64- 93561

OFF. REC. 2894 PAGE 484

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM
of the
TOWN COLONY, HOLLYWOOD, FLORIDA

At a joint meeting of the Board of Directors and Members of Town Colony Condominium Corporation, a corporation not for profit, which meeting was held in the offices of the corporation at 1451 North Bayshore Drive, Miami, Florida. after due notice had been properly given to all of the Board of Directors and Members, constituting all of the owners, and all of the Board of Directors and Members being present at said meeting, which meeting was held on Monday, October 12th, 1964, at 10:00 A.M., the following Resolutions were duly made and seconded and unanimously passed by the Board of Directors, and thereafter, said Resolutions were unanimously approved by the Members:

RESOLVED, that the Declaration of Condominium made by the Corporation, be amended, in that the Exhibits A, B and C, attached to this Resolution, shall be effective, and replace Exhibits A, B and C, attached to the Declaration of Condominium, and the Amendments thereto, filed among the Public Records of Broward County, Florida. Said Exhibits A, B and C, as originally attached to the Declaration of Condominium, and as attached to the Amendments to said Declaration and recorded among the Public Records of Broward County, Florida, shall hereinafter be void, having been replaced by the amended Exhibits A, B and C, attached to this Resolution.

64 OCT 21

RESOLVED, that the Declaration of Condominium made by the Corporation, be further amended, to include as part of the Condominium Documents the Articles of Incorporation of Town Colony Condominium Corporation, and the Amendment thereto, and the By-Laws of said Corporation, all of which instruments are attached to this Resolution and marked Exhibits D, E and F, respectively.

Rec. 4.00

American Title of Fla.
P.O. Box 45

The foregoing Resolution and all statements contained herein are true and correct and in witness whereof we hereby set our Hands and Seals.

TOWN COLONY CONDOMINIUM CORPORATION

BY: ______________________
Secretary

ATTEST: ______________________
President

STATE OF FLORIDA

COUNTY OF DADE

Before the undersigned authority personally appeared SIMON LIPSITZ as President, and EDWARD P. CORWIN as Secretary of Town Colony Condominium Corporation, a corporation not for profit, who after being duly cautioned and sworn on oath, deposes and states that all of the statements made herein are true and correct.

Marilyn Schenk
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Mar. 23, 1965

LEGAL DESCRIPTION

OF

TOWN COLONY, INC., APARTMENT SITE - BROWARD COUNTY FLORIDA

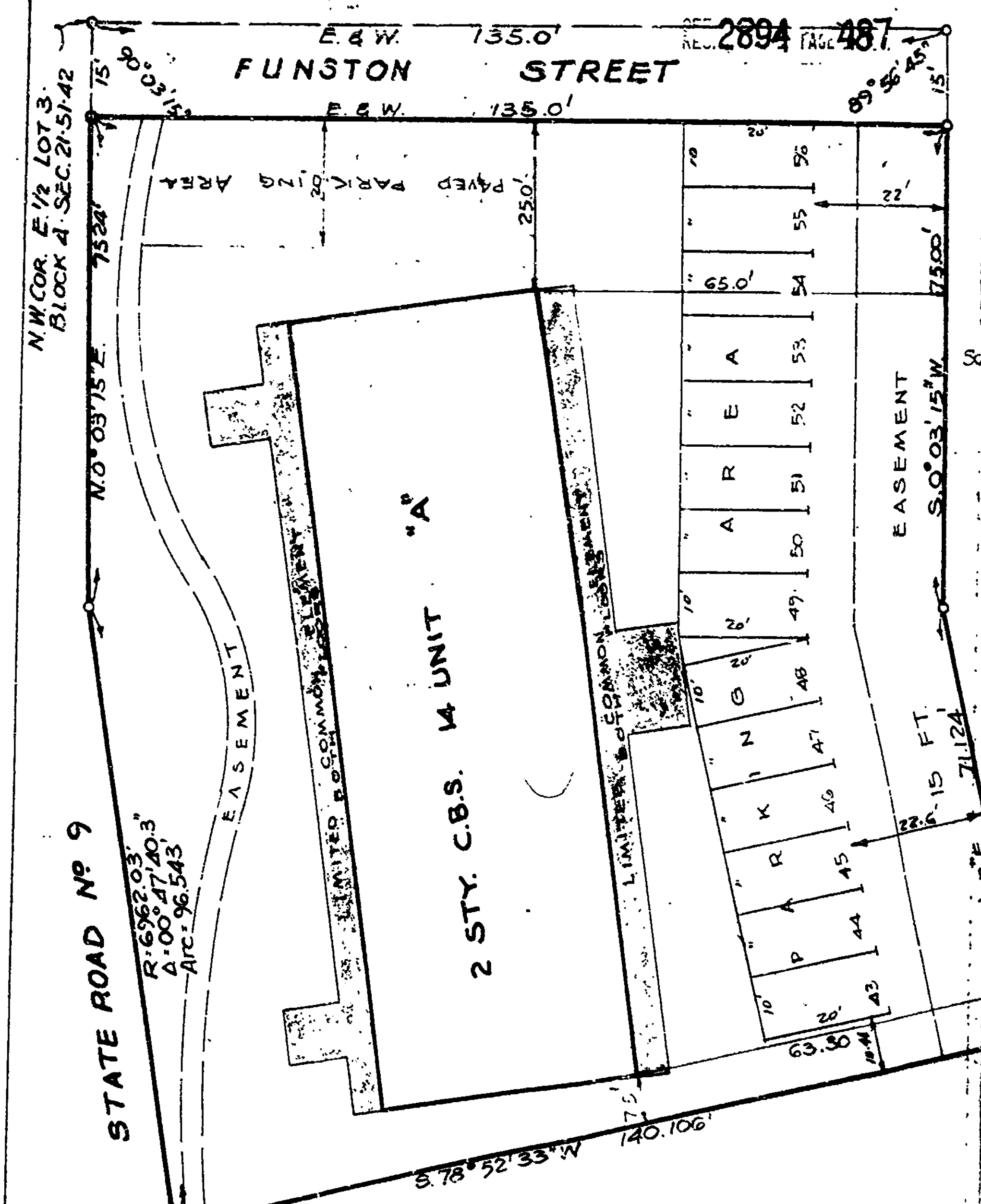
9356 P72

Begin at the Northwest corner of the East half of Lot 3, Block 4, of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in Plat Book "B" at page 13 of the public records of Dade County, Florida; thence due East along the North line of the East half of the said Lot 3 for a distance of 135 feet; thence South 00 degrees 03 minutes 15 seconds West, parallel to the West line of the East half of the said Lot 3, for a distance of 90 feet; thence South 11 degrees 07 minutes 27 seconds East for a distance of 165.51 feet to a point which is located 251.84 feet South of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; thence South 00 degrees 02 minutes 30 seconds West, parallel to the East line of the said Lot 3, for a distance of 415.27 feet to a point on the South line of the said Lot 3; thence South 89 degrees 58 minutes 15 seconds West, along the South line of the said Lot 3, for a distance of 88.93 feet to the Easterly right-of-way line of State Road No. 9; thence North 8 degrees 09 minutes 00 seconds West, along the Easterly right-of-way line of State Road No. 9 for a distance of 321.74 feet to the beginning of a tangential circular curve; thence Northerly along the Easterly right-of-way line of State Road No. 9 and along the said circular curve to the right having a radius of 6962.03 feet through a central angle of 2 degrees 08 minutes 35.5 seconds for an arc distance of 260.42 feet to the intersection thereof with the West line of the East half of the said Lot 3; thence North 00 degrees 03 minutes 15 seconds East for a distance of 90.24 feet to the point of beginning; LESS the North and South 15 feet thereof.

Milton B. Garris, Jr.
Registered Civil Engineer No. 359 2
Registered Land Surveyor No. 729
State of Florida

October 24th, 1963

EXHIBIT "A"



Shaded Area denotes Limited Comm
Cuts to Building taken from Archit

OFF. REC. 2882 PAGE 563

M. B. GARRIS
OCTOBER 10, 1963

CIVIL & CONSULTING ENGINEER
MIAMI, FLORIDA

OFF. REC. 2894 PAGE 488

87191 pg 2

LEGAL DESCRIPTION

PARCEL "A"

Begin at the NW corner of the East ½ of Lot 3, Block 4, of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East ½ of the said Lot 3 for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West, parallel to the West line of the East ½ of the said Lot 3 for a distance of 90 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 71.12 feet; Thence South 78 degrees 52 minutes 33 seconds West for a distance of 140.11 feet to a point on the Easterly right-of-way of State Road No.9 and a point on a circular curve whose center bears North 83 degrees 11 minutes 55.2 seconds East from said point; Thence Northerly along the right-of-way of State Road No.9 and along the said circular curve having a radius of 6,962.03 feet through a central angle of 00 degrees 47 minutes 40.3 seconds for an arc distance of 96.54 feet to the intersection thereof with the West line of the East ½ of the said Lot 3; Thence North 00 degrees 03 minutes 15 seconds East, along the West line of the East ½ of the said Lot 3, for a distance of 90.24 feet to the point of beginning, LESS the North 15 feet of the above described parcel of land.

NOTE:

1. Numbered parking spaces have unity of title with corresponding ~~numbered~~ apartments.
2. Limited common element includes shaded area and all that portion of Parcel "A" outside of building except parking areas and easements.
3. All easements are general common elements.
4. Unnumbered parking area is a general common element.

