

Decker & Paluch
430 Constitution Ave. S.
St. 120
6/15/13 3401

DEC-02-1991 09:37am 91-338435

ORB 7037 P2 1864

CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
REGENCY AT BOCA POINTE, A CONDOMINIUM

WHEREAS, the Declaration of Condominium for Regency at Boca Pointe has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 5315 at Page 0312; and

WHEREAS, the By-Laws of Regency at Boca Pointe Condominium Association, Inc. are attached as an exhibit to said Declaration; and

WHEREAS, at a duly called and noticed meeting of the membership of Regency at Boca Pointe Condominium Association, Inc., a Florida not-for-profit corporation, held on January 23, 1990, the aforementioned Declaration of Condominium and By-Laws were amended pursuant to the provisions of said Declaration and By-Laws.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration and By-Laws is a true and correct copy of the amendment to the Declaration of Condominium and By-Laws, as amended by the membership:

ARTICLE III

DIRECTORS AND OFFICERS

1. Directors.

A. ~~The affairs of the Association shall be managed by a Board of Directors composed of three (3) persons. The members of the first Board of Directors are designated in the Articles of Incorporation and need not be members of the Association. They shall serve until fifteen percent (15%) of the units in the Condominium are sold and closed, at which time one (1) of them shall be replaced by a director elected by the unit owners other than the Developer. Unit owners other than the Developer shall be entitled to elect two (2) directors either three (3) months after ninety percent (90%) of the units have been sold; three (3) years after fifty percent (50%) of the units have been sold; or when all of the units have been completed, some of them have been conveyed to Purchasers and none of the units are being offered for sale by the Developer in the ordinary course of business, whichever shall be the first to occur. The Developer shall be entitled to elect at least one (1) director as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the units in the Condominium.~~

Until such time as the unit owners other than the Developer shall be entitled to elect all of the Directors, Developer shall have the absolute right, in its absolute discretion and at any time, to remove any director selected by the Developer and to replace the director so discharged.

The affairs of the Association shall be managed by a Board of Directors, all who are unit owners. The Board shall be comprised of (7) seven members. The Board of Directors shall elect from their members a President, Vice President, a Secretary, and a Treasurer.

WITNESS my signature hereto this 15 day of Nov,
1991, at Boca Raton, Palm Beach County, Florida.

REGENCY AT BOCA POINTE CONDOMINIUM
ASSOCIATION, INC..

Shirley Pulvork
Witness

By: [Signature] President

[Signature]
Witness

Attest: Rosalyn Abrams
Secretary

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

I HEREBY CERTIFY that on this day before me personally
appeared [Signature] and Rosalyn Abrams, the
President and Secretary, respectively, of the foregoing
corporation, known to me personally to be such, and they
severally acknowledged to me that the said certificate is the
free and voluntary act and deed of them, and each of them, each
for himself and not for the other, and that the facts therein
stated are truly set forth.

Dated at Boca Raton, Palm Beach County, Florida this 15
day of November, 1991.

[Signature]
Notary Public, State of
Florida at Large

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: DEC. 22, 1993,
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Certified Copy

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