

This instrument was Prepared by:

Daniel Lobeck

NAME

Box 9057

ADDRESS

Ft. Lauderdale, Fla.

CITY AND STATE

33310

CERTIFICATE OF AMENDMENT

BY-LAWS OF LAKESIDE VILLAGE, INC.

DECLARATION OF LAKESIDE VILLAGE CONDOMINIUMS

WE HEREBY CERTIFY THAT the attached amendments to the By-Laws of Lakeside Village, Inc. were duly adopted in the manner provided in Article X(2) of those By-Laws, that is by unanimous approval of the full Board of Directors on January 23, 1978, and by the approval of the affirmative vote of the voting members casting a majority of the total votes of the unit owners, on February 20, 1978; and that the attached amendments to the Declaration of each of the Lakeside Village Condominiums, as listed below, and recorded in the public records of Broward County, Florida, were duly adopted in the manner provided in Article VII of those Declarations, that is by the affirmative vote of voting members casting not less than three-fourths of the total vote of members of the Association, on December 17, 1979.

LAKESIDE VILLAGE CONDOMINIUM NO. 1	LAKE PLACID	OR 1828 PG 854
LAKESIDE VILLAGE CONDOMINIUM NO. 2	LAKE PLACID	OR 1844 PG 1019
LAKESIDE VILLAGE CONDOMINIUM NO. 3		OR 1888 PG 1760
LAKESIDE VILLAGE CONDOMINIUM NO. 4		OR 1947 PG 250
LAKESIDE VILLAGE CONDOMINIUM NO. 5		OR 2018 PG 644
LAKESIDE VILLAGE CONDOMINIUM NO. 6		OR 2048 PG 790
LAKESIDE VILLAGE CONDOMINIUM NO. 7		OR 2176 PG 472
LAKESIDE VILLAGE CONDOMINIUM NO. 8		OR 2235 PG 56
LAKESIDE VILLAGE CONDOMINIUM NO. 9		OR 2246 PG 1849
LAKESIDE VILLAGE CONDOMINIUM NO. 10		OR 2272 PG 639
LAKESIDE VILLAGE CONDOMINIUM NO. 11		OR 2355 PG 286

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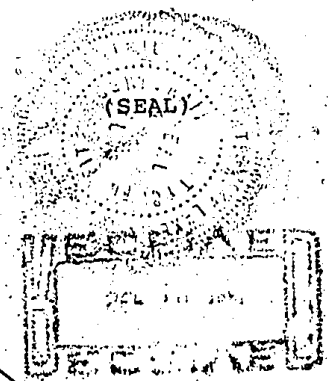
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IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of the corporation, this 19th day of August, 1981, at Lakeside Village Palm Springs, Florida, Palm Beach County, Florida.

LAKESIDE VILLAGE, INC.

By: Harry Gay
Harry Gay, President

Attest Monique Parent
Secretary



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AMENDMENTS TO DECLARATIONS
LAKESIDE VILLAGE CONDOMINIUMS

XI.

PROVISIONS RELATING TO SALE OR RENTAL OR OTHER
ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS

A. SALE OR RENTAL OF UNITS - Association and Management
Firm to Have First Right of Refusal.

In the event any unit owner wishes to sell, rent or lease his unit, the Association and Management Firm, as long as the Management Agreement remains in effect, shall have the option to purchase, rent or lease said unit, upon the same conditions as are offered by the unit owner to a third person. Any attempt to sell, rent or lease said unit without prior offer to the Association and Management Firm shall be deemed a breach of this Declaration and shall be wholly null and void, and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee. The approval of the Management Firm is required, pursuant to Article XIX, -A., of this Declaration.

Should a unit owner wish to sell, lease or rent his Condominium parcel (which means the unit, together with the undivided share of the common elements appurtenant thereto), he shall, before accepting any offer to purchase, sell or lease, or rent, his Condominium parcel, deliver to the Management Firm and Board of Directors of the Association, a written notice containing the terms of the offer he has received or which he wishes to accept, the name and address of the person(s) to whom the proposed sale, lease or transfer is to be made, two Bank references and three individual references - local, if possible, and such other information (to be requested within five (5) days from receipt of such notice) as may be required by the Board of Directors of the Association or the Management Firm. The Board of Directors of the Association, or the Management Firm, is authorized to waive any or all of the references aforementioned.

The Board of Directors of the Association and the Management Firm, within ten (10) days after receiving such notice and such supplemental information as is required by the Board of Directors or Management Firm, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice), designate the Association, or the Management Firm may designate itself, or the Association or the Management Firm may designate one or more persons then unit owners, or any other person(s) satisfactory to the Board of Directors of the Association and the Management Firm, who are willing to purchase, lease or rent, upon the same terms as those specified in the unit owner's notice, or object to the sale, leasing or renting to the prospective purchaser, tenant or lessee, for good cause, which cause need not be set forth in the notice from the Board of Directors and Management Firm to the unit owner. However, the Association and the Management Firm shall not unreasonably withhold its consent to the prospective sale, rental or lease.

