

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM OF IBIZA CONDOMINIUM

WE HEREBY CERTIFY that at a properly noticed meeting of the membership on August 30, 2006, that at least a majority of the owners approved the attached amendments to the Declaration of Condominium. Said Declaration, as amended, is recorded in Official Records Book 11059 at page 617 of the public records of Broward County, Florida.

IN WITNESS WHEREOF, we have affixed our hands this 20 day of Sept. 2006 at Pompano Beach, Florida.

Ibiza Condominium Association, Inc.

By: [Signature]
Louis Becker, President

By: [Signature]
D. BARRETT, Secretary

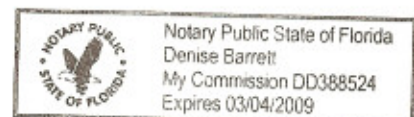
[Signature]
Witness

[Signature]
Witness
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 20 the day of Sept. 2006 by Louis Becker, President and DENISE BARRETT, Secretary of Ibiza Condominium Association, Inc. a Florida Corporation, not for profit, who () were personally known and who () did or () did not take an oath.

My Commission Expires:

[Signature]
Notary Public, State of Florida
DENISE BARRETT
Printed Name of Notary Public



AMENDMENTS TO THE DECLARATION
OF CONDOMINIUM, ARTICLES OF INCORPORATION,
AND BY-LAWS OF IBIZA CONDOMINIUM
(recorded in O.R. Book 11059, Page 617, Broward County)

(Addition are Underline and Deletions are ~~Stricken~~)

1. Article XXXIII, Paragraph 23.03 of the Declaration of Condominium for Ibiza Condominium to provide:

23.03 Assessments not paid when due ~~will~~ shall bear interest at the maximum rate allowed by law from the date when due until paid. In addition, the Association will charge a \$25.00 late fee for any regular or special assessment that is not paid by the scheduled due date of payment. A grace period for receipt of payment of 10 calendar days after the scheduled due date is applied before assessment of late fee(s). All payments of past due assessments shall be ~~first~~ applied first to accrued interest, ~~then to any administrative late fees, then to any costs and reasonable attorneys' fees incurred in collection~~ and then to the most delinquent assessment payment ~~first~~ due. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation, or instructions placed on or accompanying a payment.

2. Article XXXIII, Paragraph 23.04 of the Declaration of Condominium for Ibiza Condominium to provide:

23.04 The Association has a lien on each Condominium Parcel for any unpaid assessments, accrue interest thereon, administrative fees, and for reasonable attorneys' fees and all court costs incurred by the Association incident to the collection of the assessment or enforcement of the lien. The lien is effective from and after recording a claim of lien in the Public Records of Broward County, Florida, stating the description of the Condominium Parcel, the name of the record Owner, the amount due and the due dates. The lien is in effect until all sums secured by it have been fully paid or until barred by ~~Chapter~~ Chapter 95 of the Florida Statutes. The claim of lien includes only ~~assessments~~ assessments which are due when the claim is recorded. A claim of lien must be signed and acknowledge by an officer or agent of the Association. Upon payment the person making payment is entitled to a satisfaction of the lien. By recording a notice in substantially the following form, a Unit Owner or his agent or attorney may require the Association to enforce a recorded claim of lien against his Condominium Parcel:

NOTICE OF CONTEST OF LIEN

TO: IBIZA CONDOMINIUM ASSOCIATION, INC.
218 Southeast 10th Avenue
Pompano Beach, FL 33060

You are notified that the undersigned contests the claim of lien filed by you on _____, 20____, ~~19~~____, and recorded in Official Records Book _____ at Page _____ of the Public Records of Broward County, Florida, and that the time within which you may file filed suit to enforce your lien is limited to ninety (90) days from the date of service of this notice.

Executed this ____ day of _____, 20____ ~~19~~_____.

Signed: (Owner or Attorney)

3. Article II, Paragraph 2.5.2 of the By-Laws of Ibiza Condominium to provide:

2.5.2 To ~~use~~ ~~te~~ and expend the assessments collected to maintain, care for and preserve the Units and Condominium Property except those portions thereof which are required to be maintained, cared for and preserved by the Unit Owners.

4. Article II, Paragraph 2.5.11 of the By-Laws of Ibiza Condominium to provide:

2.5.11 To impose a lawful fee in connection with the approval of the transfer, lease, sale or sublease of Units, provided that such fee shall not be in excel of the expenditures reasonably required for the transfer or sale and this expense shall not exceed \$150.00 ~~\$50.00~~; No charge shall be made in connection with an extension or renewal of a lease.