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COMMISSION
BROWARD COUNTY
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Prepared by and Return to:
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w/c Chris the Courier TDS

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM ARTICLES OF INCORPORATION
AND BYLAWS OF IBIZA CONDOMINIUM

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on April 14, 1999, by the affirmative vote of the Owners of not less than two thirds (2/3) of the Members of Ibiza Condominium Association, the following amendments to the Declaration of Condominium, as recorded in Official Records Book 11059, Page 617 of the Public Records of Broward County, Florida, have been made:

(NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS)

1. *Proposed amendment to Article IX, Paragraph 9.01 of the Declaration of Condominium for Ibiza Condominium to provide:*

9.01 This Declaration may be amended as to all matters, except those described in Section 9.02 and 9.03 below, if the amendment is approved by the ~~Owners of two-thirds of the Units~~ fifty percent plus one (50% plus 1) of the members of the Association. Such an amendment shall be evidenced by a certificate of the Association which shall include the recording data identifying this Declaration and which shall be executed in the form required for execution of a deed. The amendment of the Declaration shall become effective upon the recording of the certificate of amendment in the Public Records of Broward County, Florida. Provided, however, that no amendment to this Declaration shall be adopted which impairs or prejudices the rights and priorities of the Developer or of Mortgagees without their specific consent thereto.

2. *Proposed Amendment to Article XI of the Articles of Incorporation of Ibiza Condominium to provide:*

These Articles may be amended as provided for in this Article XI. Notice of the subject of a proposed amendment must be included in the notice of the meeting at which the amendment is to be considered. A resolution for the adoption of the amendment may be proposed by either the Board of Directors or any member of the Association. Any director or member of the Association not present in person or by proxy at the meeting may express his approval in writing provided that the approval must be in the possession of the Secretary of the Association at the meeting. Amendments may be approved by ~~a two-thirds'~~

vote fifty percent plus one (50% plus 1) of the members of the Association represented at a meeting at which a quorum has been attained. No amendment shall change the qualifications for membership, voting or property rights for members, the Association's obligation under Article V of these Articles to exercise its powers in accordance with the Condominium Act, the Declaration of Condominium, the Bylaws, and these Articles, or its obligation under Article V concerning distribution of Association income and the holding of all funds and titles to properties acquired by the Association for the benefit of Unit Owners, without written approval by all members and the joinder of all record owners of mortgages on Units. No amendment may be made which conflicts with the Declaration of Condominium or the Condominium Act. A copy of any amendment which is adopted shall be accepted and certified by the Secretary of State and be recorded in the Public Records of Broward County, Florida.

3. *Proposed Amendment to Article XI, Paragraph 11.1.3 of the ByLaws of Ibiza Condominium to provide:*

11.1.3 If the amendment has not been approved by the unanimous vote of the Board of Directors, then the amendment shall require approval by the affirmative vote of ~~not less than two-thirds (2/3) of the voting membership of the Association~~ fifty percent plus one (50% plus 1) of the members of the Association.

IN WITNESS WHEREOF, Ibiza Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinafter expressed this 13 day of August, 1999.

Ibiza Condominium Association, Inc.,
a Florida Corporation not for Profit

By: *S. Schoenheit*
Secretary

(Corporate Seal)

Attest:

David M. Scott
President

STATE OF FLORIDA)
COUNTY OF BROWARD)

THIS CERTIFICATE OF AMENDMENT was executed before me this 13 day of August, 1999 by Suzanne Schoenheit, as Secretary and David Scott, as President of Ibiza Condominium Association who are personally known to me or who have produced their _____ as identification, and who did not take an oath.

D. Shoop
Notary Public/State of Florida
My Commission Expires:



Tamar Duffner Shendell
MY COMMISSION # CC542616 EXPIRES
April 2, 2000
BONDED THRU TROY FAIR INSURANCE, INC.