

This document prepared by
Jean A. Winters, Esq.
Winters & Winters, P.A.
Post Office Box 272602
Boca Raton, Florida 33427

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
VILLA RIO CONDOMINIUM APARTMENTS, INC.

The undersigned officers of Villa Rio Condominium Apartments, Inc., the corporation in charge of the operation and control of Villa Rio, A Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 5254, Page 867 et seq., of the Public Records of Broward County, Florida, hereby certify that the following amendments to the Declaration of Condominium were proposed and approved by majority vote of the Board of Directors at a board meeting held on the 12 of Feb., 2008 and approved by vote of not less than two thirds of the unit owners at a membership meeting held on the 12 of Feb., 2008 and undersigned further certify that the amendments were proposed and approved in accordance with the condominium documentation and applicable law.

THIS IS NOT AN
OFFICIAL COPY
DECLARATION OF CONDOMINIUM
III. MAINTENANCE AND REPAIR OF APARTMENTS

1. The Association, at its expense, shall be responsible for the installation, maintenance, repair and replacement of
:
...
2. The responsibility of the Apartment Owner shall be as follows:
...

(e) Installation of hurricane impact glass windows conforming with the Pompano Beach Building Code specifications for hurricane impact glass windows for windows which are part of the common elements or property. The expense of installation, replacement, operation, repair, and maintenance of hurricane impact glass windows by the board shall constitute a common expense as defined by Fla. Stat. § 718.115 and shall be collected as provided in that section.

(f) Installation of hurricane impact glass windows conforming with the Pompano Beach Building Code specifications for hurricane impact glass windows. The expense of installation, replacement, operation, repair, and maintenance of hurricane impact glass windows by the Association shall constitute a common expense as defined by Fla. Stat. § 718.115 and shall be collected as provided in that section. This provision notwithstanding, a unit owner who has previously installed hurricane impact glass windows or laminated glass architecturally designed to function as hurricane protection which complies with the Pompano Beach Building Code shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for a pro rata share of the expense of the replacement, operation, repair, and maintenance of such windows. Windows as the term is used in this section does not include sliding glass doors.

(g) Installation of hurricane shutters for all sliding glass doors conforming with the Pompano Beach Building Code specifications. The expense of installation, replacement, operation, repair, and maintenance of hurricane shutters for all sliding glass doors by the board shall constitute a common expense as defined by Fla. Stat. § 718.115 and shall be collected as provided in that section. This provision notwithstanding, a unit owner who has previously installed hurricane shutters for sliding glass doors, or sliding glass doors with hurricane impact glass or laminated glass architecturally designed to

function as hurricane protection which complies with the Pompano Beach Building Code shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for a pro rata share of the expense for the replacement, operation, repair, and maintenance of such hurricane shutter for sliding glass doors, or sliding glass doors with hurricane impact glass, or laminated glass architecturally designed to function as hurricane protection whichever is installed.

IN WITNESS WHEREOF, Villa Rio Condominium Association, Inc. has caused this Certificate to be executed in its name on the 8 day of May, ~~2008~~ 2008

VILLA RIO CONDOMINIUM
APARTMENTS, INC.

Witness:


By: 
President

Attest: 
Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed before me on the 8 day of May, 2008 by Isaac L. Smith
President of VILLA RIO CONDOMINIUM APARTMENTS, INC., a Florida corporation, on behalf of the corporation,

he is personally known to me or has produced _____ as identification.

NOTARY PUBLIC - STATE OF FLORIDA

Joann R. Horan
Commission #DD633738
Expires: MAR. 13, 2011
BONDED THRU ATLANTIC BONDING CO., INC.


Notary Public, State of Florida
My commission expires:
Commission number:

This document prepared by
Kevin Degnan
Attorney at Law
339 SW 30 Ter
Deerfield Beach, FL 33442

CERTIFICATE OF AMENDMENT
TO
PIER LICENSE AND DOCKAGE RULES AND REGULATIONS
OF
VILLA RIO CONDOMINIUM APARTMENTS, INC.

The undersigned hereby certifies that the Pier License And Dockage Rules and Regulations of VILLA RIO CONDOMINIUM APARTMENTS, INC., as recorded in Official Records Book 5254, at page 867 et seq. of the Public Records of Broward County, Florida, as amended from time to time, was amended in accordance with provisions of said Declaration at a meeting of the members of the Association held on the 13 th day of February, 2007, the following being a true and correct copy of the Amendments as adopted:

(new words are inserted in the text and underlined and words to be deleted are lined through with hyphens)

PIER LICENSE AND DOCKAGE RULES AND REGULATIONS

Only residents of VILLA RIO who own boats may keep the same at available dock spaces on the canal appurtenant to the recreational property boundaries.

Docking a boat at VILLA RIO is a conditional pier license granted at the discretion of your Board of Directors, their successors or assigns. Such license may be temporarily suspended or permanently revoked by the Board for violation of its terms. Boat owners shall, at all times, exercise care and prudence in the manner in which they use the VILLA RIO facilities, they shall abide by such rules and regulations as the Board of Governors may promulgate from time to time, and they shall, more particularly, obey the following rules:

-
6. An assessment shall be levied by the Condominium Association against said boat owners at the rate of: \$50.00 per month per slip.

Resident Owners: \$1.00 per foot per month;
Non-Resident Owners: \$2.00 per foot per month;

Renter: _____ \$3.00 per foot per month.

