

This instrument prepared by:  
Scott A. Stoloff, Esquire  
ST. JOHN, DICKER, CAPLAN, KRIVOK & CORE, P.A.  
Will Call Box 110  
400 Australian Avenue So., Suite 600  
West Palm Beach, Florida 33401  
(561) 655-8994

**CERTIFICATE OF AMENDMENT TO THE BY-LAWS  
OF THE LAKES OF WESTCHESTER COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the By-Laws for the Lakes of Westchester Country Club Homeowners Association, Inc. The original By-Laws for the Lakes of Westchester Country Club Homeowners Association is recorded in Official Records Book 9104, Page 809 of the Public Records of Palm Beach County, Florida. Written consent to the Amendment was given in accordance with Section 617.0701(4) of the Florida Statutes. The Declaration affects real property located in Palm Beach County, Florida and is described as follows:

All the lands within the Plat of Piper's Glen - Parcel "E" as recorded in Plat Book 75, Pages 55 through 58, inclusive, of the Public Records of Palm Beach County, Florida and all the lands within the Plat of Piper's Glen - Parcel "E" Replat as recorded in Plat Book 76, Pages 134 through 137 inclusive, of the Public Records of Palm Beach County, Florida.

DATED this 8th day of AUGUST, 1999.

As to witnesses:

LAKES OF WESTCHESTER COUNTRY  
CLUB HOMEOWNERS ASSOCIATION, INC.

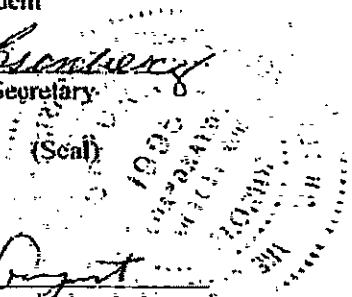
[Signature]  
Print Name: [Name]

By: Bob A. Newmark  
Bob A. Newmark, President

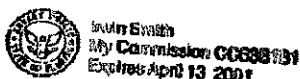
[Signature]  
Print Name: JANE NEWMARK

Attest: [Signature]  
Beverly Rosenberg, Secretary

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )



The foregoing instrument was acknowledged before me this 8 day of August, 1999, by Bob A. Newmark and Beverly Rosenberg, as President and Secretary of the Lakes of Westchester Country Club Homeowners Association, Inc. respectively, 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. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification and who did take an oath.



(SEAL)  
FMSERSSC01T1463BLC WPD

[Signature]  
NOTARY PUBLIC  
State of Florida at Large.  
My Commission Expires:

AMENDMENT TO  
THE BY-LAWS  
OF  
THE LAKES OF WESTCHESTER COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, INC.

Article IV (page 2) of the By-Laws of The Lakes of Westchester Country Club Homeowners Association, Inc. shall be amended as follows (words underlined are added and words struck-through are deleted):

\* \* \*

~~Section 3. Election by Members other than Developer. Members other than Developer are entitled to elect a majority of the members of the Board of Directors of the Association when the earlier of one of the following events occurs (for the purposes of this Section, the term "Members other than Developer" shall not include builders, Contractors or others who purchase a Parcel for the purpose of constructing improvements thereon for resale):~~

- ~~a. three (3) months after 75% of the Parcels in Cypress Lake Estates that will ultimately be operated by the Association have been conveyed to Parcel Owners;~~
- ~~b. five (5) years following the conveyance of the first Parcel in Cypress Lake Estates to a Parcel Owner; or~~
- ~~c. such earlier date as Developer may determine.~~

~~Section 4. Developer's Right to Elect. The Developer is entitled to elect at least one (1) member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Parcels of Cypress Lake Estates. After the Developer relinquishes control of the Association, the Developer may exercise the voting interests attributable to Parcels owned by Developer in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting a majority of the members of the Board of Directors.~~

EXHIBIT "1"



