

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 enacted:

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
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5. 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 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

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 AT LARGE
MY COMMISSION EXPIRES FEB. 16, 1982
BROWARD COUNTY, FLORIDA

Robert Geis
Notary Public

My Commission Expires:

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