There will be no prorating of dock fees; a full month fee will be due regardless of the date that the slip is occupies in the month

II. No slip shall be used for wet storage of an inoperable vessel, i.e., no vessel which is incapable of leaving the slip under its own power may be docked at any slip for more than 60 consecutive days. A boat owner must demonstrate the capability of a vessel to leave the slip under its own power upon the request of the Association.

IN WITNESS WHEREOF, the undersigned set hand and seal this 12 day of March, 2007.

Witnesses:

VILLA RIO CONDOMINIUM
APARTMENTS, INC.

Pres.

By: Joe Mic...

Pres.

Name:

Name:

Attest:

Sec.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of March, 2007, by John Skidmore, president of VILLA RIO CONDOMINIUM APARTMENTS, INC., a Florida corporation, on behalf of the corporation, he is personally known to me or has produced as identification.

NOTARY PUBLIC, STATE OF FLORIDA
Joann R. Horan
Commission #DD633758
Expires: MAR. 13, 2011
BONDED THRU ATLANTIC SURETY CO., INC.

Joann R. Horan
Notary Public, State of Florida
My Commission expires:
Commission number:

1

This document prepared by/Return to:

Kevin Degnan

Attorney at Law

339 SW 30 Ter

Deerfield Beach, FL 33442

CERTIFICATE OF AMENDMENT
TO BYLAWS

OF

VILLA RIO CONDOMINIUM APARTMENTS, INC.

The undersigned hereby certifies that the Bylaws of VILLA RIO CONDOMINIUM APARTMENTS, INC., as recorded in Official Records Book 5254, at page 867 et seq. of the Public Records of Broward County, Florida, as amended from time to time, were amended in accordance with provisions of said Bylaws at a meeting of the members of the Association held on the 13th day of February, 2007, the following being a true and correct copy of the Amendments as adopted:

(new words are inserted in the text and underlined and words to be deleted are lined through with hyphens)

IV. POWERS AND DUTIES OF THE BOARD OF GOVERNORS

All of the powers and duties of the Association shall be exercised by the Board of Governors including those existing under the common law and statutes, the Articles of Incorporation of the Association and the documents establishing the condominium. Such powers and duties of the Governors 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:

7. To enforce by legal means the provision of the Condominium documents, the Articles of Incorporation, the By-Laws of the Association, and the regulations for the use of the property of the Condominium. *A fine not to exceed Fifty Dollars (\$50.00) may be imposed for any infraction of these provisions.*

12. To require, as a condition of approval of any lease of a Unit, that a prospective lessee place a security deposit, in an amount not to exceed the equivalent of 1 month's rent, into an escrow account maintained by the association for the purpose of protecting against damages to the common elements or association property.

13. To charge in connection with the sale, mortgage, lease, sublease, or other transfer of a unit for which Association approval is required a fee for such approval.

VI. CONVEYANCES.

The sale, leasing and mortgaging of Apartments, shall be subject to the following provisions until this Declaration is terminated in accordance with provisions herein elsewhere contained.

1. The developer shall not be required to obtain approval of the Board of Governors for the sale or lease of any Apartment. No Apartment Owner may dispose of an Apartment or any interest therein by sale or by lease without approval of the Board of Governors of the Association, which approval of the Association shall be obtained in the manner hereinafter provided:

(a) Notice to Association. An Apartment Owner intending to make a sale or a lease of his Apartment or any interest therein shall give notice to the Association of such intention, together with the name and address of the intended purchaser or lessee, such other information as the Association reasonably may require and the terms of the proposed transaction. The giving of such notice shall constitute a warranty and representation by the Apartment Owner to the Association and any purchaser or lessee produced by the Association as hereinafter provided, that the Apartment Owner believes the proposal to be bona fide in all respects.

(b) Election of Association Approval. Within thirty (30) days after receipt of such notice, the Board of Governors of the Association shall either approve or disapprove the transaction or furnish a purchaser or lessee approved by the Association (and give notice thereof to the person desiring to sell or lease this apartment) who will accept the transaction upon terms as favorable to the seller as the terms stated in the notice, except that a purchaser or lessee furnished by the Association may have not less than thirty (30) days subsequent to the date of approval within which to close the transaction, and except that the approval of a corporation may be conditioned as elsewhere stated. The approval of the Board of Governors of the Association shall be in recordable form, signed by any two members of the Board, and shall be delivered to the purchaser or lessee. The failure of the Association to act within such 30-day period shall be deemed to constitute approval, following which the Association nevertheless shall prepare and deliver written

approval in recordable form, as aforesaid. ~~The Apartment Owner given such notice shall be bound to consummate the transaction with such purchaser or lessee as may be approved and furnished by the Association.~~

(c) The Association, subject to approval by the Board of Governors, shall have the right to purchase any Apartment.

2. Mortgage. No Apartment Owner may mortgage his Apartment nor any interest therein without the approval of the Association except to a bank, life insurance company, public or private pension fund, or savings and loan association. The approval of any other mortgage may be upon conditions determined by the Board of Governors of the Association.

3. Rentals. No apartment shall be rented or leased for periods shorter than three (3) months.

4. ~~Any sale, mortgage or lease not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.~~

(Note: Because this amendment restricts unit owners' rights relating to the rental of units, the amendment applies only to unit owners who consent to the amendment and unit owners who purchase their units after the effective date of that amendment.)

DECLARATION OF CONDOMINIUM

VI. CONVEYANCES.

The sale, leasing and mortgaging of Apartments, shall be subject to the following provisions until this Declaration is terminated in accordance with provisions herein elsewhere contained.

....

3. Rentals. No apartment shall be rented or leased for periods shorter than three (3) six (6) months. No apartment may be rented more than once within a 365 day period which 365 day period shall be measured from the commencement of each lease.

