stable, livery stable or barn shall be erected, constructed, permitted or maintained on any Lot.

Section 6. No swimming pool or appurtenant pump house shall be constructed, erected or maintained on any Lot without prior approval of the Architectural Committee.

Section 7. No vehicles of any nature shall be parked on any portion of the Properties or a Lot except on the surfaced, parking area thereof. No vehicle which cannot operate under its own power for a period of twenty-four (24) hours shall be kept on the Properties or any portion of a Lot. All boats, trailers, recreational vehicles, motorcycles or the like, shall be kept in the garage when not in use.

Section 8. No "for sale" or "for rent" signs or other displays or advertising shall be maintained or permitted on any part of the Common Area or any Lot, except in locations as approved by the Architectural Committee. The right is reserved to the Declarant to place "for sale" or "for rent" signs in connection with any unsold Lot it may from time to time own. The same right is reserved to any institutional first mortgagee or owner or holder of a mortgage originally given to an institutional mortgagee which may become the Owner of a Lot and to the Association as to any Lot which it may own.

Section 9. No trade or business shall be conducted, nor any commercial use made of any Lot.

Section 10. All Lots shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist.

Section 11. No nuisance shall be allowed upon any Lot or any use or practice that is a source of annoyance to other Owners or interferes with the peaceful possession and proper use of the Lots by the Owners thereof.

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Section 12. No immoral, improper, offensive or unlawful use shall be made of any Lot and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.

Section 13. No television or radio masts, towers, poles, antennas, aeriels, or appurtenances may be erected, constructed, or maintained without the prior consent of the Architectural Control Committee first obtained.

Section 14. Each Lot is restricted to residential use as a single family residence.

Section 15. No person shall use the Lot or any parts, thereof, in any manner contrary to this Declaration.

Section 16. No docks nor motorized vessels shall be permitted in the lake contained within the Properties.

Section 17. No Owner nor the Architectural Committee, nor their use of any Lots, shall interfere with the Declarant's preparation, sale or use of any Lots.

Section 18. In the event an Owner constructs a sprinkler system on his Lot, said sprinkler system shall be constructed at that Owner's sole cost and expense and shall not be connected to the central sprinkler system constructed by the Declarant on the Common Areas, nor shall it be connected to any water body located on the Properties.

Section 19. No Lot Owner shall drill a well on his Lot for the purposes of connecting his sprinkler system, if any, to said well.

Section 20. The above restrictions set forth in this ARTICLE shall not apply to Declarant or its agents, employees, designated successors or assigns during the period of construction and sales of the Properties.

#### ARTICLE XXI

#### GENERAL PROVISIONS.

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any such suit the prevailing party shall also be entitled to recovery of all costs and expenses including court costs and attorney's fees.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended at any time and from time to time upon the execution and recordation of an instrument executed by Owners who are entitled to vote seventy-five percent (75%) of all votes of the Association PROVIDED that for a period of five (5) years commencing from the recording of this Declaration in the Public Records of Palm Beach County, Florida, the Declarant's written consent must first be obtained. The Declarant shall have the right at any time within five (5) years from the date

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hereof to amend this Declaration, to correct scrivener's errors or to clarify any ambiguities determined to exist herein. No amendment shall alter the subordination provisions of this Declaration without the prior approval of any mortgagee enjoying such protection.

Notwithstanding anything contained herein to the contrary, the prior written approval of the South Florida Water Management District is required for any amendments to this Declaration that could affect the surface water management system, including the water management portions of the common areas of the P.U.D.

Section 4. Notices. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the Association at the time of such mailing.

Section 5. Permits, Licenses and Easements. The Association shall have the right to grant permits, licenses and easements over, upon, across, under and through the Common Areas for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance and operation of Palm Club West Village II, as so determined by the Board of Directors of the Association.

Section 6. Easement for Encroachments. In the event that any dwelling or other improvements upon a Lot, as originally constructed by the Declarant, shall encroach upon any other Lot or improvement thereon, for any reason, then an easement appurtenant to such shall exist for so long as such encroachment shall naturally exist.