This instrument prepared by:  
Scott A. Stoloff, Esquire  
ST. JOHN, DICKER, CAPLAN, KRIVOK & CORE, P.A.  
Will Call Box 110  
500 Australian Avenue So., Suite 600  
West Palm Beach, Florida 33401  
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**CERTIFICATE OF AMENDMENT TO THE BY-LAWS  
OF THE LAKES OF WESTCHESTER COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, INC.**

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All the lands within the Plat of Piper's Glen - Parcel "E" as recorded in Plat Book 75, Pages 55 through 58, inclusive, of the Public Records of Palm Beach County, Florida and all the lands within the Plat of Piper's Glen - Parcel "E" Replat as recorded in Plat Book 76, Pages 134 through 137 inclusive, of the Public Records of Palm Beach County, Florida.

DATED this 25<sup>th</sup> day of JUNE, 1999.

As to witnesses:

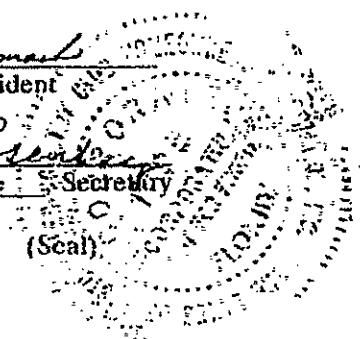
LAKES OF WESTCHESTER COUNTRY  
CLUB HOMEOWNERS ASSOCIATION, INC.

Carole Neckrich  
Print Name: CAROLE NECKRICH

By: Bob A. Newmark  
Bob A. Newmark, President

Florence Adular  
Print Name: FLORENCE ADULAR

Attest: Beverly Rosenberg  
BEVERLY ROSENBERG Secretary




STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of JUNE, 1999, by Bob A. Newmark and BEVERLY ROSENBERG as President and Secretary of the Lakes of Westchester Country Club Homeowners Association, Inc. respectively, 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. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ identification and who did take an oath.

[Signature]  
NOTARY PUBLIC  
State of Florida at Large.  
My Commission Expires:

(SEAL)  
14631016.21B

 Vern Smith  
My Commission CC58181  
Expires April 13 2001

THE LAKES OF WESTCHESTER COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, INC.

EXHIBIT "I"

Article XVI, Section 2 of the By-Laws of The Lakes of Westchester Country Club Homeowners Association, Inc. is amended as follows (deletions in text are indicated by strikeouts):

~~Section 2. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by eighty percent (80%) of all the votes entitled to be cast by all the Voting Members. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessments as provided in Article V hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Developer or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.~~



BY-LAWS

OF

THE LAKES OF WESTCHESTER COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is THE LAKES OF WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 123 N.W. 13th Street, Suite 300, Boca Raton, Florida 33432 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 Covenants for The Lakes of Westchester ("Declaration") to which these By-Laws are attached as Exhibit C and recorded in the Public Records of 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 for the purpose of electing directors and transacting any other business as may be determined by the directors.

Section 2. Meetings Prior to First Election. Prior to the first election of Directors by Members as set forth in the Articles of Incorporation, no meetings of Members shall take place unless the Board of Directors, in its sole discretion, determines to call a meeting of Members by providing written notice thereof in accordance with the provisions of Section 4 below, for the purpose as set forth in such notice; and should a meeting be called, which is not in accordance with the foregoing, the proceedings of such unauthorized meeting shall have no effect, unless subsequently approved in writing by the Board of Directors.

Section 3. 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-tenth (1/10) of all of the voting interests of the Association.

Section 4. 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, four (4) 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 5. Quorum.** The presence at the meeting of members entitled to cast, or proxies entitled to cast, at least thirty percent (30%) of the total voting interests 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 a quorum has been attained, the Vote of Members, present in person or by proxy, entitled to vote at least a majority of the voting interests of the Association shall be binding upon all members for all purposes, except as otherwise provided by law, the Declaration, the Articles of Incorporation of these By-Laws. If, however, such quorum shall not be present or represented at any meeting, said meeting may be adjourned to a different date, time or place if the same is announced at that meeting before an adjournment is taken, or notice must be given of the new date, time or place pursuant to F.S. 617.303(2). Any business that might have been transacted on the original date of the meeting may be transacted at the adjourned meeting. If a new record date for the adjourned meeting is or must be fixed under F.S. 617.0707, notice of the adjourned meeting must be given to persons who are entitled to vote and are Members as of the new record date but were not Members as of the previous record date.