IN WITNESS WHEREOF, the undersigned set hand and seal this 12th day of March, 2007.

Witnesses:

VILLA RIO CONDOMINIUM
APARTMENTS, INC.

Name: [Signature]
Name: [Signature]

By: [Signature]
Pres.

Name:

Attest:

[Signature]
Sec.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of March, 2007, by John Skimore, president of VILLA RIO CONDOMINIUM APARTMENTS, INC., a Florida corporation, on behalf of the corporation, he is personally known to me or has produced as identification.

NOTARY PUBLIC - STATE OF FLORIDA
 Joann R. Horan
Commission # DD633258
Expires: MAR. 13, 2011
BONDED TRU/ ATLANTIC SURETY CO., INC.

[Signature]
Notary Public, State of Florida
My Commission expires:
Commission number:

This document prepared by
Kevin Degan
Attorney at Law
339 SW 30 Ter
Deerfield Beach, FL 33442

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
VILLA RIO CONDOMINIUM APARTMENTS, INC.

The undersigned hereby certifies that the Declaration of Condominium of VILLA RIO CONDOMINIUM APARTMENTS, INC., as recorded in Official Records Book 5254, at page 867 or seq. of the Public Records of Broward County, Florida, as amended from time to time, was amended in accordance with provisions of said Declaration at a meeting of the members of the Association held on the 13th day of February, 2007, the following being a true and correct copy of the Amendments as adopted:

(new words are inserted in the text and underlined and words to be deleted are lined through with hyphens)

DECLARATION OF CONDOMINIUM

V. USE RESTRICTIONS.

In order to provide for a congenial occupation of the Building, and to provide for the protection of values of the Apartments, the use of the Property shall be restricted to and be in accordance with the following provisions:

8. Any unit owner disregarding the covenants as set forth in this Declaration of Condominium, ~~The By-Laws of the Association or the Rules and Regulations as passed by the Board of Directors, shall be subject to a fine not to exceed fifty Dollars (\$50.00). The~~ association may levy reasonable fines up to, but not to exceed, \$100 against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the declaration, the association bylaws, or the rules and regulations of the association. No fine will become a lien against a unit. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the

segregate exceed \$1,000. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing shall be held before a committee of other unit owners. If the committee does not agree with the fine, the fine shall not be levied.

VI. CONVEYANCES

The sale, leasing and mortgaging of Apartments, shall be subject to the following provisions until this Declaration is terminated in accordance with provisions herein elsewhere contained.

1. The developer shall not be required to obtain approval of the Board of Governors for the sale or lease of any Apartment. No Apartment Owner may dispose of an Apartment or any interest therein by sale or by lease without approval of the Board of Governors of the Association, which approval of the Association shall be obtained in the manner hereinafter provided:

(a) Notice to Association. An Apartment Owner intending to make a sale or a lease of his Apartment or any interest therein shall give notice to the Association of such intention, together with the name and address of the intended purchaser or lessee, such other information as the Association reasonably may require and the terms of the proposed transaction. The giving of such notice shall constitute a warranty and representation by the Apartment Owner to the Association and any purchaser or lessee produced by the Association as hereinafter provided, that the Apartment Owner believes the proposal to be bona fide in all respects.

(b) Election of Association Approval. Within thirty (30) days after receipt of such notice, the Board of Governors of the Association shall either approve or disapprove the transaction or furnish a purchaser or lessee approved by the Association (and give notice thereof to the person desiring to sell or lease his apartment) who will accept the transaction upon terms as favorable to the seller as the terms stated in the notice, except that a purchaser or lessee furnished by the Association may have not less than thirty (30) days subsequent to the date of approval within which to close the transaction; and except that the approval of a corporation may be conditioned as elsewhere stated. The approval of the Board of Governors of the Association shall be in recordable form, signed by any two members of the Board, and shall be delivered to the purchaser or lessee. The failure of the Association to act within such 30-day period shall be deemed to constitute approval, following which the Association nevertheless shall prepare and deliver written approval in recordable form, as aforesaid. The Apartment Owner given such notice shall be bound to consummate the transaction with such purchaser or lessee as may be approved and furnished by the Association.

(c) The Association, subject to approval by the Board of Governors, shall have the right to purchase any Apartment.

2. Mortgage. No Apartment Owner may mortgage his Apartment nor any interest therein without the approval of the Association except to a bank, life insurance company, public or private pension fund, or savings and loan association. The approval of any other mortgagee may be upon conditions determined by the Board of Governors of the Association.
3. Rentals. No apartment shall be rented or leased for periods shorter than three (3) months.
4. Any sale, mortgage or lease not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

IN WITNESS WHEREOF, the undersigned set hand and seal this 12 day of March, 2007.

Witnesses:

VILLA RIO CONDOMINIUM
APARTMENTS, INC.

By: Joe Mc
Pres.

Name: Michael

Attest: Cheryl Biglic
Sec.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of March, 2007, by John Skidmore, president of VILLA RIO CONDOMINIUM APARTMENTS, INC., a Florida corporation, on behalf of the corporation, he is personally known to me or has produced as identification.

NOTARY PUBLIC - STATE OF FLORIDA
Joann R. Horan
Commission #DD633758
Expires: MAR. 13, 2011
BONDED THROUGH ATLANTIC SURETY CO., INC.

