

Prepared by and after recording
return to:
Jaclyn G. Muskat, P.A.
2620 West Community Drive
Jupiter, Florida 33458

**CERTIFICATE OF AMENDMENT TO
THE BY-LAWS FOR THE DEVONAIRE CONDOMINIUM AT PEMBROKE PINES
CONDOMINIUM ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT TO THE BY-LAWS FOR THE DEVONAIRE CONDOMINIUM AT PEMBROKE PINES CONDOMINIUM ASSOCIATION, INC. is made this 16 day of December, 2008, by the President, Secretary and Vice President of Devonaire Condominium at Pembroke Pines Condominium Association, Inc., a Florida corporation not for profit (the "Association") as follows:

WITNESSETH:

WHEREAS, the original By-Laws of the Devonaire Condominium at Pembroke Pines Condominium Association, Inc. were recorded within the aforementioned Declaration document in Official Records Book 42287, Page 70 through 89, (the "By-Laws") as an Exhibit to the Declaration for Devonaire Condominium at Pembroke Pines, a Condominium which was recorded in Official Records Book 42287, Page 1702 through 1916 of the Public Records of Broward County, Florida, as amended by "Amendment Declaration of Condominium" recorded in Official Records Book 44578, Page 1368, as amended by "Second Amendment to the Declaration of Condominium of Devonaire Condominium at Pembroke Pines" recorded in Official Records Book 45484, Page 1104 (the "Declaration");

WHEREAS, Association is the Association under the Declaration;

WHEREAS, the By-Laws provide in Paragraph 13 "Amendments" Subsection 13.2 Adoption that "A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the members of the Association...the approval must be: (a) by not less than a majority of the votes of all members of the Association represented at a meeting at which a quorum has been attained and by not less than 66 2/3% of the entire Board of Directors";

WHEREAS, by meeting of the Board of Directors on November 21, 2008, a quorum was present and a majority of votes was attained by 2/3 approval of the amendment described in Paragraph 1 below;

WHEREAS, by meeting of the Association on December 10, 2008, a quorum of all members of the Association was present and a majority of votes was attained for approval of the amendment described in Paragraph 1 below;

NOW, THEREFORE, the President, Secretary and Vice President of the Association hereby certify that the Association amend the By-Laws by taking the following actions:

1. By this Certificate, amending the By-Laws of the Devonaire at Pembroke Pines Condominium Association, Inc. Section "4.16 Proviso", the following shall be stricken and replaced as well as certain language added:

"Notwithstanding anything to the contrary contained in this Section 4 or otherwise, the Board shall consist of three directors during the period that the Developer is entitled to appoint a majority of the Directors, as hereinafter provided. The Developer shall have the right to appoint all of the members of the Board of Directors until Unit Owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium. When Unit Owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium that will be operated ultimately by the Association, the Unit Owners other than the Developer shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors. Upon the election of such director(s), the Developer shall forward to the Division of Florida Land Sales, Condominiums and Mobile Homes the name and mailing address of the director(s) elected. Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors: (a) three years after fifty (50%) percent of the Units that will be operated ultimately by the Association have been conveyed to purchasers; (b) ~~three months after ninety (90%) percent of the Units that will be operated ultimately by the Association have been conveyed to purchasers;~~ at the earliest of one hundred twenty (120

②

days after seventy five percent (75%) of the units have been conveyed to purchasers (c) when all of the Units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; (d) when some of the Units have been conveyed to purchasers, and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or (e) seven (7) years five (5) years after recordation of the Declaration, whichever occurs first. The Developer is entitled (but not obligated) to elect at least one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business five percent (5%) of the Units that will be operated ultimately by the Association.

"The Developer shall relinquish all special rights, expressed or implied, through which the Developer may directly or indirectly control, direct, modify, or veto any action of the Association, its executive board, or a majority of unit owners, and control of the Association shall pass to the owners of units within the project, not later than the earlier of the following:

(1) one hundred twenty (120) days after the date by which seventy five (75) percent of the units have been conveyed to unit purchasers, or

(2) The last date of a specified period of time following the first conveyance to a unit purchaser, such period of time to be reasonable for the particular project and to be subject to approval in each instance by the agency or corporation concerned. The maximum acceptable period shall be five (5) years.

The foregoing requirements shall not affect the Developer's rights, as a unit owner, to exercise the votes allocated to units which it owns."

The President, Secretary and Vice President of Association hereby further certify that the foregoing actions and the recordation of this Certificate have been approved by the Board of Directors of Association.

Signed and delivered in our presence:

THIS IS NOT AN OFFICIAL COPY

DEVONAIRE CONDOMINIUM AT PEMBROKE PINES CONDOMINIUM ASSOCIATION, INC.

Catherine Ann Lichtman
print name

Scott I. Deaktor
President and Secretary

Marsha Deaktor
print name

Marsha Deaktor
Vice President

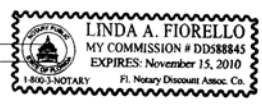
STATE OF Florida
COUNTY OF Broward

BEFORE ME, the undersigned authority, this 16 day of December, 2008, personally appeared SCOTT I. DEAKTOR and MARSHA DEAKTOR, to me known to be the President, Secretary and Vice President of Devonaire Condominium at Pembroke Pines Condominium Association, Inc., a Florida not for profit corporation, who by me being first duly sworn upon an oath, have acknowledge before me they executed this instrument as such President, Secretary and Vice President, and that said instrument is the free act of the corporation and they (please check one of the following) [] are personally known to me; or [] produced as identification.

