

AMENDMENTS TO THE ARTICLES OF ASSOCIATION AND BY-LAWS
OF
TIERRA DEL SOL CONDOMINIUM, INC., a Non-Profit corporation

64800

Pursuant to the meeting of the Tierra Del Sol Condominium Association on April 12, 1975, the undersigned voting-members of the corporation adopt the following Amendments to the Articles of Association and By-Laws:

ARTICLES OF ASSOCIATION

ARTICLE IX AMENDMENTS

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by twenty (20) per-cent of the voting-owners of the Association, and after being proposed and approved by one of such bodies it must be approved by the other. Such approvals must be by a majority of the directors and by not less than seventy-five (75) per-cent of the voting-owners of the Association. Directors and voting-owners not present at the meetings considering the amendment may express their approval in writing.

BY-LAWS

ARTICLE I IDENTITY

1. The office of the Association shall be at 250 N. E. 20th Street, Boca Raton, Florida, until changed in writing by proper notice to all directors and owners of condominium units.
2. The fiscal year of the Association shall end on October 31st of each year.

ARTICLE II MEMBERS

1. The annual members' meeting shall be held at a location selected by the Board of Directors, on a day and date in the first week of December, for the purpose of electing directors and transacting any other business authorized to be transacted by the members.

THIS INSTRUMENT PREPARED BY:

LAWRENCE J. MARCHBANKS, ESQ.
REYNOLDS, MARCHBANKS & COHN
301 W. Camino Gardens Boulevard
Boca Raton, Florida 33432

ARTICLE III DIRECTORS

- 1.(a) Not later than October 1st of each year the Board of Directors shall appoint a Nominating Committee consisting of five voting-members, only one of whom may be director. Said committee shall submit to the Board of Directors, not later than November 1st, a list of nominees for election as directors. This list shall be included in the form of a ballot with the notice of the Annual Meeting sent to members of the Association. No other nominations will be allowed except as provided in Section 1(b) of this amendment.
- 1.(b) Any other nominations for directors must be by a petition signed by at least twenty (20) voting-members and either presented to the Nominating Committee who must include it in their list of nominees, or at the Annual Meeting before the voting begins. There will be no nominations from the floor except by the procedure presented in this amendment.
2. Election of directors shall be conducted at the annual meetings and the seven (7) nominees for office of director receiving the highest number of votes shall comprise the Board of Directors for the following calendar year. There shall be no cumulative voting.
10. Directors' fees, if any, shall be determined by the voting-members of the Association.
12. When a vacancy occurs on the Board of Directors between Annual Meetings the remaining directors shall have the right to select a replacement from the voting-members.

ARTICLE IV POWERS AND DUTIES OF THE BOARD OF DIRECTORS

- 6.(a) To require owners who are expecting house guests to notify the Board of Directors in advance of their arrival and to furnish identification of said guests. Simultaneous occupancy of two bedroom apartments shall be limited to six (6) persons and of three bedroom apartments to eight (8) persons. During any one calendar quarter such guest occupancy is to be limited to a total of thirty (30) days.
- 6.(b) To require owners who are loaning their apartments to friends and relatives who will occupy it un-accompanied by the owner to notify the Board of Directors in advance and furnish it with the names of such persons, and the ages of any under eighteen (18) years of age. Except for blood relatives of the owner, and their spouses, if any, occupancy of this type shall be limited to one group per calendar quarter and shall not exceed a period of two (2) weeks per group. Such occupancy shall be limited to six (6) persons for occupancy of a two bedroom unit and eight (8) persons for three bedroom units.

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ARTICLE VI FISCAL MANAGEMENT

- 4. The President shall appoint a committee of three voting-members of the Association who will audit the accounts of the Association at the close of the fiscal year and a copy of their report shall be furnished to each owner not later than February 1, of the year following the year for which the report is made.

DATED this 7 day of July, 1975.

TIERRA DEL SOL CONDOMINIUM, INC.

BY: Thomas E. McManus
Thomas E. McManus, President

Attest: Theodora Coyne
Theodora Coyne, Secretary

STATE OF FLORIDA)
 : ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared THOMAS E. McMANUS and THEODORA COYNE, the President and Secretary, respectively, of TIERRA DEL SOL CONDOMINIUM, INC., a Non-Profit corporation, to me known to be the persons who executed the foregoing instrument and they acknowledged before me that they executed the same for the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of July, 1975.

Spencer J. Bradel
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Feb. 1, 1979
Bonded by American Fire & Casualty Co.

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