Joann R. Horan
Notary Public, State of Florida
My Commission expires:
Commission number:

**CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM
OF VILLA RIO, A CONDOMINIUM**

THIS IS TO CERTIFY THAT:

The following is a true copy of certain amendments to the Declaration of Condominium of VILLA RIO, a condominium as recorded in Official Records Book 5254 at Page 867 of the Public Records of Broward County, Florida (the "Declaration"), and further amending the Articles of Incorporation and By-Laws of VILLA RIO CONDOMINIUM APARTMENTS, INC., copies of which are recorded as Exhibits to the Declaration. Said amendments were duly proposed by the Board of Directors of the Association and by not less than 75% of the votes of the entire membership of the Association and adopted by not less than 75% of the votes of the entire membership of the Association at a meeting duly held on the 11th day of February 2003 in accordance with Article V of the Declaration and Item 6 (six) of the Pledge License and Dockage Rules and Regulations. Said amendments are as follows:

OFFICIAL COPY

No. 1
Article 5 use restriction
Paragraph three (3)
At the beginning insert: Anyone purchasing an apartment must own said apartment for a minimum of one (1) year before apartment is eligible for rental.

No. 2

Item six (6) will be dropped in it's entirety and replaced as follows: An assessment shall be levied by the Condominium Association against said boat owners at the rate of:

Resident Owners: \$1.00 per foot per month.
Non Resident Owners: \$2.00 per foot per month.
Renter: \$3.00 per foot per month.

The adoption of the above amendments appear upon the minutes of the above mentioned meeting and stand unrevoked.

EXECUTED at Broward County, Florida this 11th day of March 2003.

VILLA RIO CONDOMINIUM APARTMENTS, INC.

Witness R. J. Miller

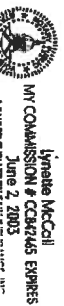
By Dege J. Bridger
President

Attest: Donna J. Gough
Secretary

Witness Madeline Kelly
Anna J. Miller

3-11-03

Lynette McCall
Lynette McCall
ex. 6-2-03



①

Return to: (enclose self-addressed stamped envelope)
Name: Louise E. Tudorov, Esq.
Address: 345 West Oakland Park Boulevard
Fort Lauderdale, Florida 33311

Instrument Prepared by:
Louise E. Tudorov, Esq.
Address: 345 West Oakland Park Boulevard
Fort Lauderdale, FL 33311

—SPACE ABOVE THIS LINE FOR PROCESSING DATA— SPACE ABOVE THIS LINE FOR RECORDING DATA—

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
VILLA RIO CONDOMINIUM APARTMENTS, INC.

THIS CERTIFICATION OF AMENDMENT TO THE DECLARATION OF VILLA RIO CONDOMINIUM APARTMENTS, INC., is made this 12th day of June, 1996 by the President and Secretary of VILLA RIO CONDOMINIUM APARTMENTS, INC., ("Association").

WITNESSETH:

WHEREAS, the Association is the condominium association (as such term is defined in the Florida Condominium Act) for Villa Rio, A Condominium established pursuant to the Declaration of Condominium thereof as recorded in the Official Record Book 5234, Page 867 of the Public Records of Broward County, Florida.

WHEREAS, the records of the Association reflect that pursuant to XIV, containing the provisions for the amendment of the Declaration of Condominium, a referendum was had and more than 75% of the voting interests of the Association and of the Board of Governors of the Association voted approval of the Amendment to the Declaration and;

WHEREAS, the adoption of this Amendment has not been modified or rescinded;

NOW THEREFORE, the President and Secretary of the Association hereby certify the Declaration has been amended as set forth on Exhibit "A" hereto, which is incorporated herein as if fully set forth below.

IN WITNESS WHEREOF, the undersigned has set their hand and seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Printed Name: Stanley Tudorov C. Tudorov

VILLA RIO CONDOMINIUM APARTMENTS, INC.

By: *[Signature]*
Stanley Tudorov PRESIDENT

[Signature]
Printed Name: Donna Perdiso

ATTEST *[Signature]*
Donna Perdiso SECRETARY

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of June, 1996, by Stanley Tudorov and Donna Perdiso, respectively as President and Secretary of Villa Rio Condominium Apartment, Inc., a Florida not for profit corporation, (LLC) persons known to me or [] who produced their drivers licenses as identification and they acknowledged executing this instrument freely and voluntarily under the authority duly vested in them by said Corporation and that the seal affixed thereto is the true and correct seal of the corporation, and they [] did [] did not take an oath.

My Commission Expires: Dec 3, 1999

[Signature]
NOTARY PUBLIC
Printed Name: Donna Perdiso
CL 572 855



BR25073P60489

415

EXHIBIT A
PROPOSED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
VILLA RIO, A CONDOMINIUM

Article IV shall be amended to add a new paragraph 6 which shall read as follows:

6. To preserve the residential character of the Condominium and to limit transiency, no unit owner shall own more than two (2) units in the Condominium. This restriction shall apply to transfers occurring on or after its effective date and its effective date shall be the date of its recordation in the public records of Broward County, Florida.

THHFLORIDA
OFFICIAL COPY

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK25073P60490

Coding: ~~Strike through~~ indicates deleted language; Underlining indicates new language

Instrument Prepared by/
Return to: Louise E. Tucker, Esq.
Address: 345 West Oakland Park Boulevard
Fort Lauderdale, FL 33311

—SPACE ABOVE THIS LINE FOR PROCESSING DATA— —SPACE ABOVE THIS LINE FOR RECORDING DATA—

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
VILLA RIO, A CONDOMINIUM

THIS CERTIFICATION OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF VILLA RIO, A CONDOMINIUM, ("Association") is made this 21 day of Feb, 1994 by the President and Secretary of the Villa Rio Condominium Apartments, Inc. ("Association").