ARTICLE XIII

INFORMATION TO LENDERS AND LOT OWNERS

Section 1. The Association shall make available to Owners and to holders, insurers, or guarantors of any first mortgage on any Lot, current copies of this Declaration of Restrictions, the Articles of Incorporation or By-Laws of the Association, other rules concerning The Palm Club West Village II and the books, records and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances.

Section 2. Any holder of a first mortgage upon a Lot shall be entitled, upon written request, to a financial statement of the Association for the immediately preceding fiscal year.

Section 3. Upon written request to the Association by a holder, insurer, or guarantor of any first mortgage of a Lot (hereinafter referred to as "Lender"), which written request shall identify the name and address of the Lender and the Lot number and address thereof, the Lender will be entitled to timely written notice of:

(a) Any condemnation loss or casualty loss which affects a material portion of the Properties, or any Lot on which there is a first mortgage held by the Lender;

(b) Any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to a first mortgage held by the Lender, which remains uncured for a period of sixty (60) days;

(c) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association;

(d) Any proposed action which would require the consent of a specified percentage of mortgage holders.

B4571 P1973

ARTICLE XIV

INSURANCE

Section 1. Dwellings and Improvements, on Lots. All Lot Owners except the Declarant shall purchase and maintain a policy of fire and standard extended coverage insurance on all insurable improvements situated upon all Lots within the Properties, including all fixtures, partitions, appliances and cabinetry, in an amount not less than the maximum insurable replacement value thereof, excluding land, foundation, excavation and other items normally excluded from coverage. Said coverage shall afford protection against loss or damage by fire and other hazards covered by the standard extended coverage endorsement and all other such risks as, from time to time, may be covered with respect to building and improvements similar in construction, location and use, including, but not limited to, vandalism, malicious mischief, windstorm, war damage and war risk insurance, if available.

Section 2. Flood Insurance. If the Properties are located within an area which has special flood hazards and for which flood insurance has been made available under the National Flood Insurance Program (NFIP), the Association shall obtain and pay the premiums upon a policy of flood insurance on Common Areas and any buildings or other common property covered by the required form of policy (herein "Insurable Property"), in an amount deemed appropriate, but not less than the following:

The lesser of (i) the maximum coverage available under NFIP for all buildings and other Insurable Property within any portion of the Common Area located within a designated flood hazard area, or (ii) one hundred percent (100%) of current "replacement cost" of all such buildings and other Insurable Property.

Section 3. Liability Insurance. The Association shall maintain comprehensive general liability insurance coverage covering all the Common Area. The coverage shall be at least for One Million Dollars (\$1,000,000.00) for bodily injury, including deaths of persons and property damage arising out of a single occurrence. Coverage shall include, without limitation, legal liability of the insured for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of the Common Area, and legal liability arising out of lawsuits related to employment contracts of the Association. Such policies must provide that they may not be cancelled or substantially modified by any party, without at least ten (10) days' prior written notice to the Association.

Section 4. Fidelity Bonds. The Association shall maintain a blanket fidelity bond for all officers, directors, trustees and employees of the Association, and all other persons handling or responsible for funds of or administered by the Association. In the event the Association delegates some or all of the responsibility for the handling of the funds to a management agent, such bonds are required for its officers, employees and agents, handling or responsible for funds of, or administered on behalf of the Association. The amount of the fidelity bond shall be based upon best business judgment and shall not be less than the estimated maximum of funds, including reserve funds, in custody of the Association or the management agent, as the case may be, at any given time during the term of each bond. However, in no event may the aggregate amount of such bonds be less than an amount equal to three months aggregate assessments on all Lots, plus reserve funds. The fidelity bonds required herein must meet the following requirements:

(a) Fidelity bonds shall name the Association as an obligee.

84571 P1974

(b) The bonds shall contain waivers by the insurers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employee", or similar terms or expressions;

(c) The premiums on all bonds required herein for the Association (except for premiums on fidelity bonds maintained by a management agent, or its officers, employees and agents), shall be paid by the Owner's Association as a common expense;

(d) The bond shall provide that they may not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least ten (10) days' prior written notice to the Association.