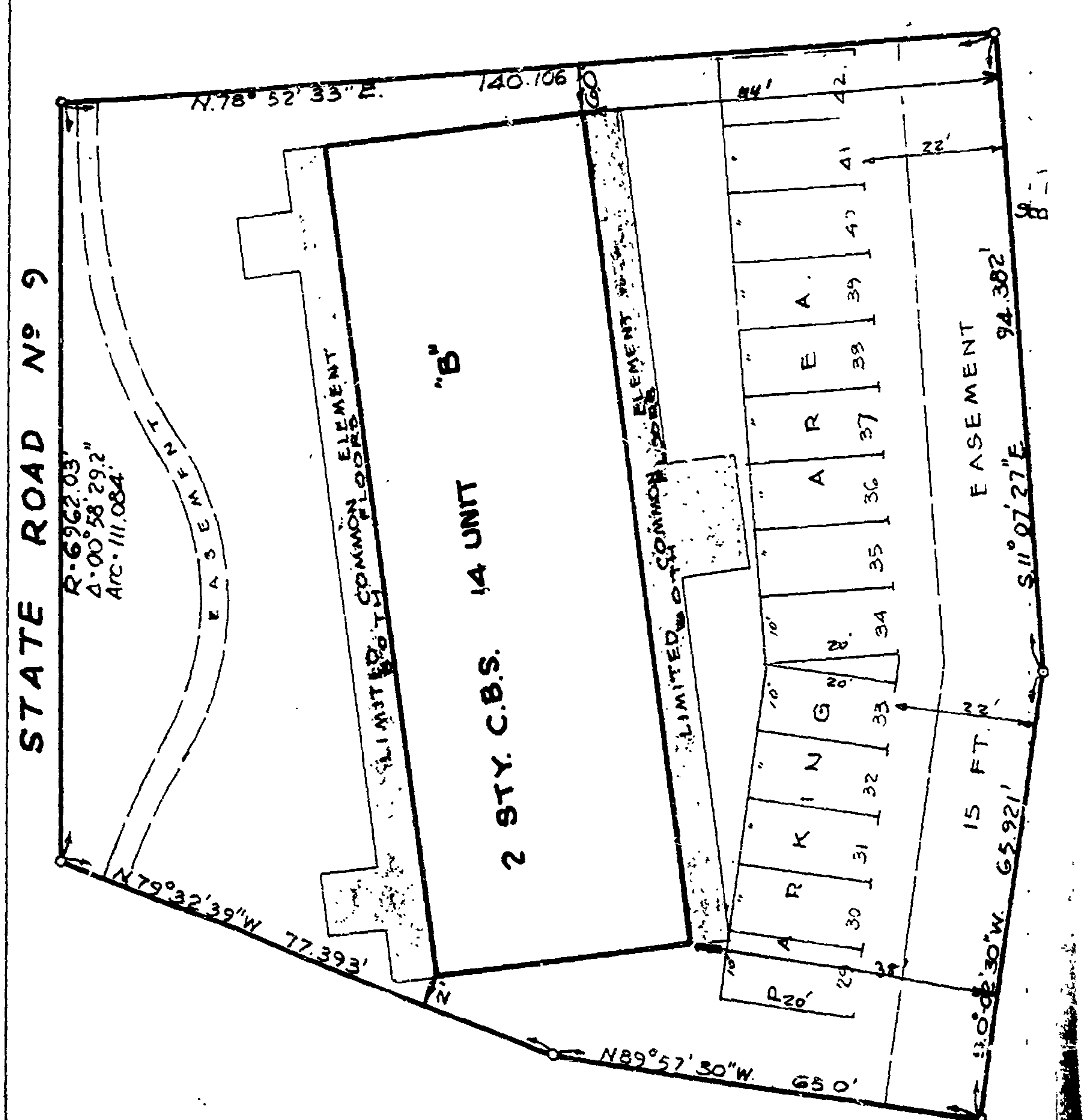
ale 1"-20'

S 11°07' 27"

n Element
ct's plans
7224

Exhibit "B" page 1

46 P / 185



Shaded Area denotes Limited Common Element.

M. B. GARRIS
OCTOBER 10, 1963

CIVIL AND CONSULTING ENGINEER
MIAMI, FLORIDA

LEGAL DESCRIPTION

PARCEL "B"

k: 1" 20'

Commence at the NW corner of the East ½ of Lot 3, Block 4, of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East ½ of the said Lot 3 for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West parallel to the West line of the East ½ of the said Lot 3 for a distance of 90 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 71.12 feet to the point of beginning of the tract of land herein described; Thence continue South 11 degrees 07 minutes 27 seconds East for a distance of 94.39 feet to a point which is located 251.84 feet South of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; Thence South 00 degrees 12 minutes 30 seconds West, parallel to the East line of the said Lot 3, a distance of 65.92 feet; Thence North 89 degrees 57 minutes 30 seconds West for a distance of 65 feet; Thence North 79 degrees 32 minutes 39 seconds West for a distance of 77.39 feet to a point on the Easterly right-of-way of State Road No.9 and a point on a circular curve whose center bears North 82 degrees 13 minutes 26 seconds East from said point; Thence Northerly along the right-of-way of State Road No.9 and along the said circular curve having a radius of 6,962.03 feet through a central angle of 00 degrees 58 minutes 29.2 seconds for an arc distance of 111.08 feet; Thence North 78 degrees 52 minutes 33 seconds East for a distance of 140.11 feet to the point of beginning.

NOTE:

1. Numbered parking spaces have unity of title with corresponding numbered apartments.
2. Limited common element includes shaded area and all that portion of Parcel "B" outside of building except parking areas and easements.
3. All easements are general common elements.

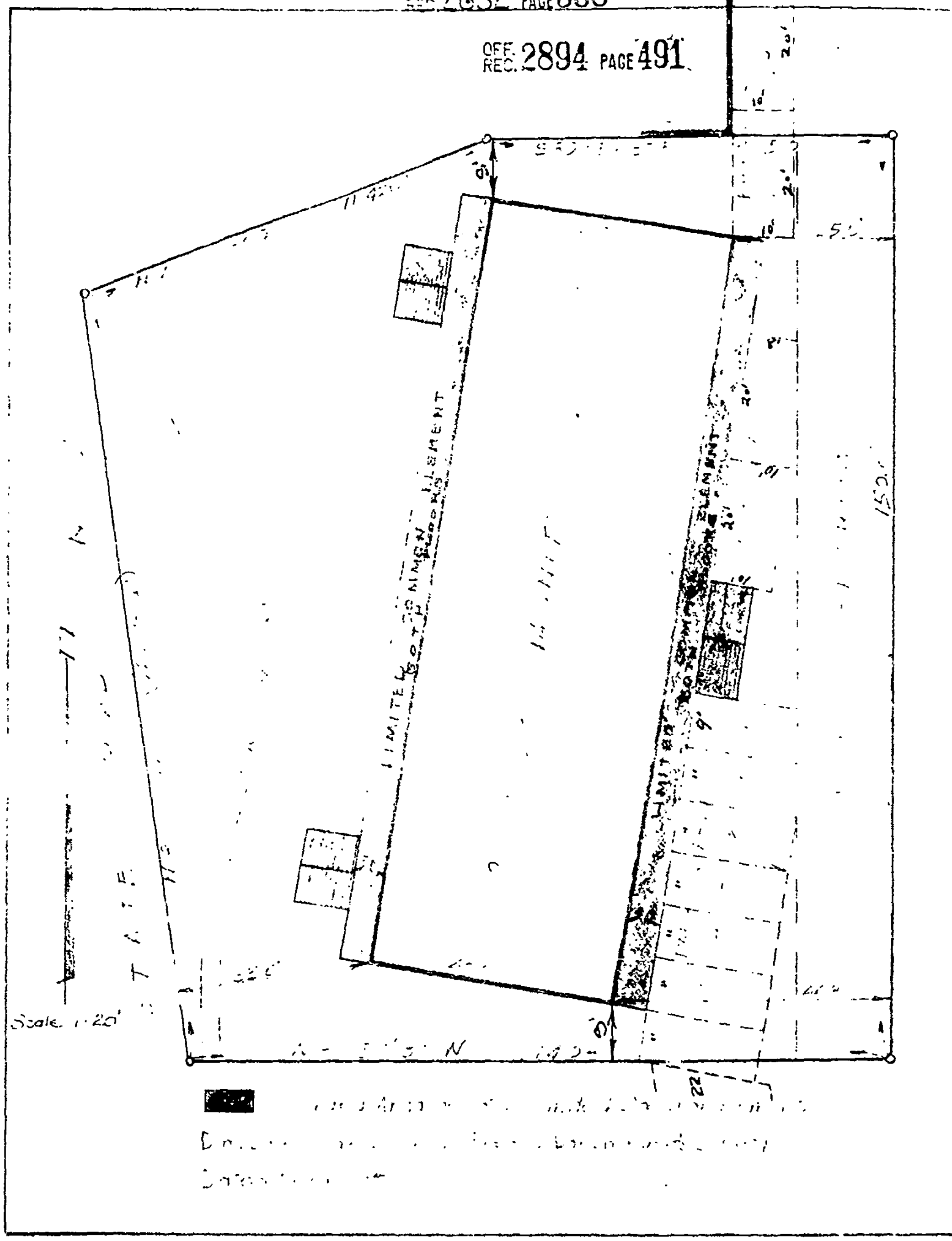
Exhibit "B" page 2

46 P
187

7274

OFF. REC. 2882 PAGE 566

OFF. REC. 2894 PAGE 491



M. B. Garris
OCTOBER 10, 1963

OFF. REC. 2894 PAGE 492

CIVIL & CONSULTING ENGINEER
MIAMI, FLORIDA

8719 pg 3

LEGAL DESCRIPTION

PARCEL "C"

Commence at the NW corner of the East ½ of Lot 3, Block 4, Section 21, Township 51 South, Range 42 East according to the map of "Town of HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East ½ of the said Lot 3 for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West parallel to the West line of the East ½ of the said Lot 3 for a distance of 90 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 165.51 feet to a point which is located 251.84 feet South of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; Thence South 00 degrees 02 minutes 30 seconds West, parallel to the East line of the said Lot 3, for a distance of 90.92 feet to the point of beginning of the tract of land herein described; Thence continue South 00 degrees 02 minutes 30 seconds West for a distance of 150 feet; Thence North 89 degrees 57 minutes 30 seconds West for a distance of 114.04 feet to a point on the Easterly right-of-way of State Road no.9; Thence North 8 degrees 09 minutes West, along the Easterly right-of-way of State Road No.9 for a distance of 125.86 feet; Thence North 70 degrees 02 minutes 30 seconds East for a distance of 71.43 feet; Thence South 89 degrees 57 minutes 30 seconds East for a distance of 65 feet to the point of beginning.