WITNESSETH:

WHEREAS, the Association is the condominium association (as such term is defined in the Florida Condominium Act) for Villa Rio, A Condominium established pursuant to the Declaration of Condominium thereof as recorded in the Official Record Book 5254, Page 857 of the Public Records of Broward County, Florida.

WHEREAS, the records of the Association reflect that pursuant to XII, pertaining the provisions for the amendment of the Declaration of Condominium, a referendum was/had and more than 75% of the voting interests of the Association and of the Board of Governors of the Association voted approval of the Amendment to the Declaration and:

WHEREAS, this adoption of this Amendment has not been modified or rescinded;

NOW THEREFORE, the President and Secretary of the Association hereby certify that Article IV has been amended to add a new Section 5 which shall read as set forth below:

Coding: Strike through indicates language is deleted; and
Underlining indicates new language.

5. Use of Units As A Single Dwelling. An Owner who owns two adjacent Apartments may upon application and with the consent of the Association combine the Apartments into a single living unit, provided, however, any alterations in the units to allow this use shall conform to all applicable building codes, shall be pursuant to plans approved by the Association and shall not effect the structural components of the Condominium Building.

IN WITNESS WHEREOF, the undersigned has set their hand and seal this 21st day of Feb, 1994.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

VILLA RIO CONDOMINIUM APARTMENTS, INC.

Robert M. Strait

BY: *Robert M. Strait*
PRESIDENT

Harold Straight

ATTEST: *Harold Straight*
SECRETARY

RECORDED IN THE OFFICIAL RECORDS BOOK
DE BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF Broward } SS:

The foregoing instrument was acknowledged before me this 21 day of February, 1994, by Robert M. Strait and Harold Straight, respectively as President and Secretary of Villa Rio Condominium Apartments, Inc., a Florida not for profit corporation. All persons known to me or who, respectively, [] produced their drivers licenses as identification and they acknowledged executing this instrument freely and voluntarily under the authority duly vested in them by said Corporation and that the seal affixed thereto is the true and correct seal of the corporation, and they (did) (did not) take an oath.

My Commission expires:

Shae L. Brudger
NOTARY PUBLIC (signature)



SHAE L. BRUDGER
MY COMMISSION # 020890 EXPIRES
April 2, 1997
SHAE L. BRUDGER, INC.

BK21883PG0852

94-128073 14001
03-17-94 07:55PM

Instrument Prepared by/
Return to: Louise E. Tuckarov, Esq.
Address: 346 West Oakland Park Boulevard
Fort Lauderdale, FL 33311

—SPACE ABOVE THIS LINE FOR PROCESSING DATA—SPACE ABOVE THIS LINE FOR RECORDING DATA—

CERTIFICATE OF AMENDMENT TO BYLAWS OF VILLA RIO CONDOMINIUM APARTMENTS, INC.

THIS CERTIFICATION OF AMENDMENT TO THE BYLAWS OF VILLA RIO CONDOMINIUM APARTMENTS, INC. ("Association") is made this 21 day of Feb, 1994 by the President and Secretary of the Association.

WITNESSETH:

WHEREAS, the Association is the condominium association (as such term is defined in the Florida Condominium Act) for Villa Rio, A Condominium, established pursuant to the Declaration of Condominium theretof as recorded in the Official Record Book 5254, Page 867 of the Public Records of Broward County, Florida.

WHEREAS, the records of the Association reflect that pursuant to Article VII containing the provisions for the amendment of the Bylaws of the Association a referendum was had and more than 75% of the voting interests of the Association and of the Board of Governors voted approval of the Amendment to the Bylaws at a meeting duly called and noticed for this purpose and;

WHEREAS, the adoption of this Amendment has not been modified or rescinded.

NOW THEREFORE, the President and Secretary of the Association hereby certify that Article VIII, Section 2 of the Bylaws of Villa Rio Condominium Apartments, Inc., has been amended to read as set forth below:

Coding: Strike-through indicates language is deleted; and
Underlining indicates new language.

A resolution adopting a proposed amendment must receive approval of not less than two-thirds of the votes of the entire membership of the Board of Governors and not less than a majority seventy-five (75%) percent of the votes of the entire membership of the Association. Governors and members not present at the meetings considering the amendment may express their approval in writing within ten (10) days after such meeting.

IN WITNESS WHEREOF, the undersigned has set their hand and seal on the day and year above written.

SIGNED, SEALED AND DELIVERED VILLA RIO CONDOMINIUM APARTMENTS, INC.
IN THE PRESENCE OF:

[Signature]

B. F. Stewart
PRESIDENT

[Signature]

ATTEST: Anne Fung
SECRETARY

RECEIVED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR [CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF Broward } SS:

The foregoing instrument was acknowledged before me this 21 day of Feb, 1994, by B. F. Stewart and Anne Fung, respectively as President and Secretary of Villa Rio Condominium Apartments, Inc., a Florida not for profit corporation, all persons known to me or [] who produced their drivers licenses as identification and they acknowledged executing this instrument freely and voluntarily under the authority duly vested in them by said Corporation and that the seal affixed thereto is the true and correct seal of the corporation, and they (did) (did not) take an oath.

My Commission expires:



WAGE L. ROBERTS
NOTARY PUBLIC (signature)
April 2, 1997
BROWARD COUNTY, FLORIDA

BR21F883PG0851

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~~ARTICLE V, of the Declaration of Condominium, ADD Paragraph No. 8 to read as follows:~~

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[illegible]

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The adoption of the attached amendments appear upon the minutes of the attached mentioned meeting and stand unrevoked!