Section 5. Cost and Payment of Premiums. The Association shall pay the cost of obtaining all insurance hereunder, excluding any insurance purchased by individual Owners pursuant hereto, and any other fees or expenses incurred which may be necessary or incidental to carry out the provisions hereof.

Section 6. Association as Agent. The Association is irrevocably appointed agent for each Owner, for each owner of a Mortgage upon a Lot and for each Owner of any other interest in the Common Area to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

Section 7. Responsibility. If the damage is only to those parts of a dwelling for which the responsibility of maintenance and repair is that of the Owner(s) then said Owner(s) shall be responsible for reconstruction after casualty.

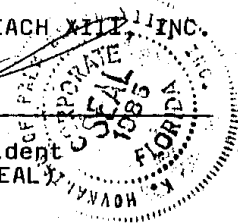
Section 8. Nature of Reconstruction. Any reconstruction included hereunder shall be substantially in accordance with the plans and specifications of the original building, or as the building was last constructed, subject to modification to conform with the then current governmental restrictions and codes. Unless appropriate governmental approval is received, the dimensions of the replacement dwelling shall not exceed the dimensions of the previous dwelling.

Section 9. Authority of Association. In all instances herein, except when a vote of the membership of the Association is specifically required, all decisions, duties and obligations of the Association hereunder may be made by the Board. The Association and its members shall jointly and severally be bound thereby.

IN WITNESS WHEREOF, the undersigned, being the Declarant hereunder, has hereunto set its hand and seal this 10th day of June, 1985.

DECLARANT:  
K. HOVNIANIAN OF PALM BEACH, INC.

By [Signature]  
FRANK J. STEINITZ,  
Its Senior Vice President  
(CORPORATE SEAL)



This is a copy

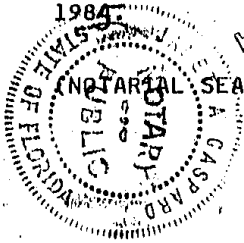
84571 P1975

STATE OF FLORIDA )  
COUNTY OF Palm Beach ) SS.

Before me personally appeared FRANK J. STEINITZ as Senior Vice President of K. HOVNANIAN OF PALM BEACH XIII, INC. to me well known and known to me to be the individual described in and who executed the foregoing instrument, as Senior Vice President of said corporation, and he acknowledged to and before me that he executed such instrument as such and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 12 day of June,

1984



Janet Gaspard  
NOTARY PUBLIC  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES 12, 1988  
BONDED THROUGH GENERAL INVESTMENT

