

**THE LANDS OF THE PRESIDENT CONDOMINIUM
EIGHT-A ASSOCIATION, INC.**

**2950 PRESIDENTIAL WAY
WEST PALM BEACH, FLORIDA 33401**

April 27, 1999

**TO: All Unit Owners
Lands of the President Condominium 8-A Association, Inc.**

Dear Unit Owner:

Enclosed for your personal files, and to be included in your set of Association documents, are the amendments recently recorded in Palm Beach County records.

Thank you,

The Board of Directors

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A**

5. The provisions of this Article XIII shall apply to subleases, assignments of

leases, and to all original and all successive transfers, sales, leases, subleases, or assignments.

D. No unit owner shall sell, or lease, nor shall approval be given until and unless all assessments past due are paid, or their payment provided for, to the satisfaction of the Association, and unless the proposed lessee can qualify as to use restrictions.

F. Every purchaser, or lessee, who acquires any interest in a condominium parcel shall acquire the same subject to this Declaration, the provisions of the By-Laws of the Condominium Association and the provisions of the Condominium Act.

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

To read as follows:

XIII.

CONVEYANCES

C. 1. A unit owner, intending to make a bona fide sale, lease, or mortgage of his parcel, or any interest therein, shall give the Condominium Association a written notice of his intention to sell, lease, or mortgage, together with the name and address of the intended purchaser, lessee, or mortgagee, and such other information as the Association may reasonably require, and the terms of the proposed transaction. No mortgage or combination of mortgages shall exceed an eighty percent (80%) loan to value ratio. The giving of such notice shall constitute a warranty and representation by the parcel owner, that the apartment owner believes the proposal to be bona fide, in all respects.

3. Approval shall be in recordable form signed by an executive officer of the Condominium association and shall be delivered to the purchaser, lessee, or mortgagee and made part of the conveying document.

5. The provisions of this Article XIII shall apply to subleases, assignments of leases, all mortgages including second mortgages, etc. and home equity lines of credit, and to

all original and all successive transfers, sales, leases, subleases, assignments, or mortgages.

D. No unit owner shall sell, lease, or mortgage, nor shall approval be given until and unless all assessments past due are paid, or their payment provided for, to the satisfaction of the Association, and unless the proposed purchaser or lessee can qualify as to use restrictions.

F. Every purchaser, lessee, or mortgagee who acquires any interest in a condominium parcel shall acquire the same subject to this Declaration, the provisions of the By-Laws of the Condominium Association and the provisions of the Condominium Act.

G. (Is deleted in its entirety.)

Amending portions of Article XXIII of said Declaration of Condominium, which presently read as follows:

XXIII.

MORTGAGES

An owner who mortgages his condominium parcel must notify the Association of the name and address of his mortgagee, and the Association shall maintain such information in a register which shall, among other things, contain the names of all of the owners of condominium parcels and the names of mortgagees on condominium parcels. The failure to notify the Condominium Association of the existence of a mortgage shall in no way impair the validity of the mortgage. If an owner mortgages his condominium parcel, he shall not be permitted to modify, alter or change the physical aspect of the apartment without the written authorization of the mortgagee. The Association shall, at the request of the mortgagee, report any unpaid assessments due from the owner of a condominium parcel.

To read as follows:

XXIII.

MORTGAGES

An owner who mortgages his condominium parcel must notify the Association of the name and address of his mortgagee, and the Association shall maintain such information in a register which shall, among other things, contain the names of all of the owners of condominium parcels and the names of mortgagees on condominium parcels. If an owner mortgages his condominium parcel, he shall not be permitted to modify, alter or change the physical aspect of the apartment without the written authorization of the mortgagee. The Association shall, at the request of the mortgagee, report any unpaid assessments due from the owner of a condominium

parcel.

2. Upon motion duly made, seconded and passed by an affirmative vote representing more than two-thirds (2/3rds) of all unit owners, said proposals were adopted as Amendment of the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A and by virtue thereof, said property is herewith submitted as an Amendment of the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A and by virtue thereof, said properties is herewith submitted to all the terms of the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A, as is evidenced by the execution of these presents by the Condominium Association, THE LANDS OF THE CONDOMINIUM EIGHT-A ASSOCIATION, INC.

IN WITNESS WHEREOF, THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC., has caused these presents to be executed by its duly authorized officers this 10 day of MARCH, 1999.

THE LANDS OF THE PRESIDENT
CONDOMINIUM EIGHT-A
ASSOCIATION, INC.