EXECUTED at Broward County, Florida this 12 day
Dec. 1991.

VILLA RIO CONTONINIUM APARTMENTS, INC.

Paul E. Edgar
James E. Thomas

By: *[Signature]*
President

Attest: *James R. P. Pungo*
Secretary

James R. P. Pungo

THIS IS NOT AN
OFFICIAL COPY

The foregoing instrument was acknowledged before
me this 12th day of December, 1991 by Paul E. Edgar
as President and by James E. Thomas, as Secretary
of VILLA RIO CONDOMINIUM APARTMENTS, INC.; a Florida
corporation not for profit.

Dee J. Bridger
Notary Public



My Commission Expires:

Notary Public for State of Florida
My Comm. Exp. Date: Dec. 1, 1993

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATION

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CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM

OF

VILLA RIO, A CONDOMINIUM

THIS IS TO CERTIFY THAT:

The following is a true copy of certain amendments to the Declaration of Condominium of Villa Rio, a condominium as recorded in Official Records Book 5254 at Page 867 of the Public Records of Broward County, Florida (the "Declaration"); and further amending the Articles of Incorporation and By-Laws of VILLA RIO CONDOMINIUM APARTMENTS, INC.; copies of which are recorded as Exhibits to the Declaration. Said amendments were duly proposed by the Board of Directors of the Board of Directors and adopted by not less than 75% of the votes of the entire membership of the Association, at a meeting duly held on the 2nd day of February 1988, all in accordance with Article VII of the Declaration, Article IX of the Articles of Incorporation, and Article II of the By-Laws. Said amendments are as follows:

OFFICIAL COPY
No. 1

CHANGE TO THE DECLARATION OF CONDOMINIUM EXHIBIT "F",
PIER LICENSE AND DOCKAGE RULES AND REGULATIONS. Paragraph 6.

Add an additional sentence at the end of paragraph 6.

"There will be no prorating of dock fees; a full month fee will be due regardless of the date that the slip is occupies in the month."

No. 2

CHANGE TO THE DECLARATION OF CONDOMINIUM EXHIBIT "F",
PIER LICENSE AND DOCKAGE RULES AND REGULATIONS.

Add new paragraph 10 after paragraph 9.

"10. Dock spaces may be reassigned according to boat size, at the discretion of the Dock Master and/or the Board of Directors."

The adoption of the above amendments appear upon the minutes of the above mentioned meeting and stand unrevoked.

EXECUTED at Broward County, Florida this 12 day of
May 1991

VILLA RIO CONDOMINIUM APARTMENTS,
INC.

By: [Signature]
President

Attest: [Signature]
Secretary

[Signature]
[Signature]
[Signature]

91499237

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STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me
this 12th day of December, 1991 by Bob Huis as
president and by Joice Feuniger, as Secretary of VILLA
RIO CONDOMINIUM APARTMENTS, INC., a Florida corporation
not for profit.

John D. Bridger
Notary Public

My Comm. Exp. Date: April 2, 1993
My Commission Expires April 2, 1993
Notary Public - Broward Co. Fla.



THIS IS NOT AN
OFFICIAL COPY

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

EX 790099760961

91499236

CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM

OF

VILLA RIO, A CONDOMINIUM

THIS IS TO CERTIFY THAT:

The following is a true copy of certain amendments to the Declaration of Condominium of VILLA RIO, a condominium as recorded in Official Records Book 5254 at Page 867 of the Public Records of Broward County, Florida (the "Declaration"); and further amending the Articles of Incorporation and By-Laws of VILLA RIO CONDOMINIUM APARTMENTS, INC., copies of which are recorded as Exhibits to the Declaration. Said amendments were duly proposed by the Board of Directors of the Association and by not less than 75% of the entire membership of the Board of Directors and adopted by not less than 75% of the votes of the entire membership of the Association, at a meeting duly held on the 2nd day of February, 1981 all in accordance with Article VII of the Declaration, Article IX of the Articles of Incorporation, and Article II of the By-Laws. Said amendments are as follows:

PIER LICENSE AND DOCKAGE RULES AND REGULATIONS

Exhibit "F" Paragraph 6. ELIMINATE All dockside water lines shall be on a single separate water meter, and all dockside electrical outlets shall be on a single separate electric meter, and a separate accounting shall be made of the water and electricity used by boat owners.

The adoption of the above amendments appear upon the minutes of the above mentioned meeting and stand unrevoked.

EXECUTED at Broward County, Florida this 12 day of Dec 1991.

VILLA RIO CONDOMINIUM APARTMENTS,
INC.

By: _____

President

Attest: _____
Secretary

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CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM
OF

86210523

VILLA RIO, A CONDOMINIUM

THIS IS TO CERTIFY THAT:

The following is a true copy of certain amendments to the Declaration of Condominium of VILLA RIO, a condominium as recorded in Official Records Book 5254 at Page 867 of the Public Records of Broward County, Florida (the "Declaration"), and further amending the Articles of Incorporation and By-Laws of VILLA RIO CONDOMINIUM APARTMENTS, INC., copies of which are recorded as Exhibits to the Declaration. Said amendments were duly proposed by the Board of Directors of the Association and by not less than 75% of the entire membership of the Board of Directors and adopted by not less than 75% of the votes of the entire membership of the Association, at a meeting duly held on the 11th day of February, 1986, all in accordance with Article VII of the Declaration, Article IX of the Articles of Incorporation, and Article II of the By-Laws. Said amendments are as follows:

NOW THEREFORE, BE IT RESOLVED that the following amendments be enacted:

1. ARTICLE V Paragraph 3 of the Declaration of Condominium,

is hereby amended to read as follows:

The first sentence is deleted in its entirety, and in its stead, the following: "Unit owners shall not rent, lease or permit guests to occupy their apartment without first obtaining the approval of the Board of Directors. Any approval given may be rescinded if the tenant or guest violates any terms of the Declaration of Condominium or rules and regulations. The Association may take legal action to evict any unapproved tenant or guest."