NOTE:

1. Numbered parking spaces have unity of title with corresponding numbered apartments.
2. Limited common element includes shaded area and all that portion of Parcel "C" out side of building except parking area and easements.
3. All easements are general common elements.

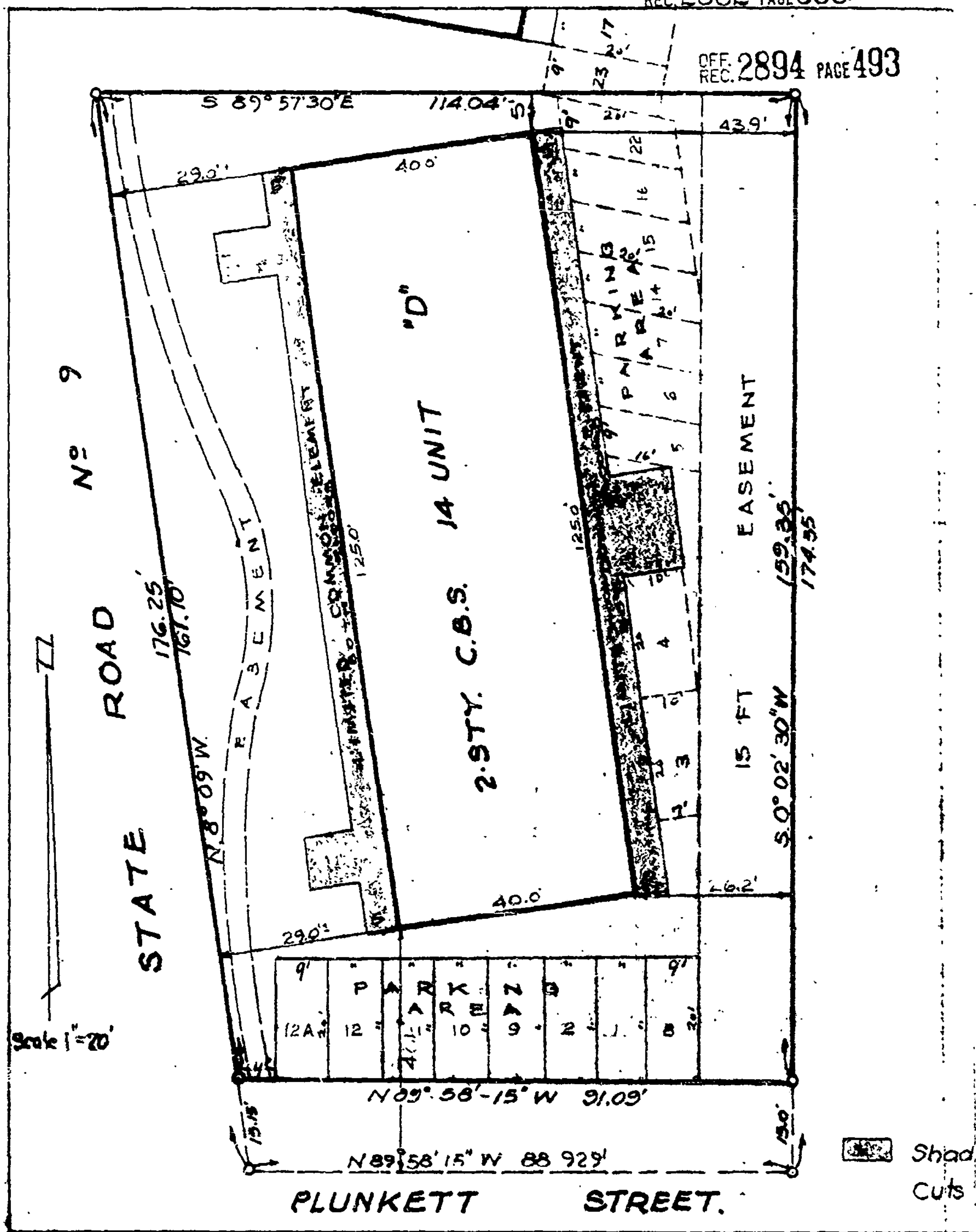
Exhibit "B" Page 3

7274

46P
190

OFF. REC. 2882 PAGE 568

OFF. REC. 2894 PAGE 493



PAGE 493

M. B. GARRIS
OCTOBER 10, 1963

CIVIL AND CONSULTING ENGINEER
MIAMI, FLORIDA

LEGAL DESCRIPTION

PARCEL "D" OFF. REC. 2894 PAGE 494

Commence at the NW corner of the East ½ of Lot 3, Block 4 of Section 21 . Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East ½ of the said Lot 3 for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West, parallel to the West line of the East ½ of the said Lot 3 for a distance of 90 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 165.51 feet to a point which is located 251.84 feet South of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; Thence South 00 degrees 02 minutes 30 seconds West parallel to the East line of the said Lot 3 for a distance of 240.92 feet to the point of beginning of the tract of land herein described; Thence continue South 00 degrees 02 minutes 30 seconds West for a distance of 174.35 feet to a point on the South line of the said Lot 3; Thence South 89 degrees 58 minutes 15 seconds West along the South line of the said Lot 3 for a distance of 88.93 feet to the Easterly right-of-way of State Road No.9; Thence North 8 degrees 09 minutes 00 seconds West along the Easterly right-of-way of State Road No.9 for a distance of 176.25 feet; Thence South 89 degrees 57 minutes 30 seconds East for a distance of 114.04 feet to the point of beginning, LESS the South 15 feet of the above described parcel of land.

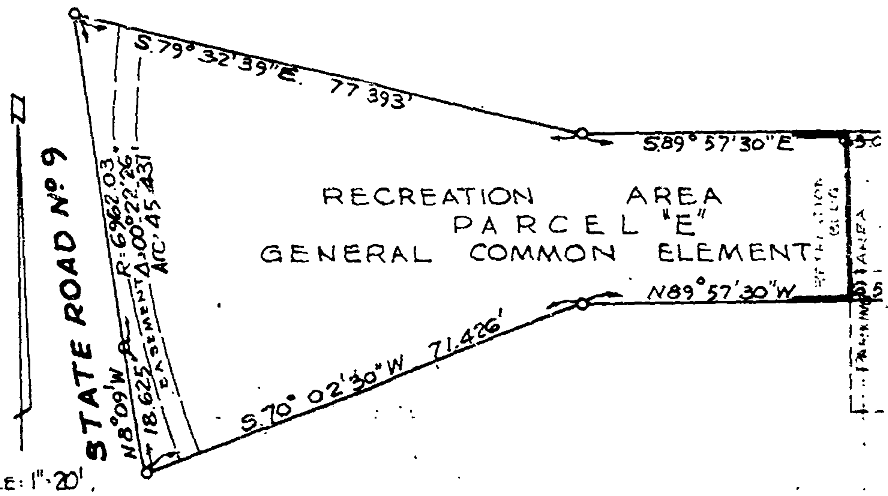
NOTE:

1. Numbered parking spaces have unity of title with corresponding numbered apartments.
2. Limited common element includes shaded area and all that portion of Parcel "D" outside of building except parking areas and easements.
3. All easements are general common elements.

Exhibit "B" Page 4

ed Area denotes Limited Common Element.

to Building taken from Survey by Fred D. Dahlmeyer Dated 21 Apr 64 46 P / 191


S.79° 32'39"E. 77.393'
S.89° 57'30"E
RECREATION AREA
PARCEL "E"
GENERAL COMMON ELEMENT
N89° 57'30"W
S.70° 02'30"W 71.426'
STATE ROAD No. 9
R=6962.03
Δ=00°22'26"
ARC 45.431
EASEMENT
N8°09'W
18.625'

SCALE: 1"=20'.

OFF. REC. 2882 PAGE 571

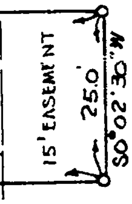
N. B. GARRIS
OCTOBER 10, 1968

OFF. REC. 2894 PAGE 496

CIVIL AND CONSULTING ENGINEER
MIAMI, FLORIDA

87191 pg #4

LEGAL DESCRIPTION
PARCEL "E"
RECREATION AREA



Commence at the NW corner of the East ½ of Lot 3 Block 4 of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East ½ of the said Lot 3, for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West, parallel to the West line of the East ½ of the said Lot 3, for a distance of 90 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 165.51 feet to a point which is located 251.84 feet South of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; Thence South 00 degrees 02 minutes 30 seconds West, parallel to the East line of the said Lot 3, for a distance of 65.92 feet to the point of beginning of the tract of land herein described; Thence continue South 00 degrees 02 minutes 30 seconds West for a distance of 25 feet; Thence North 89 degrees 57 minutes 30 seconds West for a distance of 65.0 feet; Thence South 70 degrees 02 minutes 30 seconds West for a distance of 71.43 feet to a point on the Easterly right-of-way of State Road No.9; Thence North 8 degrees 09 minutes 00 seconds West along the Easterly right-of-way of State Road No.9 for a distance of 18.63 feet to the beginning of a tangential circular curve; Thence Northerly along the Easterly right-of-way of State Road No.9 and along the said circular curve to the right having a radius of 6,962.03 feet through a central angle of 00 degrees 22 minutes 26 seconds for an arc distance of 45.43 feet; Thence North 79 degrees 32 minutes 39 seconds West for a distance of 77.39 feet; Thence South 89 degrees 57 minutes 30 seconds East for a distance of 65.00 feet to the point of beginning; excepting from the above description the West 10 feet of the East 25 feet.