This is not a certified copy

B4571 P1976

EXHIBIT A TO DECLARATION OF RESTRICTIONS FOR  
THE PALM CLUB WEST VILLAGE II

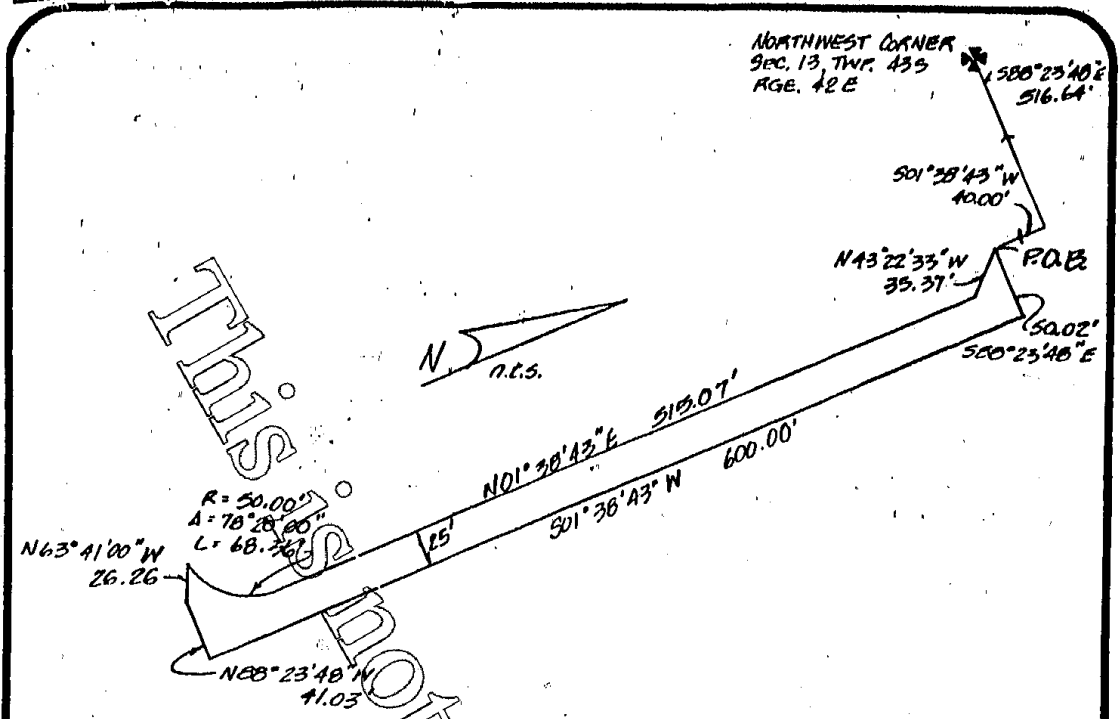
LEGAL DESCRIPTION

All Land within the Plat of "The Palm Club West - Village II"  
in accordance with the Plat thereof recorded in Plat Book 50,  
Page 105, of the Public Records of Palm Beach County, Florida.

LESS, HOWEVER, the Parcel described on Sheet 2 of this Exhibit A.

This is not a certified copy

B4571 P1977



**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S88°23'48"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 516.64 FEET; THENCE S01°38'43"W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND THE INTERSECTION WITH A LINE PARALLEL TO AND 40.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID PARALLEL LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF ROEBUCK ROAD; THENCE S88°23'48"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.02 FEET; THENCE S01°38'48"W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 600.00 FEET; THENCE N88°23'48"W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 41.03 FEET; THENCE N83°41'00"W ALONG THE NORTHEASTERLY LINE OF FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D., A DISTANCE OF 28.26 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°20'00", A DISTANCE OF 68.38 FEET; THENCE N01°38'43"E ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 515.07 FEET; THENCE N43°22'33"W, A DISTANCE OF 35.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.370 ACRES, MORE OR LESS.

**CERTIFICATION:**

(NOTE: NOT VALID UNLESS EMBOSSED WITH A LAND SURVEYORS SEAL)

WE HEREBY CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

MERIDIAN SURVEYING AND MAPPING, INC.

*Wesley B. Haas*  
 \_\_\_\_\_  
 WESLEY B. HAAS  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3708

THIS IS NOT A SURVEY

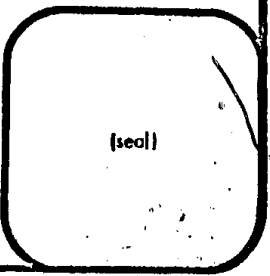
B4571 P1978

Meridian  
 surveying and mapping inc.

2328 So. Congress Ave Suite 2A West Palm Beach, Fl. 33406 (305)967-5600  
 1310 West Colonial Dr. Suite 12 Orlando, Fl. 32804 (305) 422-4655

drawn DMW	date JULY 20, 1984
checked	scale none
drawing no BA-031	

25' ADDITIONAL R/W  
 THE PALM CLUB WEST -  
 VILLAGE II



This is Not a Certified Copy

# State of Florida



Department of State

I certify from the records of this office that THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION, INC., is a corporation organized under the laws of the State of Florida, filed on January 23, 1985.

The charter number of this corporation is N07278.

I further certify that said corporation has paid all fees due this office through December 31, 1985, and its status is active.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 25th day of January, 1985.

George Firestone  
Secretary of State



CER-101

B4571 P1979

ARTICLES OF INCORPORATION

OF

THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION, INC.  
(A Corporation Not For Profit)

FILED  
1985 JAN 23 PM 4:13  
TALLAHASSEE STATE  
SECRETARY

In compliance with the requirements of the Laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

ARTICLE I

The name of the corporation is THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The street address of the Registered Office of the Association is 6801 Lake Worth Road, Lake Worth, Florida 33467, and the name of the Registered Agent is Frank J. Steinitz

ARTICLE III

All definitions in the Declaration of Restrictions ("Declaration"), recorded in the Public Records of Palm Beach County, Florida, are incorporated herein by reference and made a part hereof.