**Section 6. Proxies.** The Members have the right to vote in person or by proxy. To be valid, a proxy must be dated, must state the date, time and place of the meeting for which it was given, and must be signed by the authorized person who executed the proxy. A proxy is effective only for the specific meeting for which it was originally given, as the meeting may lawfully be adjourned and reconvened from time to time, and automatically expire 90 days after the date of the meeting for which it was originally given. A proxy is revocable at any time at the pleasure of the person who executes it. If the proxy form expressly so provides, any proxy holder may appoint, in writing, a substitute to act in his place.

**Section 7. Recording.** Any Parcel Owner may tape record or videotape meetings of the Members. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the membership.

**Section 8. Minutes of Meetings.** Minutes of meetings of the Members of the Association must be maintained in written form or in another form that can be converted into written form within a reasonable time.

#### ARTICLE IV

##### BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

**Section 1. Management of Association.** The affairs of the 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 the Directors may be increased to a maximum of seven (7), by a majority vote of the Board of Directors.

**Section 2. First Board.** The First Board shall consist of three (3) persons as designated by Developer, and they shall serve until their successors are appointed or elected as hereinafter set forth. Developer-designated members to the Board may, in the absolute discretion of Developer, be removed and replaced with any such person or persons as determined by Developer. Such removal and replacement shall be accomplished by written notice from Developer to the Board of Directors.

~~Section 3. Election by Members other than Developer. Members other than Developer are entitled to elect a majority of the members of the Board of Directors of the Association when the earlier of one of the following events occurs (for the purposes of this~~



~~Section, the term "Members other than Developer" shall not include builders, Contractors or others who purchase a Parcel for the purpose of constructing improvements thereon for resale);~~

~~a. three (3) months after 75% of the Parcels in Cypress Lake Estates that will ultimately be operated by the Association have been conveyed to Parcel Owners;~~

~~b. five (5) years following the conveyance of the first Parcel in Cypress Lake Estates to a Parcel Owner; or~~

~~c. such earlier date as Developer may determine.~~

8/1999  
AMO

~~Section 4. Developer's Right to Elect. The Developer is entitled to elect at least one (1) member of the Board of Directors of the Association as long as Developer holds for sale in the ordinary course of business at least five percent (5%) of the Parcels of Cypress Lake Estates. After the Developer relinquishes control of the Association, the Developer may exercise the voting interests attributable to Parcels owned by Developer in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the members of the Board of Directors.~~

Section 5. Term of Office. Directors shall be elected for one (1) year terms, and shall serve until their successors are duly elected or appointed. Election of Directors shall be held at or in conjunction with the annual meeting.

Section 6. 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 7. Compensation. No Director shall receive compensation for any service such Director may render to the Association. However, any Director may be reimbursed for such Director's actual expenses incurred in the performance of such Director's duties.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

The nomination and election of Directors by Members, other than Developer, 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 election 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 each 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.

## ARTICLE VI

## MEETING OF DIRECTORS

**Section 1. Regular Meetings.** Regular meetings of the Board of Directors shall be held on such dates and 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.

**Section 4. Open Meetings.** Pursuant to F.S. 617.303, a meeting of the Board of Directors of the Association occurs whenever a quorum of the Board gathers to conduct Association business. All meetings of the Board must be open to all Members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege. Any Parcel Owner may tape record or videotape meetings of the Board of Directors. The Board of Directors may adopt reasonable rules governing the taping of meetings of the Board.