NOTE:

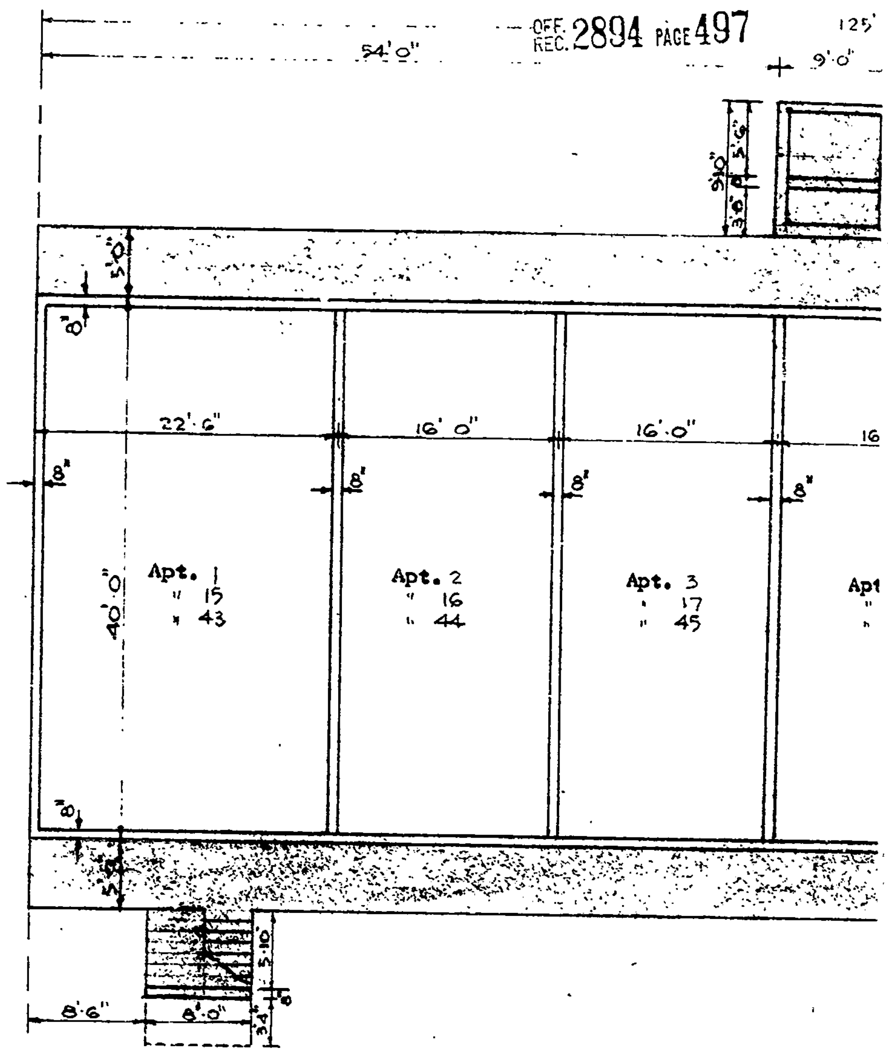
#1 Easements are general common elements.

#2 Numbered parking spaces have unity of title with corresponding numbered apartments.