ARTICLE IV

PURPOSE OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for operation, maintenance, preservation and architectural control of the Units and Common Area, and improvements thereon, within that certain real property (and any additions thereto) described on SCHEDULE "1" attached hereto and to promote the health, safety and welfare of the members of the Association.

ARTICLE V

POWERS OF THE ASSOCIATION

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration or By-Laws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

B4571 P1980

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of two-thirds (2/3rds) of each class of members, at a duly called meeting of the Association, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective without obtaining consent of two-thirds (2/3rds) of the members of each class to such dedication, sale or transfer in writing or by vote at a duly called meeting of the Association, and unless prior written consent of Declarant is obtained for so long as Declarant owns a Unit;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3rds) of each class of members at a duly called meeting of the Association, except as otherwise provided in the Declaration;

(g) To promulgate or enforce rules, regulations, by-laws, covenants, restrictions or agreements to effectuate all of the purposes for which the Association is organized;

(h) To have and to exercise any and all powers, rights and privileges which a non-profit corporation organized under the Laws of the State of Florida may now, or hereafter have or exercise;

(i) To contract for management of the Association and to delegate in such contract all or any part of the powers and duties of the Association, and to contract for services to be provided the Owners such as, but not limited to, garbage pick-up and other utilities and master antenna or cable television and/or radio system.

#### ARTICLE VI

#### MEMBERSHIP

Every Owner of a Unit shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit.

#### ARTICLE VII

#### VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Owners, and shall be entitled to one (1) vote for each Unit owned. When more than one (1) person holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Unit.

Class B. The Class B member shall be the Declarant, and shall be entitled to one hundred sixty-two (162) votes. The

B4571 P1981

Class B membership shall cease on the happening of one of the following events, whichever occurs earlier:

(a) Four (4) months after 75% of the Units that will be ultimately operated by the Association have been conveyed by Unit purchasers; or,

(b) Three years following conveyance of the first Unit in the Properties to a Unit purchaser; or,

(c) Such earlier date as Declarant may determine.

#### ARTICLE VIII

#### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons who need not be members of the Association. The first Board shall consist of three (3) members. Thereafter the number of Directors may be increased up to the maximum by a majority vote of the members.

The first election of Directors, after the initial board named herein, shall be held at the annual meeting or when Class B membership ceases as provided in ARTICLE VII hereof, whichever is earlier, at a meeting of the members called for that purpose. Directors shall be elected for a term of one (1) year.

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Frank J. Steinitz	666 Anchorage Drive North Palm Beach, Florida 33408
Mal Nice	540-A Shady Pine Way West Palm Beach, Florida
John Glick	4816 Palm Way Lake Worth, Florida 33463

#### ARTICLE IX

#### DISSOLUTION

In the event of the dissolution of the Association, other than incident to a merger or consolidation, any Member may petition the Circuit Court of the Fifteenth Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Properties, in the place and instead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and the Properties.

#### ARTICLE X

#### DURATION

The corporation shall exist perpetually.

B4571 P1982

ARTICLE XI

AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

1. Proposal. Amendments to these Articles may be proposed upon a vote of the majority of the entire Board adopting a resolution setting forth the proposed amendment to these Articles, directing that it be submitted to a vote at a special or annual meeting of members; or amendments may be proposed by the members of the Association upon a vote of the majority of the membership entitled to vote at a meeting for which notice of the proposed amendment has been given.

2. Call for Meeting. Upon the adoption of a resolution proposing any amendment or amendments to these Articles by said Board or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in absence of the President, who shall thereupon call a special meeting of the membership, unless it is to be considered at an annual meeting. It shall be the duty of the Secretary to give each member written notice stating the purpose of the meeting, place, day and hour of the meeting, and setting forth the proposed amendment or a summary of the changes to be effected thereby. Notice shall be delivered not less than ten (10) or more than sixty (60) days before the date of the meeting, either personally or by first class mail. If the notice is mailed with postage thereon prepaid, at least thirty (30) days before the date of meeting, it may be done by a class of United States mail addressed to the member at his address as it appears on the membership books.

