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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 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.

(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:

[Signature]
Name:
[Signature]
Name:

VILLA RIO CONDOMINIUM
APARTMENTS, INC.

By: [Signature] Pres.

Attest: [Signature] 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 BONDING CO., INC.

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