**Section 5. Notice.** Pursuant to F.S. 617.303, notices of all Board meetings must be posted in a conspicuous place in Cypress Lake Estates at least 48 hours in advance of a meeting, except in an emergency; in the alternative, as so determined by the Board, notice of each Board meeting may be mailed or delivered to each Member at least seven (7) days before the meeting, except in an emergency. Assessments may not be levied at a Board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments.

**Section 6. Voting.** Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of officers.

**Section 7. Minutes.** Minutes of all meetings of the Board of Directors must be maintained in written form or in another form that can be converted into written form within a reasonable time. A vote or abstention from voting on each matter voted upon by each Director present at a Board meeting must be recorded in the minutes.

## 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 and suspensions for the infraction thereof;

(b) Suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this 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 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

**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 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 Parcel and send notice thereof to every Parcel 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 such insurance as deemed necessary by the Board of Directors;

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

(g) Perform all other duties and responsibilities as provided in the Declaration;

(h) Perform all duties and responsibilities as provided in the Master Declaration, as described in Article XVIII of 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.

**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.

**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 any 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 officers are as follows:

#### **PRESIDENT**

(a) 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 or written instruments and shall co-sign all checks and promissory notes.

#### **VICE PRESIDENT**

(b) 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**

(c) 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. The Secretary of the Association shall maintain a register showing the names and addresses of members. It shall be the obligation of the individual members to advise the Secretary of the Association of any change of address and ownership as otherwise provided. The Association, for purposes of notification, shall have the right to rely on the last given address of each of the members. A copy of such register shall be furnished to the Community Association within fifteen (15) days of request therefor by the Community Association.

#### **TREASURER**

(d) 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, 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.

Section 9. Compensation. No Officer shall receive compensation for any service such Officer may render to the Association. However, any Officer may be reimbursed for such Officer's actual expenses incurred in the performance of such Officer's duties.

#### 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.

Pursuant to the provisions of F.S. 617.303(2), the meetings of any Committee shall comply with the provisions of 617.303(2) including, but not limited to, the following: A meeting occurs whenever a quorum of the Committee gathers to conduct Association business. All meetings must be opened to all Members of the Association except for meetings between the Committee and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be covered by the attorney-client privilege. Notice of all Committee meetings must be posted in a conspicuous place in the Community at least 48 hours in advance of a meeting, except in an emergency; in the alternative, if notice is not posted in a conspicuous place, notice of each meeting must be mailed or delivered to each Member of the Association at least seven days before the meeting, except in an emergency.

#### ARTICLE X

##### BOOKS AND RECORDS

The Association shall maintain the specific items set forth in Florida Statute 617.303(4), constituting the "Official Records" of the Association for such periods of time as therein set forth. Inspection and copying of the Official Records of the Association shall be permitted pursuant to the provisions of 617.303(5). 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

##### FINANCIAL REPORTING

The Association shall prepare and distribute financial information pursuant to the provisions of Florida Statute 617.303(7). The annual financial report shall either be prepared within 60 days after the close of the fiscal year and shall either be provided to each Member, or notice shall be provided that the same is available, within ten business days after such 60 day period.

#### ARTICLE XII

##### 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 Parcel 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 Parcel Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Parcel.

### ARTICLE XIII

#### FINES AND SUSPENSIONS

**Section 1. Statutory Authority.** As permitted under the provisions of Florida Statute 617.305(2), the Association may suspend, for a reasonable period of time, the rights of a Member or a Member's tenants, guests or invitees, or both, to use Common Areas and facilities, and may levy reasonable fines, not to exceed \$50.00 per violation, against any Member or any tenant, guest or invitee.

**Section 2. Notice and Hearing.** A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the Board of Directors who are not officers, directors, or employees of the Association, nor the spouse, parent, child, brother or sister of an officer, director, or employee. If the committee by majority vote does not approve a proposed fine or suspension, it may not be imposed.

**Section 3. Not Apply for Failure to Pay Assessments.** The provisions of this Article XIII may not be imposed upon any Member because of the failure of the Member to pay assessments or other charges when due.