3. Vote Necessary. In order for such amendment or amendments to become effective, the same must be approved at a duly called meeting, by an affirmative vote of a majority of the votes of the entire membership entitled to vote thereon.

4. By Written Statement. If all the directors and all the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though subsections 1., 2., and 3. above have been satisfied.

5. Filing. The Articles of Amendment containing said approved amendment or amendments shall be executed by the corporation by its President or Vice President and by its Secretary or Assistant Secretary and acknowledged by one of the officers signing such Articles. The Articles of Amendment shall set forth:

- (a) The name of the corporation.
- (b) The amendments so adopted.
- (c) The date of the adoption of the amendment by the members.

Such Articles of Amendment shall be filed, along with the appropriate filing fees, within ten (10) days from said approval with the office of the Secretary of the State of Florida for approval.

ARTICLE XII

INCORPORATOR

The name and address of the Incorporator of these Articles of Incorporation is: K. Hovnanian of Palm Beach XII, Inc., a Florida corporation, Post Office Box 6559, Lake Worth, Florida 33463.

B4571 P1983

ARTICLE XIII

OFFICERS'

The Board of Directors shall elect the President, Secretary, Treasurer, and as many Vice-Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President: Frank J. Steinitz 666 Anchorage Drive  
North Palm Beach, Florida 33408

Vice-President: John Glick 4816 Palm Way  
Lake Worth, Florida 33463

Secretary-Treasurer: Mal Rice 540-A Shady Pine Way  
West Palm Beach, Florida

ARTICLE XIV

The original By-Laws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the By-Laws of the Association may be amended, altered or rescinded at a regular or special meeting of the members by a vote of a majority of all of the members of the Association.

ARTICLE XV

INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE XVI

TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or Committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

B4571 P1984

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 the contract or transaction.

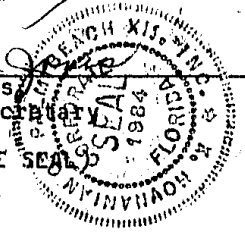
IN WITNESS WHEREOF, for the purpose of forming this corporation under the Laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 14 day of January, 1985

K. HOVNANIAN OF PALM BEACH XII, INC.,  
a Florida corporation

By [Signature]  
Frank J. Steinitz,  
Sr. Vice President,

ATTEST: [Signature]  
Carolyn Jones,  
Assistant Secretary

(CORPORATE SEAL)

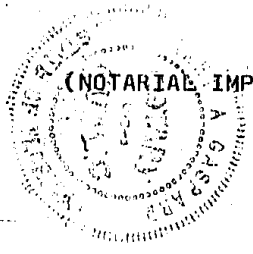


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STATE OF FLORIDA  
COUNTY OF PALM BEACH SS.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared FRANK J. STEINITZ and CAROLYN JONES, well known to me to be the persons described in and who executed the foregoing instrument as Senior Vice President and Assistant Secretary, respectively, of K. HOVNANIAN OF PALM BEACH XII, INC., a Florida corporation, and they acknowledged before me that they executed the same 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.

1985 WITNESS my hand and official seal, this 14 day of January



[Signature]  
NOTARY PUBLIC

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES 03/31/1988  
TALLAHASSEE, FLORIDA

I HEREBY ACCEPT MY DESIGNATION AS REGISTERED AGENT.

[Signature]  
Frank J. Steinitz

FILED  
1985 JAN 23 PM 4:16  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

B4571 P1985

"SCHEDULE 1"

LEGAL DESCRIPTION OF THE "PROPERTIES"