Witness

Margerie E. Butcher

MARGERIE E. BUTCHER

Printed Name

Karen Bayla

Witness

KELAN Bayla

Printed Name

BY: Jack Keogh
Jack Keogh, President

ATTEST:

Don Freeman
Secretary

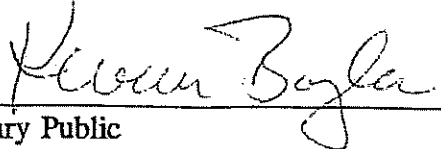
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

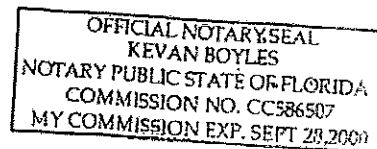
BEFORE ME, a Notary Public, in and for the State and County aforesaid, duly authorized to take acknowledgements personally appeared, JACK KEOGH and JOAN ROSMAN, President and Secretary, respectively of THE LANDS OF THE PRESIDENT EIGHT-A ASSOCIATION, INC., a Florida Corporation not for profit, to me well know, and acknowledge before me that they executed, sealed and delivered the foregoing Amendment of Declaration of Condominium for uses and purposes therein contained, as such officers, by authority and on behalf of said Corporation, as a free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in West Palm Beach, said County and State, this 10th day of MARCH, 1999.

(Seal)



Notary Public



This instrument was prepared by:
KENNETH S. DIREKTOR, ESQUIRE
Becker & Pollakoff, P.A.
500 Australian Avenue South
9th Floor
West Palm Beach, FL 33401
(W-C112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A
AND THE ARTICLES OF INCORPORATION AND BY-LAWS FOR
THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium for The Lands of the President Condominium Eight-A has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 2422 at Page 1872; and

WHEREAS, the Articles of Incorporation and By-Laws are attached as Exhibits thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of The Lands of the President Condominium Eight-A Association, Inc., a Florida not-for-profit corporation, held on February 16, 2000, the aforementioned Declaration of Condominium, Articles of Incorporation and By-Laws were amended pursuant to the provisions of said Declaration, Articles of Incorporation and By-Laws.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration of Condominium, Articles of Incorporation and By-Laws are true and correct copies of the amendments as amended by the membership:

SEE ATTACHED

WITNESS my signature hereto this 28 day of FEB., 2000, at West Palm Beach, Palm Beach County, Florida.

**THE LANDS OF THE PRESIDENT
CONDOMINIUM EIGHT-A ASSOCIATION,
INC.**

By: John E. Kersh President

Attest: [Signature] Secretary

[Signature]
Witness
JOAN ROSMAN
(PRINT NAME)

[Signature]
Witness
RAY NORTON
(PRINT NAME)

**CERTIFICATE OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC.**

The undersigned officers of The Lands of the President Condominium Eight-A Association, Inc. do hereby certify that the following amendments to the Articles of Incorporation of said corporation are a true and correct copy as amended, pursuant to Article XV thereof, by the membership at a duly called and noticed meeting of the members held February 16, 2000. The amendments were adopted by the members and the number of votes cast for the amendment was sufficient for approval.

**AMENDMENTS TO THE
ARTICLES OF INCORPORATION OF
THE LANDS OF THE PRESIDENT CONDOMINIUM
EIGHT-A ASSOCIATION, INC.**

(Additions shown by "underlining",
deletions shown by "strikeout")

FILED
00 APR 10 AM 10:17
CLERK OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV.

MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

2. After the recording of the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A, the record owners of each condominium unit in the aforementioned condominium shall each be a member of the corporation and at such time the Subscribers who are members of the corporation by virtue of Paragraph 1 above shall no longer be members by virtue of said Paragraph 1.

3. Thereafter, membership in the corporation shall be established by acquisition of the fee title of record to a condominium unit in THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A, whether by conveyance, devise, judicial decree or otherwise, and the membership of any party shall be automatically terminated upon his being divested by all title to or his entire fee interest in any unit except that nothing herein contained shall be construed as terminating the membership of any party who may own a fee ownership interest in two or more units, so long as such party shall retain title to a fee ownership interest in any unit.

ARTICLE V

corporation approved at a meeting of members called at least in part for the purpose, by a two-thirds (2/3rds) vote of the membership. The petition calling for the removal of such officer and/or director shall set forth a time and place for the meeting of members, and notice shall be given to all members of such special meeting of the members at least fourteen (14) days prior to such meeting in the manner provided in the By-Laws for the giving of notices of special meetings. At any such meeting the officer and/or director whose removal is sought shall be given the opportunity to be heard.

ARTICLE XV.

AMENDMENT

These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the Board of Directors and approved by a vote of two-thirds (2/3rds) of the members of this corporation present, in person or by proxy, at any meeting of the members of the corporation at which a quorum is established and called at least in part to consider such amendment, or approved in writing by the members of this corporation having not less than two-thirds (2/3rds) of the total membership vote.

* * * * *

WITNESS my signature hereto this 2nd day of April, 2000,
at West Palm Beach, Palm Beach County, Florida.

THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC.

James H. Chamberlain BY: John E. Kogh (SEAL)
Witness President
Donna L. Hillgardner ATTEST: Eileen B. Durran (SEAL)
Witness Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 2nd day of April, 2000, by John E. Kogh and Adriana Hillgardner, as President and Secretary, respectively, of The Lands of the President Condominium Eight-A Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced DL as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

Eileen B. Durran (Signature)
Eileen B. Durran (Print Name)
Notary Public, State of Florida at Large