Exhibit "B" Pg 5

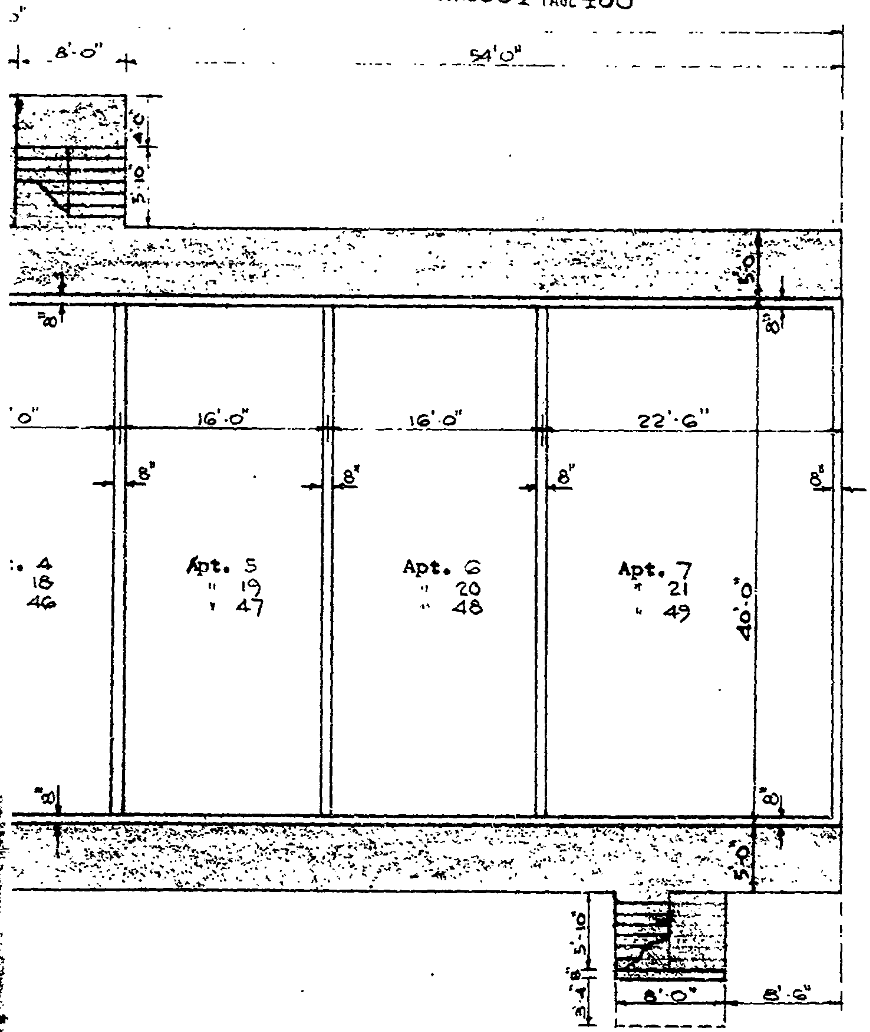
AUR
17L

PAGE 496



TYPICAL FIRST
BUILDINGS

Shaded Area denotes Limited Common Element

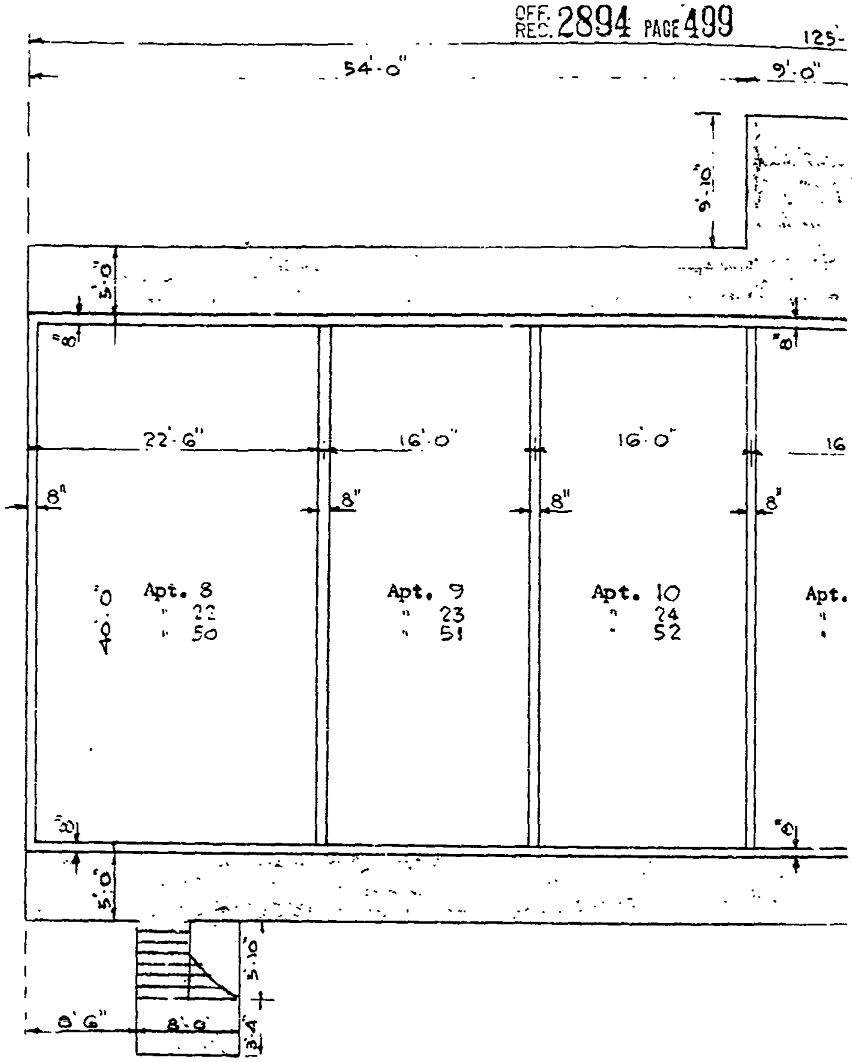


FLOOR PLAN
A-C-D

Exhibit "B" Page 6

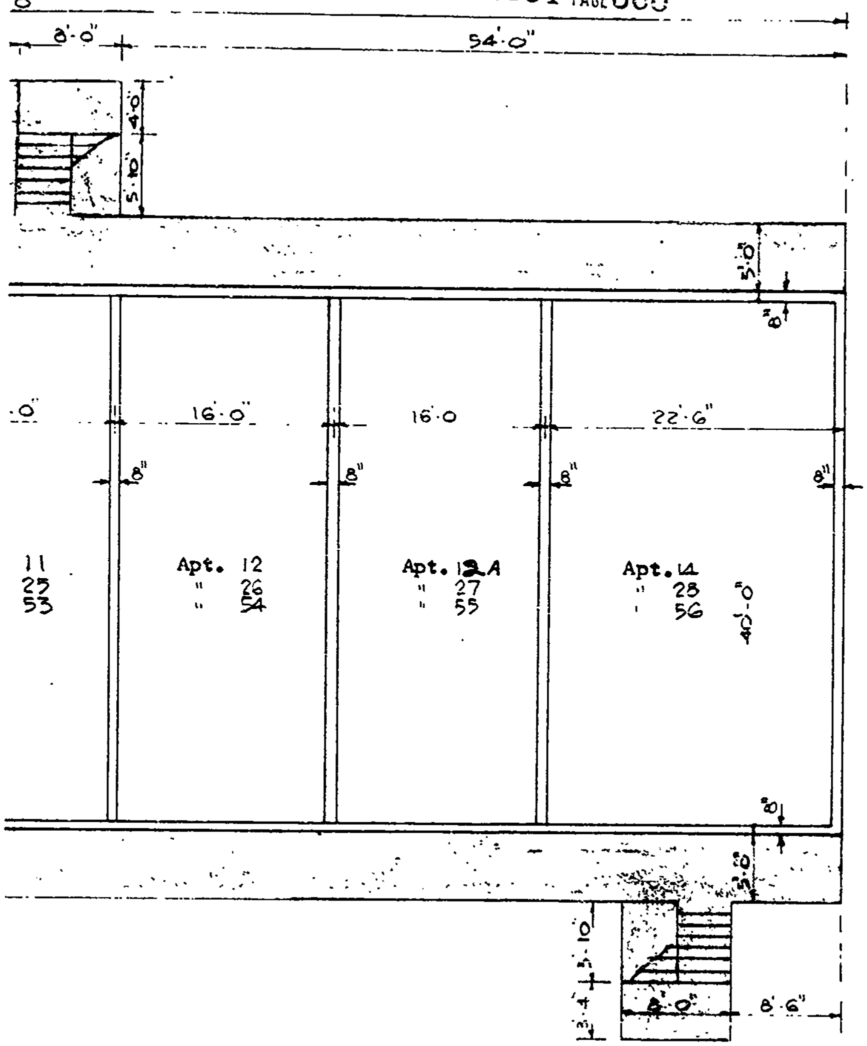
46
143

72



TYPICAL SECOND
BUILDINGS

Shaded Area denotes Limited Common Element.