2. ARTICLE V, Paragraph 3 of the Declaration of Condominium, is hereby amended to read as follows:

The following is deleted in its entirety: "Any such approval once given may not thereafter be withdrawn."

3. ARTICLE V of the Declaration of Condominium, is hereby amended as follows: Change existing paragraph #6 to #7 and #7 to #8 with no change. Insert the following as paragraph #6.

"6. Unit owners shall not park or permit vehicles with a Gross Vehicle Weight Rating (GVWR) exceeding 6500 lbs. and/or any trailer or towed vehicle and/or any vehicle with any displayed sign, commercial or non-commercial, to occupy any of the paved or unpaved parking areas. If any owner, guest or tenant parks a prohibited vehicle in the Condominium parking lot, and continues to park such vehicle for 7 days after written notice to the unit owner, then the Association has the right to have the vehicle towed away. The cost of towing and storage will be assessed against the unit owner."

The adoption of the above amendments appear upon the minutes of the above mentioned meeting and stand unrevoked.

EXECUTED AT Broward County, Florida this 16th day of May, 1986.

VILLA RIO CONDOMINIUM APARTMENTS, Inc

By: Joseph J. [Signature]
President

Attest: Ann J. [Signature]
Secretary



OFFICE
REC-13470 PG 334

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19th
day of May, 1986 by Joe Logan, as President and
by Sage Bridger, as Secretary of VILLA RIO CONDOMINIUM
APARTMENTS, INC., a Florida corporation not for profit.

THIS IS NOT AN
My Commission Expires: Notary Public



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

OFF 134470pg 335
REC

78-120558

CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM

OF

VILLA RIO, A CONDOMINIUM

THIS IS TO CERTIFY THAT:

The following is a true copy of certain amendments to the Declaration of Condominium of Villa Rio, a condominium as recorded in Official Records Book 5254 at Page 867 of the Public Records of Broward County, Florida (the "Declaration"), and further amending the Articles of Incorporation, and By-Laws of VILLA RIO CONDOMINIUM APARTMENTS, INC., copies of which are recorded as Exhibits to the Declaration. Said amendments were duly proposed by the Board of Directors of the Association and by not less than 75% of the entire membership of the Board of Directors and adopted by not less than 75% of the votes of the entire membership of the Association, at a meeting duly held on the 6th day of February, 1978, all in accordance with Article VII of the Declaration, Article IX of the Articles of Incorporation and Article II of the By-Laws. Said amendments are as follows:

NOW THEREFORE, BE IT RESOLVED that the following amendments be amended:

1. ~~ARTICLE V Paragraph 4 of the Declaration of Condominium is hereby amended to read as follows:~~

The last sentence is deleted in its entirety, and in its stead, the following: "In no event shall any apartment harbor a new pet after 6 February 1978."

2. ARTICLE VI of the Declaration of Condominium, is hereby amended to include a new Paragraph 3. as follows:

"3. Rentals. No apartment shall be rented or leased for periods shorter than three (3) months.

3. The VILLA RIO PIER LICENSE AND DOCKAGE RULES AND REGULATIONS attached as Exhibit "F" to the Declaration of Condominium, is hereby amended to include a new Paragraph 8 as follows:

"8. Dock spaces are available on the following priority:

- 1) Resident Owner with dock seniority
- 2) Resident Owner with new boat
- 3) Non-Resident Owner
- 4) Lessee (Space available on a monthly basis only)

Note: For purposes of the above, a Resident Owner will be one who has resided at Villa Rio for six (6) months out of the previous twelve (12) months.

4. ARTICLE III, Paragraph V of the By-Laws of the Association, is hereby amended to read as follows:

The first sentence is hereby deleted and in its stead, the following:

"The regular meeting of the Board of Governors shall be held on the first Wednesday of every month at 8:00 P.M. at 2400 Northeast 16th Street, Pompano Beach, Florida 33062."

Prepared by: DOUGLAS A. WILLIAMS, Attorney at Law
4901 N. Federal Highway, Suite 480, Fort Lauderdale, Florida 33308

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5. The VILLA RIO PIER LICENSE AND DOCKAGE RULES AND REGULATIONS attached as Exhibit "B" to the Declaration of Condominium, is hereby amended to include a new Paragraph 9 as follows:

"9. A Resident Owner shall place his name on a list for the next dock space available and upon notification of availability, dock fees shall begin and he shall have thirty (30) days to provide the Board of Governors, a Contract of Purchase."

The adoption of the above amendments appear upon the minutes of the above-mentioned meeting and stand unrevoked.