[Seal]

Linda A. Fiorello
Printed Name:

My Commission Expires:
Commission #:



This instrument prepared by, and
after recording return to:

Benjamin E. Wilson, Esq.
Shutts & Bowen LLP
1500 Miami Center
201 South Biscayne Blvd.
Miami, FL 33131

**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
DEVONAIRE CONDOMINIUM AT PEMBROKE PINES**

THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF DEVONAIRE CONDOMINIUM AT PEMBROKE PINES (this "Amendment") is made, effective as of the 16th day of May, 2012 (the "Effective Date"), by DEVONAIRE CONDOMINIUM AT PEMBROKE PINES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

RECITALS

WHEREAS, the Declaration of Condominium of Devonaire Condominium at Pembroke Pines was recorded on June 26, 2006 in Official Records Book 42287, Page 1702, of the Public Records of Broward County, Florida, as amended by that certain Amendment to Declaration of Condominium recorded on September 7, 2007 in Official Records Book 44578, Page 1368, of the Public Records of Broward County, Florida, as further amended by that certain Second Amendment to Declaration of Condominium of Devonaire Condominium at Pembroke Pines recorded on June 27, 2008 in Official Records Book 45484, Page 1104, of the Public Records of Broward County, Florida, as further amended by that certain Certificate of Amendment to the By-Laws for the Devonaire Condominium at Pembroke Pines Condominium Association, Inc. recorded on December 18, 2008 in Official Records Book 45874, Page 1884, of the Public Records of Broward County, Florida, and as further amended by that certain Third Amendment to Declaration of Condominium of Devonaire Condominium at Pembroke Pines recorded on December 13, 2011 in Official Records Book 48367, Page 1602, of the Public Records of Broward County, Florida (collectively, the "Declaration");

WHEREAS, on the Effective Date, a special meeting of the Association's Board of Directors and members was held and the Board of Directors and members duly-adopted amendments to the Declaration (the "Approved Amendments"); and

WHEREAS, the Association desires to execute this Amendment for purposes of memorializing the Approved Amendments.

NOW THEREFORE, in consideration of, and by reason of, the foregoing, the following actions are hereby taken by the Association:

1. RECITALS: The Recitals set forth above are true and correct and are incorporated into this Amendment by this reference.
2. DEFINED TERMS: Any capitalized terms not defined in this Amendment shall have the meaning given to such term in the Declaration.
3. AMENDMENTS: The Association hereby affirms that its Board of Directors and members have duly adopted the following Approved Amendments, and the Declaration is amended as follows:

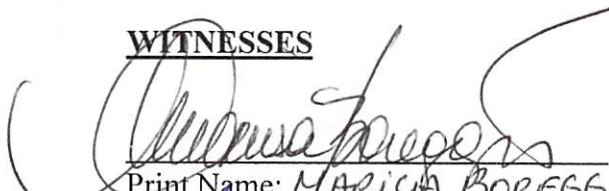
(a) Exhibit "3" to the Declaration: Exhibit "3" of the Declaration is hereby deleted and replaced with the Exhibit "3" attached hereto as **EXHIBIT "A"** and incorporated herein by this reference to correct scrivener's errors in Unit square footages and percentage interests in the Association's Common Elements, Common Expenses, and Common Surplus.

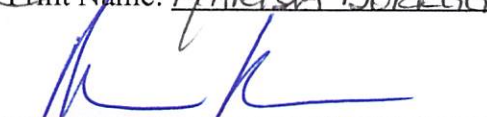
(b) Power of the Association to Pay Unit Water Bills: Section 11 of the Declaration of Condominium relating to Association powers is hereby amended to add the following subsection:

(l) The power to pay water bills of a Unit Owner as a part of the Association's Common Expenses and be reimbursed for such payments from the applicable Unit Owner as a part of Assessments or through a Special Assessment.

IN WITNESS WHEREOF, this Amendment was executed on behalf of the Association as of the Effective Date.

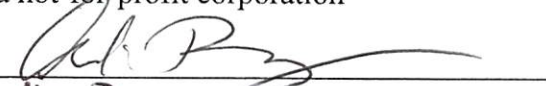
WITNESSES


Print Name: MARISA BOREGGIO


Print Name: NANCY KEBLEY

ASSOCIATION


DEVONAIRE CONDOMINIUM AT PEMBROKE
PINES CONDOMINIUM ASSOCIATION, INC.
a Florida not-for-profit corporation

By: 
Name: Alex Pereyra
Title: Director

[*NOTARY ACKNOWLEDGMENT IS ON THE FOLLOWING PAGE.*]

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21ST day of April, 2011, by ALEX PEREYRA, as a Director of Devonaire Condominium at Pembroke Pines Condominium Association, Inc., a Florida corporation not-for-profit. He is () personally known to me or () has produced a Florida Driver's License as identification.



Notary Public
Commission No. DD 976411
Commission Expires: 4/19/2014
(SEAL)



EXHIBIT "A"

**REVISED EXHIBIT "3" TO DECLARATION REGARDING REVISED UNIT SQUARE
FOOTAGES AND PERCENTAGE INTERESTS IN ASSOCIATION COMMON ELEMENTS,
COMMON EXPENSES AND COMMON SURPLUS**

Amended Exhibit "3" of Declaration of Condominium

	<u>Square Footage</u>	<u>Percentage Ownership</u>
01-101	1065	0.368150%
01-102	1065	0.368150%
01-103	1065	0.368150%
01-104	1065	0.368150%
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03-101	922	0.318718%
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03-103	742	0.256495%
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03-105*	742	0.256495%
03-106	742	0.256495%
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