

RETURN TO:

SHARON A. WEBER, ESQ.
BECKER, POLIAKOFF & STREITFELD, P.A.
REFLECTIONS BUILDING
450 AUSTRALIAN AVENUE SOUTH, SUITE 720
WEST PALM BEACH, FLORIDA 33401

JUN-28-1988 09:00am 88--173759

ORB 5718 Pg 1180

This is a certified copy

CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SHEFFIELD WOODS AT WELLINGTON, A CONDOMINIUM

WHEREAS, the Declaration of Condominium for SHEFFIELD WOODS AT WELLINGTON, A CONDOMINIUM, has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 3463 at Page 744; and,

WHEREAS, at a duly called and noticed meeting of the membership of SHEFFIELD WOODS AT WELLINGTON CONDOMINIUM ASSOCIATION, INC. a Florida not-for-profit corporation, held on May 18, 1988, the aforementioned Declaration, 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, Articles of Incorporation and By-Laws is a true and correct copy of the amendments to the Declaration of Condominium, Articles of Incorporation and By-Laws as amended by the membership.

(additions indicated by underlining;
deletions indicated by "----")

AMENDMENT TO ARTICLE 16.2 OF THE
DECLARATION OF CONDOMINIUM OF
SHEFFIELD WOODS AT WELLINGTON, A CONDOMINIUM

16.2 PROPOSAL OF AMENDMENT. An amendment may be proposed by either a 75% vote of the entire Board of Directors of the Association, or by a 75% vote of the members at a duly called and noticed meeting. Directors and members not present in person or by proxy at a meeting considering the amendment, may express their approval in writing, provided such approval is delivered to the Secretary within ten (10) days after the meeting. Except as elsewhere provided, resolution adopting the proposed amendments must be approved by either:

~~a. Not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association; or~~

~~b. Not less than 90% of the votes of the entire membership of the Association; or~~

~~c. Until the first election of a majority of the directors by the membership other than Sponsor as provided for in Article VIII of the Articles of Incorporation; by all of the directors.~~

not less than seventy five percent (75%) of the members present at a meeting at which at least a quorum is present.

AMENDMENT TO ARTICLE XIII OF THE
ARTICLES OF INCORPORATION OF
SHEFFIELD WOODS AT WELLINGTON CONDOMINIUM ASSOCIATION, INC.

3. VOTE NECESSARY FILING. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of ~~sixty six (66%) percent of the entire membership of the Board of Directors and by an affirmative vote of the members having seventy five (75%) percent of the votes of the entire membership of the Association~~ not less than seventy-five (75%) percent of the members present at meeting at which at least a quorum is present. Such amendment or amendments shall be filed within ten (10) days from said approval, along with the appropriate filing fee.

~~Notwithstanding the foregoing provisions of this Article XIII, no amendment to these Articles may be adopted or become effective without the prior written consent of Sponsor if it affects the rights of Sponsor or affects the Sponsor's ability to sell Units in the Condominium.~~

AMENDMENT TO SECTION 10.3
OF THE BY-LAWS OF
SHEFFIELD WOODS AT WELLINGTON CONDOMINIUM ASSOCIATION, INC.

10.3 VOTE NECESSARY; RECORDING. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of ~~66% of the entire membership of the Board and by an affirmative vote of the members having 75% of the votes in the Association~~ not less than seventy-five (75%) percent of the members present at a meeting at which at least a quorum is present. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President or Vice-President and Secretary or Assistant Secretary of the Association, and a copy thereof shall be recorded in the Public Records of Palm Beach County, Florida, within ten (10) days from the date on which any amendment has been affirmatively approved by the Directors and the members.

~~10.4---PROVISO.---Notwithstanding the foregoing provision of this Article 10, no amendment to these By-Laws which affects the Sponsor may be adopted or come effective without the prior written consent of the Sponsor.~~

WITNESS my signature hereto this 3rd day of June, 1988, at West Palm Beach, Palm Beach County, Florida.

SHEFFIELD WOODS AT WELLINGTON
CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
President

Attest: [Signature]
Secretary

[Signature]
Witness
[Signature]
Witness

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

I HEREBY CERTIFY that on this day before me personally appeared SPRING CAWYOWSKI and SARCO SABINI, 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 West Palm Beach, Palm Beach County, Florida, this day of June, 1988.

Marilyn A. Monahan
NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 6, 1990
BONDED THRU GENERAL INS. UNO,



This is not a certified copy

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