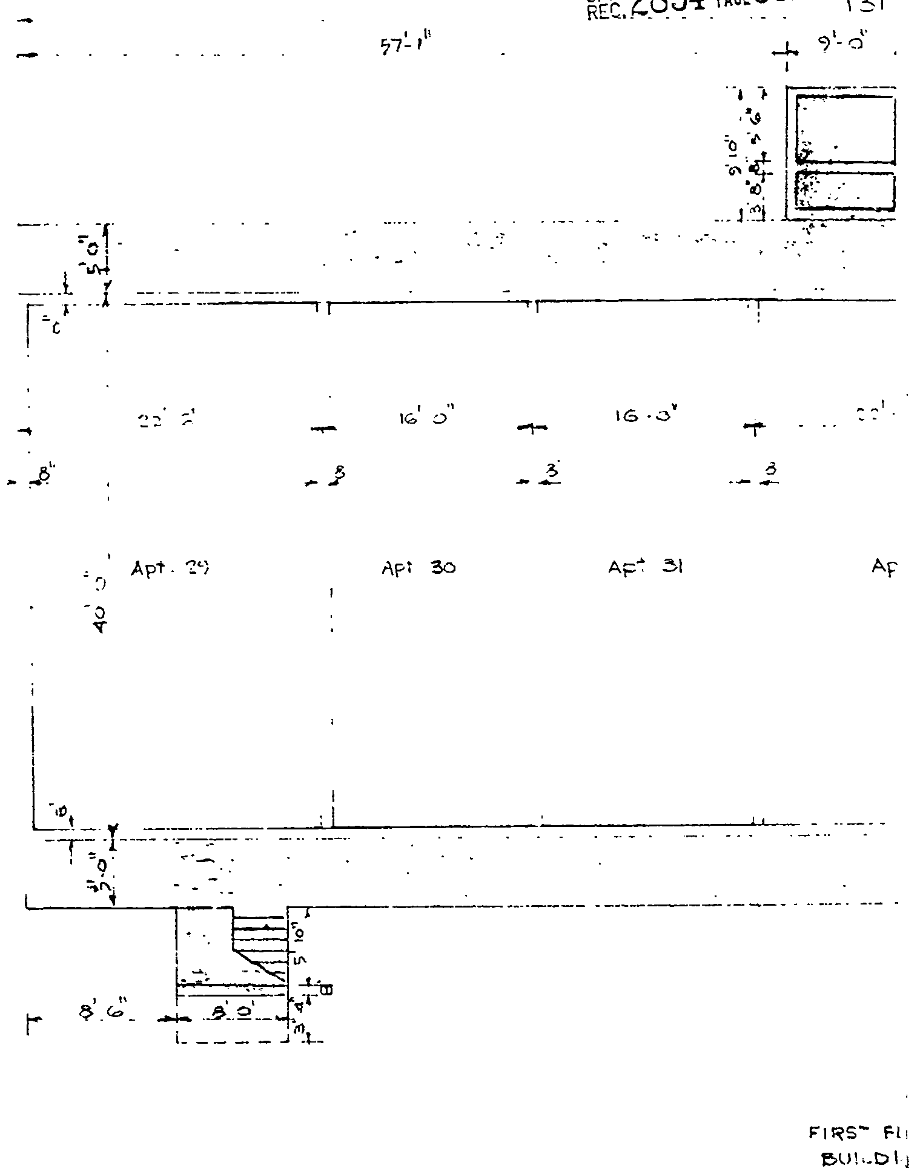


) FLOOR PLAN
A-C-D

Exhibit "B" page 7

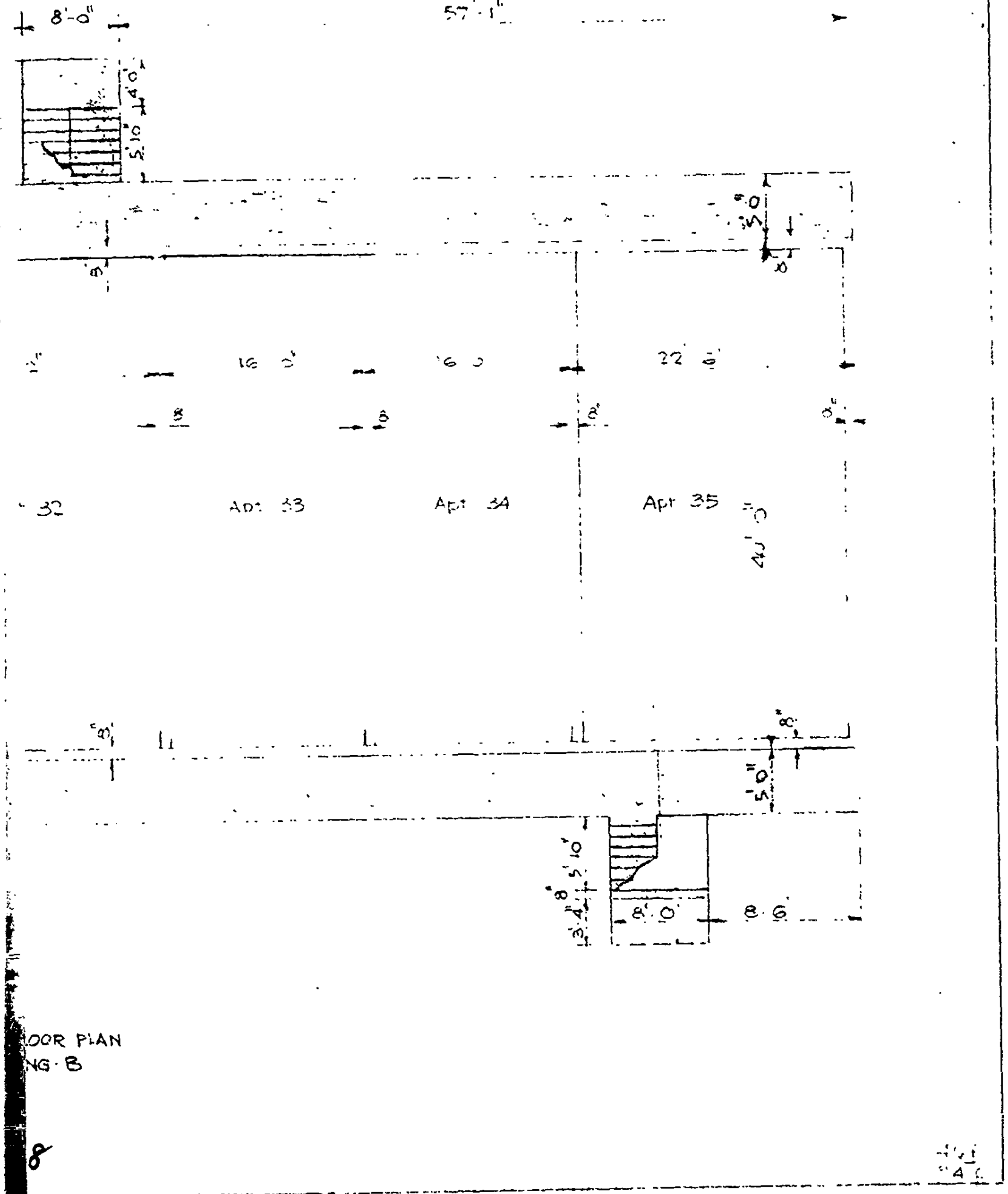
194

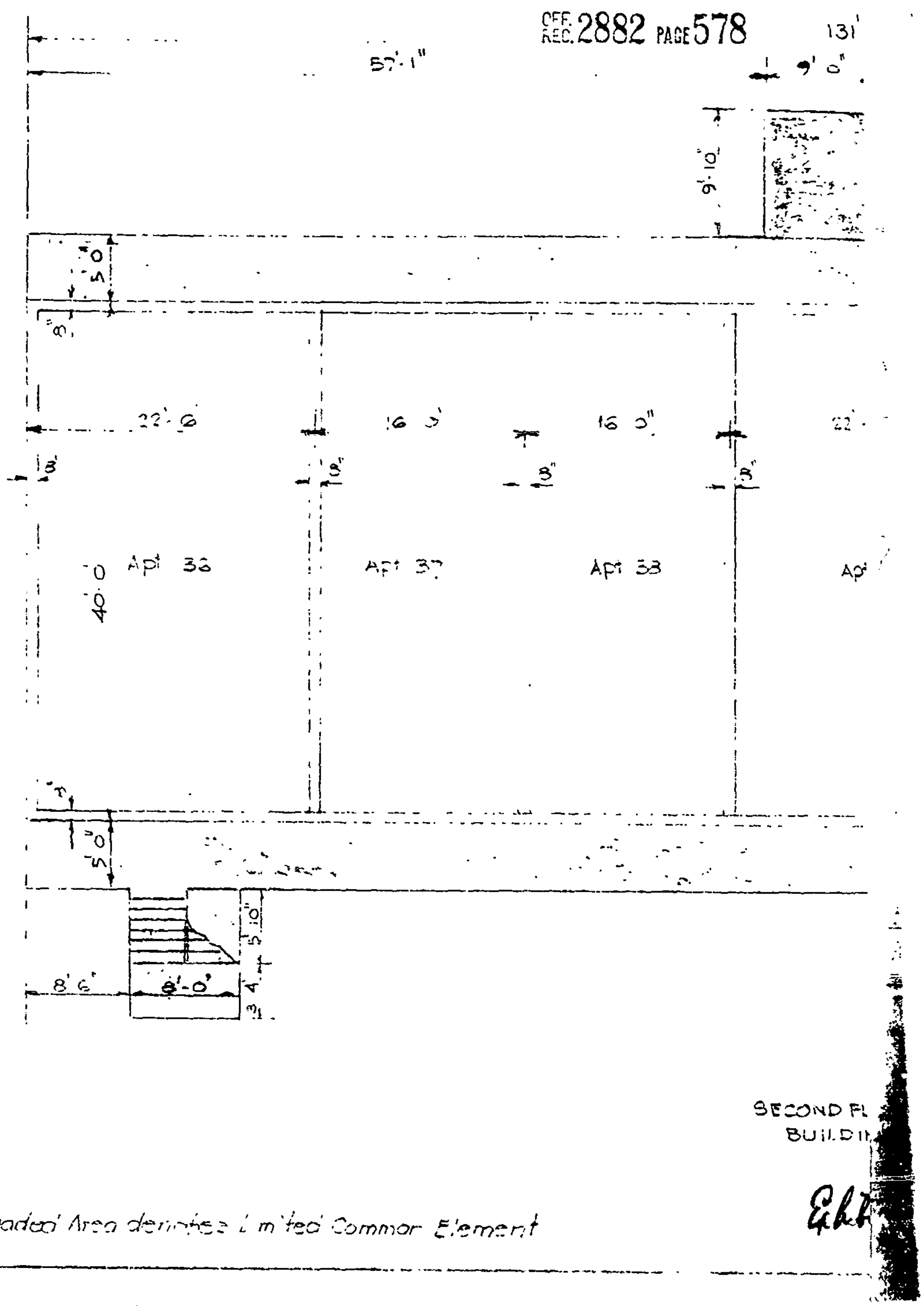
OFF. REC. ~~2882~~ PAGE ~~576~~
OFF. REC. 2894 PAGE 501



Shaded Area denotes Limited Common Element

Exhibit "B" Page

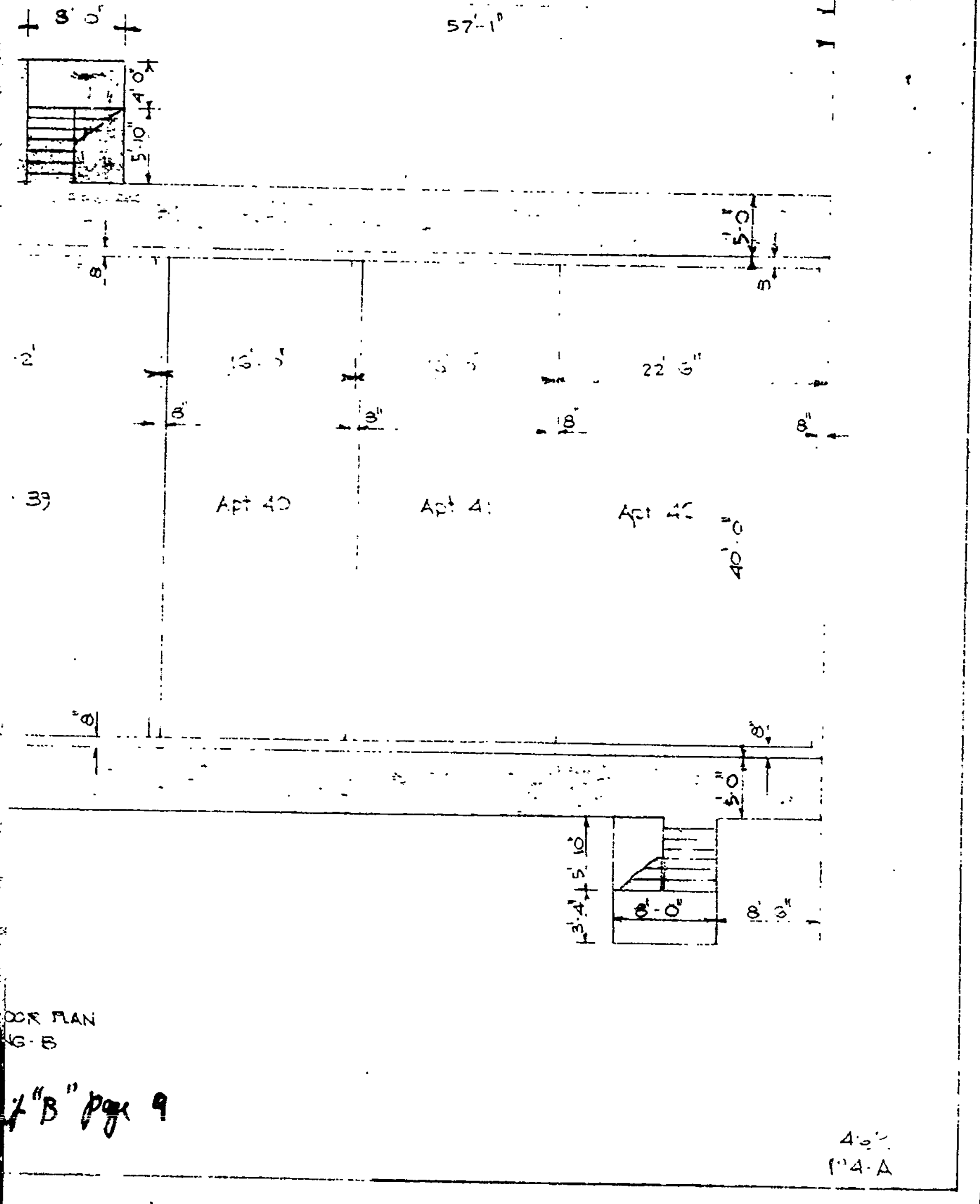

8'-0"
57'-1"
16'-0"
22'-0"
Apt 33
Apt 34
Apt 35
8'-0"
8'-6"
OOR PLAN
NG·B



Shaded Area denotes Limited Common Element

OFF. REC. 2894 PAGE 504

OFF. REC. 2882 PAGE 579



"B" Page 9

EXHIBIT "C"

PERCENTAGE SHARES IN LIMITED COMMON

ELEMENTS AND GENERAL COMMON ELEMENTS

AS OWNED BY APARTMENT OWNERS

The Percentage shares in the Limited Common Elements, as owned by each apartment owner in each building, is as listed below. All apartment owners shall own 1/56th each of the General Common Elements.

Building A		Percentage Ownership of Limited Common Elements
Apartments	43, 49	7.9%
"	50, 56	8.1%
"	44, 45, 46, 47, 48	6.7%
"	51, 52, 53, 54, 55	6.9%
Building B		
Apartments	29, 35	7.9%
"	36, 42	8.1%
"	30, 31, 32, 33, 34	6.7%
"	37, 38, 39, 40, 41	6.9%
Building C		
Apartments	15, 21	7.9%
"	22, 28	8.1%
"	16, 17, 18, 19, 20	6.7%
"	23, 24, 25, 26, 27	6.9%
Building D		
Apartments	1, 7	7.9%
"	8, 14	8.1%
"	2, 3, 4, 5, 6	6.7%
"	9, 10, 11, 12, 12 A	6.9%

RECEIVED
Nov 8 4 10 PM '63
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF INCORPORATION

OF

TOWN COLONY CONDOMINIUM CORPORATION

WE, the undersigned, desiring to form a corporation not for profit pursuant to Chapter 617 of the Florida Statutes, do hereby make, subscribe and acknowledge this Certificate for that purpose, as follows:

ARTICLE 1.

CORPORATE NAME: The name of this corporation shall be TOWN COLONY COND[illegible]M CORPORATION. INC.

ARTICLE 2.