SEARCHED  
INDEXED  
SERIALIZED  
FILED  
JUN 23 1985

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNIANIAN OF PALM BEACH, FLA. INC., A FLORIDA CORPORATION, AND CENTER PROPERTIES, L.T.D., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS THE PALM CLUB WEST, SITUATE IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S88°23'48"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 316.64 FEET; THENCE S01°38'43"W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND THE INTERSECTION WITH A LINE PARALLEL TO AND 40.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID PARALLEL LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF ROEBUCK ROAD; THENCE S88°23'48"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 2153.66 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S01°58'43"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 938.02 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF THAT 10.00 FOOT WIDE ROAD DEDICATION FOR MILITARY TRAIL AS SHOWN ON FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D. RECORDED IN PLAT BOOK 40 ON PAGES 124 AND 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°01'17"W, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST LINE OF SAID ROAD DEDICATION; THENCE S01°58'43"W, ALONG SAID WEST LINE, A DISTANCE OF 235.85 FEET TO THE NORTHEAST CORNER OF TRACT "B", OF SAID FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D.; THENCE N88°01'17"W, ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 10.00 FEET; THENCE S46°51'15"W, ALONG THE NORTHWESTERLY LINE OF SAID TRACT "B", A DISTANCE OF 27.05 FEET; THENCE S01°43'47"W, ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D. (SAID NORTHERLY LINE, ALSO, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF LAKESIDE GREEN BOULEVARD); THENCE N68°16'13"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 245.08 FEET (245.18 FEET CALCULATED); THENCE S88°52'03"W (S88°52'02"W CALCULATED), CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.25 FEET; THENCE N88°16'13"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 135.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°12'10"; A DISTANCE OF 306.00 FEET; THENCE S54°25'37"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS

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N88°16'13"W. ALONG SAID NORTHERLY LINE. A DISTANCE OF 245.08 FEET (245.18 FEET CALCULATED). THENCE S88°52'03"W (S88°52'02"W, CALCULATED). CONTINUING ALONG SAID NORTHERLY LINE. A DISTANCE OF 200.25 FEET. THENCE N88°16'13"W CONTINUING ALONG SAID NORTHERLY LINE. A DISTANCE OF 135.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°12'10". A DISTANCE OF 306.00 FEET; THENCE S54°25'37"W. CONTINUING ALONG SAID NORTHERLY LINE. A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°13'06". A DISTANCE OF 253.34 FEET; THENCE N88°21'17"W. CONTINUING ALONG SAID NORTHERLY LINE. A DISTANCE OF 175.00 FEET; THENCE N43°21'17"W. CONTINUING ALONG SAID NORTHERLY LINE. A DISTANCE OF 35.36 FEET TO THE NORTHWEST CORNER OF SAID FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D. AND THE INTERSECTION WITH THE EAST LINE OF FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D. AS RECORDED IN PLAT BOOK 36 ON PAGES 32 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°38'43"E. ALONG SAID EAST LINE. A DISTANCE OF 230.29 FEET; THENCE N88°21'17"W. RADIAL TO THE NEXT DESCRIBED CURVE AND CONTINUING ALONG SAID EAST LINE. A DISTANCE OF 5.00 FEET TO A POINT ON THE AFOREMENTIONED CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING OF N28°21'17"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE. A DISTANCE OF 103.56 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE; THENCE N01°38'43"E. ALONG SAID NON-TANGENT LINE AND SAID EAST LINE OF FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D.. A DISTANCE OF 141.08 FEET; THENCE N26°19'00"E. CONTINUING ALONG SAID EAST LINE. A DISTANCE OF 24.89 FEET; THENCE N01°38'43"E. CONTINUING ALONG SAID EAST LINE. A DISTANCE OF 77.84 FEET TO THE NORTHEAST CORNER OF SAID FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D.; THENCE N63°41'00"W. ALONG THE NORTHEASTERLY LINE OF SAID FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D.. A DISTANCE 729.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°20'00". A DISTANCE OF 68.36 FEET; THENCE N01°38'43"E ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER. A DISTANCE OF 515.07 FEET; THENCE N43°22'33"W. A DISTANCE OF 35.37 FEET TO THE POINT OF BEGINNING

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BY-LAWS

OF

THE PALM CLUB WEST VILLAGE II  
HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 6801 Lake Worth Road, Suite 201, Lake Worth, Florida 33467, but meetings of members and Directors may be held at such places within the State of Florida, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

The definitions of words as defined in the Declaration of Restrictions for The Palm Club West Village II, recorded in the Public Records of The Palm Beach County, Florida, are incorporated herein by reference and made a part hereof.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the members shall be held at least once each calendar year on a date and at a time to be determined by the Board of Directors.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) or all of the votes of the Association.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary, or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting (provided, however, in the case of an emergency, two (2) days' notice will be deemed sufficient) to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-half (1/2) of the votes of the Association shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting, from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Unit.