**Section 4. Shall Not Impair Ingress or Egress.** Suspension of Common Area use rights shall not impair the right of a Parcel Owner or tenant of a Parcel to have vehicular or pedestrian ingress to and egress from the Parcel including, but not limited to, the right to park.

**Section 5. May Not Suspend Voting Rights.** Pursuant to F.S. 617.305, a Member's voting rights shall not be suspended by the Association under the provisions hereof.

### ARTICLE XIV

#### CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: **THE LAKES OF WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., a Corporation Not For Profit, 1995.**

ARTICLE XV

AMENDMENTS

Section 1. Until such time as Class B membership ceases, these By-Laws may be amended, altered or rescinded by a majority vote of the Board of Directors; and thereafter at a regular or special meeting of the members, by members entitled to vote fifty percent (50%) of the voting interests of the Association.

ARTICLE XVI

MISCELLANEOUS


Section 1. The fiscal year of the Association shall begin on the 1st 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.

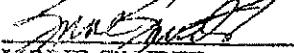
~~Section 2. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by eighty percent (80%) of all the votes entitled to be cast by all of the Voting Members. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessments as provided in Article V hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Developer or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.~~

7/1999  
AMD.

IN WITNESS WHEREOF, We, being all of the directors of THE LAKES OF WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. have hereunto set our hands this 21st day of April, 1995.

  
\_\_\_\_\_  
GREGORY A. PILLEN

  
\_\_\_\_\_  
HARRY ENGELSTEIN

  
\_\_\_\_\_  
LYNNE GAUDET

This Instrument Prepared By:  
Kerry D. Sailer, Esq.  
Engle Homes, Inc.  
123 N.W. 13th Street  
Suite 300  
Boca Raton, Florida 33432

086 9104 P4 818  
DOROTHY H. WILKEN, CLERK, PALM BEACH COUNTY, FL

CONSENT OF MORTGAGEE  
TO  
DECLARATION OF COVENANTS FOR  
THE LAKES OF WESTCHESTER

The undersigned, NATIONSBANK OF FLORIDA, N.A., hereinafter referred to as "Mortgagee", being the owner and holder of that certain Mortgage dated March 15, 1995, and recorded March 17, 1995, in Official Records Book 8863, Page 171, securing an original indebtedness of \$3,664,000.00, and that certain Mortgage, as may be amended and modified, dated February 7, 1994, and recorded February 8, 1994, in Official Records Book 8119, Page 989, securing an additional indebtedness of \$7,000,000.00, as Modified by that certain Sixth Mortgage Modification Agreement dated March 15, 1995, and recorded on March 17, 1995, in Official Records Book 8863, Page 203, all of the Public Records of Palm Beach County, Florida, which Mortgages encumber the real property and improvements described in the Declaration of Covenants for The Lakes of Westchester, hereby consents to and joins in the execution of the annexed Declaration of Covenants for The Lakes of Westchester.

This Consent shall be binding upon Mortgagee, its successors and assigns.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed in its name and seal affixed this 30<sup>th</sup> day of January, 1996.

MORTGAGEE:

NATIONSBANK OF FLORIDA, N.A.

By: *Dorothy H. Wilken*

Its: Vice President

*Doris Corcoran*  
Doris Corcoran  
*Doris Corcoran*  
STATE OF FLORIDA  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BREN MULLAN well known to me to be the person described in and who executed the foregoing instrument as Vice President of NATIONSBANK OF FLORIDA, N.A. and HE acknowledged before me that HE executed the same freely and voluntarily and that HE is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of January, 1996.

Any references in this document to  
NationsBank of Florida, N.A. shall mean  
NationsBank, National Association (South)

*Doris Corcoran*  
NOTARY PUBLIC

Printed Name: Doris Corcoran

My Commission Expires: \_\_\_\_\_

Commission No.: \_\_\_\_\_

(Impress or Affix Seal)

  
DORIS CORCORAN  
COMMISSION # 00421470  
EXPIRES DEC 8, 1998  
BONDED THRU  
ATLANTIC BONDING CO., INC.



The Lakes of  
Leitchester Country  
Club