DEFINITIONS: For purposes of these Articles of Incorporation, the following terms shall have the meanings set forth below:

A. "Corporation": Town Colony Condominium Corporation, as here incorporated, who address is 1451 North Bayshore Drive, Miami, Florida

B. " Property": A Portion of the W½ of the E½ of Lot 3, Block 4, Section 21, Township 51 South, Range 42 East, according to the Map of Hallandale, as recorded in Plat Book "B", Page 13, of the Public Records of Dade County, Florida, said lands lying and being in Broward County, Florida, as more particularly described in Exhibit "A".

C. "Apartment Buildings": Structures located on the Property consisting four fourteen unit apartments, General Common Elements, and Limited Common Elements (as the terms "Apartment", "General Common Area" and "Restricted Common Area" are hereinafter defined).

D. "Town Colony": The Property and Building.

E. "Condominium Declaration": Condominium Declaration for the Property dated the day of 1963,

EXHIBIT "D"

a copy of which has been recorded in the Public Records of Broward County, Florida.

F. "Apartment": Fee simple estate in Apartment unit area within the Building, as more particularly described in the Condominium Declaration.

G. "General Common Elements": Fee simple estate in all of Harbour Terrace, less the apartment buildings and less the Limited Common Elements.

H. "Limited Common Elements": That portion of the General Common Area limited to the use and enjoyment of a single apartment owner or group of apartments, as such Restricted Common Area is identified in the Condominium Declaration.

ARTICLE 3.

Purposes:

A. To create a corporation to manage Town Colony for the benefit of the owners of each Apartment, and to acquire all real and personal property that may be required in connection therewith, and to engage in no other business than the operation and management of Town Colony, all on a non-profit basis.

B. To operate, maintain, improve, and to sell, convey and assign any real estate and any personal property necessary to the operation of Town Colony.

C. To borrow money and issue evidences of indebtedness in the furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

D. To enter into, perform and carry out contracts of any kind necessary to or in connection with or incidental to the accomplishment of any one or more of the purposes of the Corporation.

ARTICLE 3 A.

AMENDMENTS: Amendments to this Charter shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution adopting a proposed amendment must receive approval of two-thirds of the votes of the entire membership of the board of directors and 75% of the votes of the entire membership of the corporation. Directors and members not present at the meetings considering the amendment may express their approval in writing.

3. Initiation. An amendment may be proposed by either the board of directors or by the membership of the Corporation, and after being proposed and approved by one of such bodies it must be approved by the other.

4. Effective date. An amendment when adopted shall become effective only after same is filed with the Secretary of State, Tallahassee, Florida.

ARTICLE 4.

Qualification of Members: Membership in the Corporation shall automatically accompany ownership of an Apartment, and such membership shall automatically terminate upon disposition by members of his interest in a Family Unit.

ARTICLE 5.

TERM OF EXISTENCE: The Corporation shall have perpetual existence.

ARTICLE 6.

The name and residence address of each of the subscribers to this Certificate of Incorporation are as follows:

MOE LEVIN	1451 North Bayshore Drive Miami, Florida
SIMON LIPSITZ	1451 North Bayshore Drive Miami, Florida
EDWARD P. CORWIN	1451 North Bayshore Drive Miami, Florida

ARTICLE 7.

DIRECTORS AND OFFICERS: The Corporation shall have an odd number of directors, not less than five nor more than nine, elected by the members from among themselves, excepting, however, that until the first annual meeting of members the Board of Directors shall consist of three directors who shall act as such until their successors are duly chosen and qualified. These directors are:

MOE LEVIN	1451 North Bayshore Drive Miami, Florida
SIMON LIPSITZ	1451 North Bayshore Drive Miami, Florida
EDWARD P. CORWIN	1451 North Bayshore Drive Miami, Florida

At the first annual meeting of members, the Board of Directors shall be increased to nine and divided into three classes. Members shall elect from among themselves three directors of the first class for a term of one year, three directors of the second class for a term of two years, and three directors of the third class for a term of three years. At the expiration of the respective terms, successors shall be elected for terms of three years.

At the first meeting of the Board of Directors after the first annual meeting of members, the directors shall elect from among themselves four officers who shall serve for terms of one year, performing duties as set forth in the By-Laws. Until such first election of officers, the following shall serve:

MOE LEVIN	President
SIMON LIPSITZ	Vice-President
EDWARD P. CORWIN	Secretary and Treasurer

ARTICLE 8.

BY-LAWS: The By-Laws of the Corporation are to be made by the Directors designated by this Certificate of Incorporation to serve until the first annual meeting of members. The By-Laws may be amended at any time by a majority of the vote of the Board of Directors, subject to ratification by a majority of the members.

ARTICLE 9.

AMENDMENT OF ARTICLES OF INCORPORATION: These articles of Incorporation may be amended in the manner provided by law, as further provided for in the By-Laws of this corporation.

ARTICLE 10.

VOTING RIGHTS OF MEMBERS: There shall be one vote for each Apartment, such vote to be exercisable by the owner or owners thereof.

IN WITNESS WHEREOF, we have made, executed and acknowledged this Certificate on this 6 day of Sept. 1963.

In the Presence of:	
name illegible	MOE LEVIN (SEAL) MOE LEVIN
Rose J. Glasco (SEAL)	SIMON LIPSITZ (SEAL) SIMON LIPSITZ
	EDWARD P. CORWIN (SEAL) EDWARD P. CORWIN

STATE OF FLORIDA)
:
COUNTY OF DADE) SS:-

BEFORE ME, the undersigned authority, personally appeared MOE LEVIN, SIMON LIPSITZ and EDWARD P. CORWIN, to me well known and known to me to be the persons described in and who executed the foregoing Certificate of Incorporation, and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal this 6 day of Stp 1963.

BENEDICT A. SILVERMAN (SEAL)
Notary Public, State of Florida at Large

My Commission Expires:
May 23, 1966 (NOTARY SEAL)

cert-3

State of Florida

IN GOD WE TRUST

Office of Secretary of State.

I, Tom Adams, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

TOWN COLONY CONCOMINIUM CORPORATION, INC.,

a corporation not for profit organized and existing under the Laws of the State of Florida, filed on the 8th day of November A. D., 1963 as shown by the records of this office.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 8th day of November A. D. 19 63.

Tom Adams
Secretary of State

RECEIVED
AUG 5 9 04 AM '84
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AMENDMENT TO CERTIFICATE OF INCORPORATION OF TOWN COLONY CONDOMINIUM CORPORATION, INC.

WE, the undersigned, being the entire Board of Directors of TOWN COLONY CONDOMINIUM CORPORATION, INC., being desirous of amending our corporate charter, do hereby amend same as follows:

ARTICLE 2 - PARAGRAPH G - General Common Elements: shall be amended to eliminate the words "Harbor Terrace" and substitute therefor the words "Town Colony".

ARTICLE 2 - PARAGRAPH H - Limited Common Elements: shall be amended to eliminate the word "Restricted" and substitute therefor the word "Limited".

ARTICLE 9 - Amendment of Articles of Incorporation: shall be amended to provide that these Articles of Incorporation may be amended in the manner provided by law, to the end that all amendments of these Articles of Incorporation shall first be approved by the Board of Directors, shall then be approved by the Membership, and an affidavit made by the President or Vice-President of this corporation, stating that the Board of Directors and the Membership have duly approved the corporate charter amendments. Thereafter, the amendments to the Charter shall be duly filed with the Secretary of State and any additional filing fees as may be required, by the Secretary of State, shall be duly paid.

All other terms and conditions of the Charter of this corporation shall remain in full force and effect.

MOE LEVIN

SIMON LIPSITZ

EDWARD P. CORWIN

EXHIBIT "E"

AFFIDAVIT

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STATE OF FLORIDA)
:
COUNTY OF DADE) SS:-

BEFORE ME, the undersigned authority, personally appeared MOE LEVIN, who after being duly cautioned and sworn, on oath, deposes and states:

1. That the foregoing amendments to the Charter of TOWN COLONY CONDOMINIUM CORPORATION, INC., a Florida corporation, not for profit, were duly approved by the Board of Directors of the corporation, and were duly approved by all of the Membership of the corporation, at meetings properly held, after due notice was given of said meetings, in accordance with the By-Laws.

FURTHER YOUR AFFIANT SAYETH NAUGHT.

M Levin

Sworn to and subscribed before me this 20 day of February, 1964.

Notary Public, State of Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires May 23, 1966
Bonded By American Fire & Casualty Co.

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STATE OF FLORIDA)
:
COUNTY OF DADE) SS:-

ON THIS DAY personally appeared before me MOE LEVIN, SIMON LIPSITZ and EDWARD P. CORWIN, being the entire Board of Directors of TOWN COLONY CONDOMINIUM CORPORATION, INC., ~~to me~~ known and known to me to be the individuals described in and who executed the foregoing instrument, and they duly severally acknowledged to me that they executed the same for the purposes therein expressed.

WITNESS my hand and seal at Miami, said County and State on this 20 day of February, 1964.

Notary Public, State of Florida at Large

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires May 23, 1966
Bonded by American Fire & Casualty Co.

cert-1

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State of Florida

IN GOD WE TRUST

Office of Secretary of State

I, Tom Adams, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of

Certificate of Amendment
to
Certificate of Incorporation
of
TOWN COLONY CONDOMINIUM CORPORATION, INC.,

a corporation not for profit, organized and existing under the Laws of the State of Florida, AMENDING ARTICLES 2 AND 9, filed with and approved by the Secretary of State on the 5th day of August, A. D., 1964, under authority of Chapter 617, Florida Statutes as shown by the records of this office.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 7th day of August A. D. 19 64

Tom Adams
Secretary of State

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BY - LAWS

of the

TOWN COLONY CONDOMINIUM CORPORATION
a corporation not for profit under the laws of the State of Florida

1. Identity.

These are the By - laws of the Town Colony Condominium Corporation, a corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on November 8, 1963 The Corporation, hereinafter referred to as the Association, has been organized for the purpose of administering a condominium upon the following lands in Broward County, Florida:

> A Portion of the W½ of the E½ of Lot 3, Block 3, Section 21, Township 51 South, Range 42 East, according to the Map of Hallandale, as recorded in Plat Book "B", Page 13 of the Public Records of Dade County, Florida, said lands lying and being in Broward County, Florida, as more particularly described in Exhibit "A" of the Declaration of Condominium of THE TOWN COLONY.