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ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors consisting of not less than three (3), nor more than seven (7), persons who need not be members of the Association. The first Board shall consist of three (3) members. Thereafter the number of Directors may be increased up to a maximum of seven (7) by a majority vote of the members.

Section 2. Term of Office. The first election of Directors shall be held at the annual meeting or when Class B membership ceases, whichever is earlier, as provided in ARTICLE VII of the Articles of Incorporation, at a meeting of the members called for that purpose. Directors shall be elected for a term of one (1) year (except that the first term may be for one (1) year plus the number of months until the next annual meeting [if less than one (1) year]).

Section 3. Removal. At such time as the members of the Association are permitted to elect Directors, any Director may be removed from the Board with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as through taken at a meeting of the Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

The nomination and election of Directors shall be conducted as follows:

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors at least sixty (60) days prior to each annual meeting of the members to serve until the close of that annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot, unless unanimously waived by all members present. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

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ARTICLE VI,  
MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held not less than every three (3) months without notice, at such place and hour as may be fixed, from time to time, by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) Directors after not less than three (3) days' notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the powers reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

(a) Adopt and publish rules and regulations governing the use of the Common Areas and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties and/or fines for the infraction thereof;

(b) Suspend the voting rights and right of use of the Common Area of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation or the Declaration;

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors.

(e) Employ, on behalf of the Association, a manager, an independent contractor, or such other employees as they deem necessary, prescribe their duties and delegate any or all of the duties and functions of the Association and/or its officers; and

(f) To acquire, operate, lease, manage and otherwise trade and deal with property, real and personal, including Units and Common Area, on behalf of the Association, as may be necessary or convenient in the operation and management of the Association and in accomplishing the purposes set forth in the Declaration.

(g) The Association shall have the right, when determined by the Board of Directors to be in the best interests of the Association, to grant exclusive licenses, easements, permits, leases, or privileges to any individual or entity, including Non-Unit Owners, which affect Common Areas and to alter, add to, relocate or improve Common Areas.

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Section 2. Duties. It shall be the duty of the Board of Directors to cause the Association to perform the purposes for which it was formed, including, but not limited to, the following:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members;

(b) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to fix the amount of the annual assessment against each Unit and send notice thereof to every Owner at least thirty (30) days in advance of each annual assessment period;

(d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not an assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain adequate liability, hazard, property and/or casualty insurance as required by the Declaration.

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as required by the Declaration.

(g) As provided in the Declaration, to administer the reconstruction of improvements after casualty and the further improvement of the property, real and personal.

(h) To approve or disapprove on behalf of the Association proposed purchasers or lessees of Units and to exercise or waive the Association's right to disapprove of the ownership, sales or leasing of any Unit in the manner specified in the Declaration.

(i) To cause the Association to carry insurance for the protection of the members and the Association against casualty and liability as required by the Declaration.

#### ARTICLE VIII

#### OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

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Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

PRESIDENT

The President shall preside at all meetings of the members and Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

VICE-PRESIDENT

The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

SECRETARY

The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

TREASURER

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks, and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Board of Directors shall fill any vacancies on the Architectural Committee for a term as the Board determines, as provided in the Declaration, and appoint a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

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ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to reasonable inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association where copies may be purchased, by such member, at a reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, a late fee of \$25.00, beginning from the due date, may be levied by the Board of Directors for each month the assessment is late, and the Association may bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees incurred by the Association in connection with collection and/or appeal shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Unit.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: THE PALM CLUB WEST VILLAGE II HOMEOWNER'S ASSOCIATION, INC., a Corporation Not For Profit, 1985.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, altered or rescinded at a regular or special meeting of the members, by a vote of a majority of all of members of the Association.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, the foregoing were adopted as the By-Laws of THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION, INC.

  
FRANK J. STEINITZ, President

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RECORD VERIFIED  
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JOHN B. DUNKLE  
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