The stated designee of the Board of Directors or Management Firm shall have fourteen (14) days from the date of the notice sent by the Board of Directors or Management Firm, within which to make a binding offer to buy, lease or rent, upon the same terms and conditions specified in the unit owner's notice. Thereupon, the unit owner shall either accept such offer or withdraw and/or reject the offer specified in his notice to the Board of Directors and Management Firm. Failure of the Board of Directors and Management Firm to designate such persons(s), or failure of such person(s) to make such offer within the said fourteen (14) day period, or failure of the Board of Directors and Management Firm to object for good cause,

B3614 P0342

shall be deemed consent by the Board of Directors and Management Firm to the transaction specified in the unit owner's notice, and the unit owner shall be free to make or accept the offer specified in his notice, and sell, lease or rent said interest pursuant thereto, to the prospective purchaser or tenant named therein, within ninety (90) days after his notice was given.

The consent of the Board of Directors of the Association and of the Management Firm, shall be in recordable form, signed by two Officers of the Association and an executive Officer of the Management Firm, and shall be delivered to the purchaser or lessee. Should the Board of Directors and Management Firm fail to act, as herein set forth, and within the time provided herein, the Board of Directors of the Association and Management Firm, shall, nevertheless, thereafter prepare and deliver its written approval, in recordable form, as aforesaid, and no conveyance of title or interest whatsoever shall be deemed valid without the consent of the Board of Directors and the Management Firm, as herein set forth.

The sub-leasing or sub-renting of a unit owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof. The Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Association, shall have the right to require that a substantially uniform form of lease or sub-lease be used, or in the alternative, the Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Board of Directors' approval of the lease or sub-lease form to be used shall be required. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated.

Where a Corporate entity is the owner of a unit, it may designate the occupants of the units as it desires, and for such period of time as it desires, without compliance with the provisions of Section A. of this Article XI. The foregoing shall be deemed to be in compliance with the provisions of the first paragraph of Article XIII. of this Declaration.

The Management Firm is not authorized to designate the Association as the purchaser or lessee of a unit, and the Association's right to designate itself as the purchaser or lessee of the unit, or designate a third person to purchase or lease a unit, shall be prior to the right of the Management Firm.

Notwithstanding the above, entire units may be rented provided that the occupancy is only by the lessee and his or her family and is for a term of not less than three (3) months, and that no unit is leased or rented more than once during any calendar year. In no event shall any part of a unit be rented. Any possessory arrangement by a unit owner in contradiction to the letter and spirit of this provision shall render the same invalid and of no effect whatsoever.

B. MORTGAGE AND OTHER ALIENATION OF UNITS

3. Any sale, mortgage or lease, which is not authorized pursuant to the terms of the Declaration, shall be void, unless subsequently approved by the Board of Directors of the Association and the Management Firm, as long as the Management Agreement remains in effect, and said approval shall have the same effect as though it had been given and filed of record simultaneously with the instrument it approved.

In addition to the above paragraph, and any other sanctions imposed in this Declaration of Condominium, the Articles of Incorporation and By-Laws of Condominium of Lakeside Village, Inc., and Florida Statutes, Chapter 718, all other Florida Statutes and law, as may

B3614 P0343

be amended from time to time, if any tenant, lessee, renter, guest, visitor, proposed buyer of a condominium unit or any other person who is occupying a unit in violation of this Declaration of Condominium, the Articles and By-Laws and Rules and Regulations that may be passed by the Board of Directors from time to time, the Association shall have the right to take any and all legal action, including but not limited to the eviction of the occupant(s) from the unit. The violating unit owner and occupant(s) of the unit shall be jointly and severally liable for all attorney fees and court costs incurred pursuant to the eviction and/or other action.

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AMENDMENTS TO BY-LAWS

LAKESIDE VILLAGE, INC.

ARTICLE III. MEETING OF THE MEMBERSHIP.

Section 3. Annual Meeting. The Annual Meeting shall be held at 4:00 P.M. Eastern Standard Time, on the second Thursday in April of each year, for the purpose of electing directors as hereinafter described and transacting any other business authorized to be transacted by the members, provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next secular day following. At the annual meeting, the members shall elect by plurality vote (cumulative voting prohibited), a Board of Directors as hereinafter described, and shall transact such other business as may properly be brought before the meeting.

Commencing at the annual meeting to be held at 4:00 P.M. Eastern Standard Time, on the second Thursday in April, 1978, the Board of Directors shall be elected in the following manner:

- (a) A majority of the directors elected receiving the highest plurality vote shall be elected for a term of two (2) years or until their successors are duly elected and qualified;
- (b) The remaining directors elected shall be elected for a term of one (1) year or until their successors have been duly elected and qualified;
- (c) Thereafter, in successive years, all directors elected shall serve for a term of two years or until their successors are duly elected and qualified.

ARTICLE IV. DIRECTORS.

Section 1. Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of not less than three (3), no more than fifteen (15) persons, as is determined from time to time by the members. All directors shall be members of the Association, ~~provided, however, that until one of the events in Article III, Section 7 of these By-Laws first occurs, all Directors shall be designated by the Developer and need not be members.~~ All officers of a corporate unit owner shall be deemed to be members of the Association so as to qualify as a Director herein. The terms of each Director's service shall be in accordance with Article III, Section 3, of these By-Laws ~~extend until the next annual meeting of the members, and thereafter or until a Director he is removed in the manner provided in Section 3, below.~~

Article XVIII. All previous references in these By-Laws to Developer or Management Firm are hereby declared null and void, inoperative, and of no further force and effect as of the date hereof. This provision shall not be so construed as to abrogate or eliminate the rights of the parties specified in Article VIII of the Declaration of Condominiums to which these By-Laws are attached.

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

LAW OFFICES