1. The office of the Association shall be at 1451 North Bayshore Drive, Miami, Florida.

2. The fiscal year of the Association shall be the calendar year.

3. The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit" and the year of incorporation, an impression of which is as follows:

2 Members.

1. The annual members' meeting shall be held at the office of the corporation at 8 o'clock P.M., Eastern Standard Time, on the second Friday in December of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the members; provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day.

EXHIBIT "F"

.2 Special members' meetings shall be held whenever called by the President or Vice President or by a majority of the Board of Directors, and must be called by such officers upon receipt of a written request from members entitled to cast one-third of the votes of the entire membership.

.3 Notice of all members' meetings stating the time and place and the objects for which the meeting is called shall be given by the President or Vice President or Secretary unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after meetings.

.4 A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such member for the purpose of determining a quorum.

.5 The vote of the owners of an apartment owned by more than one person or by a corporation or other entity shall be cast by the person named in a certificate signed by all of the owners of the apartment and filed with the Secretary of the Association. Such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not on file the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

.6 Proxies. Votes may be cast in person or by proxy. Proxies shall be valid only for the particular meeting designated therein and must be filed with the Secretary before the appointed time of the meeting.

.7 Approval or disapproval of an apartment owner upon any matter, whether or not the subject of an Association meeting, shall be by the same person who would cast the vote of such owner if in an Association meeting.

.8 Adjourned meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

.9 The order of business at annual members' meetings, and, as far as practical at all other members' meetings, shall be:

(a) Election of chairman of the meeting.

(b) Calling of the roll and certifying of proxies.

(c) Proof of notice of meeting or waiver of notice.

(d) Reading and disposal of any unapproved minutes.

(e) Reports of officers.

(f) Reports of committees.

(g) Election of inspectors of election.

(h) Election of directors.

(i) Unfinished business.

(j) New business.

(k) Adjournment.

3 Directors.

.1 The Board of Directors will consist of representatives of apartment buildings and unimproved apartment building sites, there being a director designated for each apartment building and each unimproved apartment site. A person may represent more than one apartment building and more than one unimproved apartment building site, and in such event shall have one vote for each building and each unimproved apartment building site represented; but in no event shall the board of directors consist of less than three persons. Each member of the board of directors shall be either the owner of an apartment or an interest therein or the owner of an unimproved apartment building site.

.2 Election of directors shall be conducted in the following manner:

(a) The owners of an apartment building or apartment building site may designate their representative to the board of directors by an instrument signed by a majority of the owners of the building or site and filed with the Secretary of the Association before the election at the annual meeting of members. Directors so designated shall be deemed elected whether or not a quorum is present at the annual meeting.

(b) Representatives to the board of directors from those apartment buildings and apartment building sites which are not designated by the owners thereof in the foregoing manner shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association.

(c) Vacancies in the board of directors may be filled by a designation in an instrument signed by a majority of the owners of the apartment building or site represented by the vacancy and filed with the Secretary of the Association within sixty (60) days following notice given to such owners by the Secretary of the Association of the vacancy. If such vacancy is not so filled, it shall be filled by the remaining directors at their next meeting.

(d) All of the owners of an apartment building or apartment building site may revoke their representation by a director by an instrument signed by all of such owners and filed with the Secretary of the Association. An instrument revoking the designation of a director may also designate his successor, in which event the notice of vacancy required by the foregoing paragraph shall not be required.

.3 The term of each director's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

.4 The organization meeting of a newly-elected board of directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary providing a quorum shall be present.

.5 Regular meetings of the board of directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given to each director, personally or by mail, telephone or telegraph at least three days prior to the day named for such meeting unless such notice is waived.

.6 Special meetings of the directors may be called by the President and must be called by the Secretary at the written request of one-third of the votes of the board. Not less than three days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

.7 Waiver of notice. Any director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

.8 A quorum at directors' meetings shall consist of the directors entitled to cast a majority of the votes of the entire board of directors. The acts of the board approved by a majority of votes present at a meeting at which a quorum is present shall constitute the acts of the board of directors. If at any meeting of the board of directors there be less than a quorum present, the majority of these present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for the purpose of determining a quorum.

.9 The presiding officer of directors' meetings shall be the chairman of the board if such an officer has been elected; and if none, then the President shall preside. In the absence of the presiding officer the directors present shall designate one of their number to preside.

.10 Directors' fees, if any, shall be determined by the members.

4 Powers and duties of the board of directors. All of the powers and duties of the Association shall be exercised by the board of directors including those existing under the common law and statutes, the Articles of Incorporation of the Association, and the documents establishing the condominium, subject only to approval by apartment owners when such is specifically required. Such powers and duties of the directors shall be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the land, and shall include but shall not be limited to the following:

.1 To make and collect assessments against members to defray the costs of the condominium.

.2 To use the proceeds of assessments in the exercise of its powers and duties.

.3 The maintenance, repair, replacement and operation of the condominium property.

.4 The reconstruction of improvements after casualty and the further improvement of the property.

.5 To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and amendments thereto shall be approved by not less than 75% of the votes of the entire membership of the Association before such shall become effective. Members not present at meetings considering such regulations or amendments thereto may express their approval in writing.

.6 To approve or disapprove proposed purchasers, lessees and mortgagees of apartments in the manner provided by the condominium documents.

.7 To enforce by legal means the provisions of the condominium documents, the Articles of Incorporation, the By-laws of the Association, and the regulations for the use of the property in the condominium.

.8 To contract for management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the condominium documents to have approval of the board of directors or the membership of the Association.

.9 To pay taxes and assessments which are liens against any part of the condominium other than individual apartments and the appurtenances thereto, and to assess the same against the apartments subject to such liens.

.10 To carry insurance for the protection of apartment owners and the Association against casualty and liabilities.

.11 To pay the cost of all power, water, sewer and other utility services rendered to the condominium and not billed to owners of individual apartments.

.12 To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

5 Officers.

.1 The executive officers of the corporation shall be a President, who shall be a director, a Vice President, who shall be a director, a Treasurer, a Secretary and an Assistant Secretary, all of whom shall be elected annually by the board of directors and who may be peremptorily removed by vote of the directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary or an Assistant Secretary. The board of directors shall from time to time elect such other officers and designate their powers and duties as the board shall find to be required to manage the affairs of the Association.

.2 The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association.

.3 The Vice President shall in the absence or disability of the President exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the directors.

.4 The Secretary shall keep the minutes of all proceedings of the directors and the members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of secretary of an association and as may be required by the directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

.5 The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep the assessment rolls and accounts of the members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer.

.6 The compensation of all officers and employees of the Association shall be fixed by the directors. This provision shall not preclude the board of directors from employing a director as an employee of the Association nor preclude the contracting with a director for the management of the condominium.

6 Fiscal management. The provisions for fiscal management of the Association set forth in the Declaration of Condominium and Articles of Incorporation shall be supplemented by the following provisions:

.1 Assessment roll. The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each apartment and for each unimproved apartment building site. Such an account shall designate the name and address of the owner or owners, the amount of each assessment against the owners, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due upon assessments.

.2 Budget.

(a) The board of directors shall adopt a budget for each calendar year which shall contain estimates of the cost of performing the functions of the Association, including but not limited to the following items:

(1) General expense budget:

(i) Maintenance and operation of general common areas:

Club house
Landscaping
Office and shop
Streets and walkways
Swimming pool

(ii) Utility services

(iii) Casualty insurance

(iv) Liability insurance

(v) Administration

(2) Apartment expense budget for each apartment building:

(i) Building maintenance and repair

(ii) Landscaping

(iii) Casualty insurance

(iv) Liability insurance

(3) Proposed assessments against each member:

(i) General expense budget

(ii) Apartment building expense budget

(b) Copies of the budget and proposed assessments shall be transmitted to each member on or before December 1 preceding the year for which the budget is made. If the budget is subsequently amended before the assessments are made, a copy of the amended budget shall be furnished each member concerned.

.3 The depository of the Association shall be such bank or banks as shall be designated from time to time by the directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the directors.

.4 An audit of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the report shall be furnished to each member not later than April 1 of the year following the year for which the report is made.

.5 Fidelity bonds shall be required by the board of directors from all officers and employees of the Association and from any contractor handling or responsible for Association funds. The amount of such bonds shall be determined by the directors, but shall be at least the amount of the total annual assessments against members for recurring expenses. The premiums on such bonds shall be paid by the Association.

7 Parliamentary rules. Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and By-laws of the corporation or with the Statutes of the State of Florida.

8. Amendments. Amendments to the By-laws shall be proposed and adopted in the following manner:

.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

.2 A resolution adopting a proposed amendment must receive approval of two-thirds of the votes of the entire membership of the board of directors and 75% of the votes of the entire membership of the Association. Directors and members not present at the meetings considering the amendment may express their approval in writing.

.3 Initiation. An amendment may be proposed by either the board of directors or by the membership of the Association, and after being proposed and approved by one of such bodies it must be approved by the other.

.4 Effective date. An amendment when adopted shall become effective only after being recorded in the Public Records of Broward County, Florida.

The foregoing were adopted as the By-laws of Town Colony Condominium Corporation, a corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on November 25, , 1963.

EDWARD P. CORWIN (SEAL)
Secretary

APPROVED:

SIMON LIPSITZ (SEAL)
President

(corporate seal)