EXECUTED AT Broward County, Florida this 28th day of April, 1978;

VILLA RIO CONDOMINIUM APARTMENTS, INC.,

By: Robert Geis

Robert Geis, President

Attest: Jane Dolan
Jane Dolan, Secretary

**THIS IS NOT A
OFFICIAL COPY**

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of

April, 1978 by ROBERT GEIS, as President, and by JANE DOLAN, as Secretary of

VILLA RIO CONDOMINIUM APARTMENTS, INC., a Florida corporation not for profit.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 12/31/79
Broward County, Florida, Commission No. _____

Lester H. Hester
Notary Public



My Commission Expires:

RECORDED IN THE OFFICIAL RECORD BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

REC 1004
FEE 127

78-120559

CERTIFICATE OF AMENDMENT

TO DECLARATION OF CONDOMINIUM

OR

VILLA RIO, A CONDOMINIUM

THIS IS TO CERTIFY THAT:

The following is a true copy of certain amendments to the Declaration of Condominium of VILLA RIO, a condominium as recorded in Official Records Book 5234 at Page 867 of the Public Records of Broward County, Florida (the "Declaration"), and further amending the Articles of Incorporation, and By-Laws of VILLA RIO CONDOMINIUM APARTMENTS, INC., copies of which are recorded as Exhibits to the Declaration. Said amendments were duly proposed by the Board of Directors of the Association and by not less than 75% of the entire membership of the Board of Directors and adopted by not less than 75% of the votes of the entire membership of the Association, at a meeting duly held on the 7th day of February, 1977, all in accordance with Article VII of the Declaration, Article IX of the Articles of Incorporation, and Article II of the By-Laws. Said amendments are as follows:

NOW THEREFORE, BE IT RESOLVED that the following amendments be enacted by ARTICLE I, Paragraph 1 of the By-Laws of the Association, be hereby amended to read as follows:

"1. The office of the Association shall be at 2400 Northgate 16th Street, Pompano Beach, Florida 33062, with a mail box provided by the Condominium Association."

1. ARTICLE II, Paragraph 1 of the By-Laws of the Association, is hereby amended to read as follows:

Delete 2400 Northgate Sixteenth Street, Pompano Beach, Florida, and insert in its place: "a place designated by the Board of Governors."

3. ARTICLE II, Paragraph 6 of the By-Laws of the Association, is hereby amended to read as follows:

Add the following: "A voting member may hold no more than three (3) proxies."

4. ARTICLE II, Paragraph 9, Subparagraph (a) of the By-Laws of the Association, is hereby amended to read as follows:

Delete (a) in its entirety and insert: "(a) Presentation of the President's Meeting Agenda."

5. ARTICLE III, Paragraph 1 of the By-Laws of the Association, is hereby amended to read as follows:

After first sentence, add the following: "at the general meeting."

6. ARTICLE III, Paragraph 2, Subparagraph (a) of the By-Laws of the Association, is hereby amended to read as follows:

Delete Subparagraph (a) in its entirety and insert: "(a) The Board of Governors shall be President, Vice President, Secretary and Treasurer, and such other members as necessary to comply with ARTICLE III, Paragraph 1 above, and shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association."

7. ARTICLE III, Paragraph 2, Subparagraph (b) of the By-Laws of the Association, is hereby amended to read as follows:

Delete Subparagraph (b) in its entirety and insert: "(b) Vacancies

Prepared by: DOUGLAS A. WILLIAMS, Attorney at Law
4901 North Federal Highway, Suite 480, Fort Lauderdale, Florida 33308

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in the Board of Governors must be filled by the Board within sixty (60) days of such vacancy, to be effective until the next annual meeting."

8. ARTICLE III, Paragraph 5 of the By-Laws of the Association, is hereby amended to read as follows:

After last sentence, add the following: "The notices of regular meetings of the Board of Governors shall be posted in a prominent place in the Condominium, i.e.: the Laundry Room, so that interested homeowners may attend."

9. ARTICLE III, Paragraph 11 of the By-Laws of the Association, is hereby amended to read as follows:

Delete Paragraph 11 in its entirety and insert: "Any Governor of the Board of Administration may be recalled and removed from office with or without cause by the vote of the majority of other Governors, or agreement in writing by a majority of all unit owners. A special meeting of the unit owners to recall a member or members of the Board of Administration may be called by 10% of the unit owners giving notice of the meeting as required for a meeting of unit owners, and the notice shall state the purpose of the meeting."

10. ARTICLE III of the By-Laws of the Association, is hereby amended to include a Paragraph 12 as follows:

12. Minutes of the Board of Governors meetings are to be included with the quarterly assessment notice mailed by the Treasurer."

11. ARTICLE V, Paragraph 1 of the By-Laws of the Association, is hereby amended to read as follows:

Delete all words between the first comma and the last sentence, and insert the following: "Vice President, Treasurer and Secretary, all of whom shall be Governors and shall be elected by the membership at the annual meeting. Any person may hold two (2) or more offices except that the President shall not also be the Secretary."

12. ARTICLE V, Paragraph 2 of the By-Laws of the Association, is hereby amended to read as follows:

After the last sentence, add the following: ", and to preside at the general meeting."

13. ARTICLE V, Paragraph 4 of the By-Laws of the Association, is hereby amended to read as follows:

All references to Assistant Secretary shall be deleted.

The adoption of the above amendments appear upon the minutes of the above-mentioned meeting and stand unrevoked.

EXECUTED AT Broward County, Florida this 28th day of April, 1978.

VILLA RIO CONDOMINIUM APARTMENTS, INC.

By:

Robert Geis, President

Attest: Jane Dolan, Secretary

(SEAL)

William E. Geis
Nancy A. Mack
Debra E. Geis
Nancy A. Mack

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day
of April, 1978 by ROBERT GETS, as President, and by JANE BOLAN, as Secretary of
VILLA RIO CONDOMINIUM APARTMENTS, INC., a Florida corporation not for profit.

Robert J. ...
Notary Public

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 18, 1982
Broward Notary Public Association, Inc.



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REC 1004 PAGE 130

RECORDED IN THE OFFICIAL R. C. HHS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER, II
COUNTY ADMINISTRATOR