

BK 5913

BY-LAWS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

A corporation not for profit under
the laws of the State of Florida.

1. General

1.1 Identity. These are the By-Laws of LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC., called Association in these By-Laws, 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 October 30, 1972.

1.2 Office. The office and post office address of the Association shall be 1011 N. W. 85th Avenue, Fort Lauderdale, Florida 33313, or such other place as the Board of Directors may determine from time to time.

1.3 Fiscal Year. The fiscal year of the Association shall be the calendar year.

1.4 Seal. 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:

1.5 Members' Qualifications. The members of the corporation shall consist of all of the record owners of condominium parcels, the Declarations of Condominium with respect to which refer to this Association, and lots in Lauderdale West which are subject to a Declaration of Restrictions which refer to this Association, provided that the aggregate number of members at one time shall not exceed 2,000. If the ownership of a condominium apartment or lot is in more than one name, the several owners shall be considered one insofar as the limitation in the number of members in the Association as set forth in the Charter and these By-Laws.

2. Members' Meetings.

2.1 Annual Members' Meetings. The annual members' meeting shall be held at the office of the corporation at 10 a.m., Eastern Standard Time, on the third Friday in May of each year for the purpose of electing directors and 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 that is not a holiday.

2.2 Special Members' Meeting. 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.

2.3 Notice of all Members' Meetings. Notice of all members' meetings stating the time and place and the objects for which the meeting is called

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Exhibit E

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 meetings may be waived before or after meetings.

2.4 Quorum. A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Declaration of Condominium, the Declarations of Restrictions, the Articles of Incorporation or these By-Laws.

2.5 Voting Rights. The members of the Association shall be entitled to cast one vote for each apartment or lot owned by them.

2.6 Designation of Voting Representative. If an apartment or lot is owned by one person his right to vote shall be established by the record title to his apartment. If an apartment or lot is owned by more than one person, or is under lease, the person entitled to cast the vote for the apartment or lot shall be designated by a certificate signed by all of the record owners of the apartment or lot and filed with the Secretary of the Association. If an apartment or lot is owned by a corporation, the person entitled to cast the vote for the apartment or lot shall be designated by a certificate signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the apartment or lot concerned. A certificate designating the person entitled to cast the vote of an apartment or lot may be revoked by any owner of an apartment or lot. 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.

2.7 Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated in the proxy and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting.

2.8 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.

2.9 Order of Business. The order of business at annual members' meetings and as far as practical at 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

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- h. Election of directors.
- i. Unfinished business.
- j. New business.
- k. Adjournment.

2.10 Proviso. Provided, however, that until the Developer of Lauderdale West has completed all of the improvements described in the Recreation Parcel Lease by and between Developer, as Lessor, and the Association, as Lessee, and otherwise as required by law, and closed the sale of not less than the first 900 apartment units and lots of Lauderdale West Development, or until July 4, 1976, or until the Developer elects to terminate its control of the Association, whichever shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless approved by the Board of Directors.

3. Board of Directors.

3.1 Management of Affairs. The affairs of the Association shall be managed by a board of not less than three (3) nor more than eleven (11) directors, the exact number to be determined at the time of election.

3.2 Election of Directors. The election of directors shall be conducted in the following manner:

a. Election of directors shall be held at the annual members' meeting.

b. A nominating committee of five members shall be appointed by the Board of Directors not less than thirty (30) days prior to the annual members meeting. The committee shall nominate one person for each director then serving. Nominations for additional directorships created at the meeting shall be made from the floor and other nominations may be made from the floor.

c. The election shall be by written ballot (unless dispensed by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

d. Except as to vacancies provided by removal of directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.

3.3 Removal of Directors. Any director may be removed by concurrence of two-thirds of the votes of the entire membership at a special meeting of the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting. Provided, however, that until the Developer of Lauderdale West has completed all of the contemplated improvements described in the Recreation Parcel Lease by and between Developer, as Lessor, and the Association, as Lessee, and otherwise as required by law, and closed the sale of not less than the first 900 apartment units and lots of Lauderdale West Development, or until July 4, 1976, or until the Developer elects to terminate its control of the condominium whichever shall first occur, the first directors of the Association shall serve, and in the event of vacancies the remaining directors shall fill the vacancies, and if there are no remaining directors the vacancies shall be filled by the Developer.

3.4 Term of Directors. Subject to the provisions of Paragraph 3.3 above, the term of each director's service shall extend until the next annual meeting of the members and subsequently until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

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3.5 Organization Meeting. 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.

3.6 Regular Meetings of Directors. The 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.

3.7 Special Meetings of Directors. 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 directors. 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.

3.8 Waiver of Notice of Directors Meetings. 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.

3.9 Quorum of Directors. A quorum at directors' meetings shall consist of a majority of the entire board of directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the board of directors, except when approval by a greater number of directors is required by the Declarations of Condominium, the Declarations of Restrictions, the Articles of Incorporation or these By-Laws.

3.10 Adjourned Meetings of Directors. If at any meeting of the board of directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

3.11 Joinder in Minutes of Meeting by Directors. Joinder in meeting by approval of minutes. The joinder of a director in the action of a meeting by signing and concurring of the minutes of that meeting shall constitute the presence of such director for the purpose of determining a quorum.

3.12 Presiding Officer at Directors' Meetings. The presiding officer of a directors' meeting shall be the chairman of the board if such an officer has been elected; and if none, the president shall preside. In the absence of the presiding officer the directors present shall designate one of their number to preside.

3.13 Order of Business at Directors' Meetings. The order of business at directors' meetings shall be:

- a. Calling of roll
- b. Proof of due notice of meeting
- c. Reading and disposal of any unapproved minutes
- d. Reports of officers and committees
- e. Election of officers
- f. Unfinished business
- g. New business
- h. Adjournment.

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3.14 Directors fees. 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 existing under the Condominium Act, the several Declarations of Condominium, the Declarations of Restrictions, Articles of Incorporation and these By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by members when such is specifically required.

4.1 Assessments. To make and collect assessments against members to defray the costs and expenses of the Association and the properties in Lauderdale West. The Board may allocate or apportion to particular apartment buildings and houses such costs and expenses as may be appropriate; and to make special assessments consistent with such allocation or apportionment.

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

4.3 Maintenance. To maintain, repair, replace and operate the properties in Lauderdale West.

4.4 Insurance. To purchase insurance upon the condominium properties and jointly held properties in Lauderdale West and properties jointly used by its members, and insurance for the protection of the Association and its members.

4.5 Reconstruction. To reconstruct improvements after casualty and to further improve the properties in Lauderdale West.

4.6 Regulation. To make and amend reasonable rules and regulations respecting the use of the property in Lauderdale West in the manner provided by the several Declarations of Condominium, and the Declarations of Restrictions, Rules and regulations of the Association, until amended, shall be as set forth in Schedule I attached hereto.

4.7 Approval. To approve or disapprove the transfer, mortgage and ownership of apartments or lots in the manner provided by the applicable Declarations of Condominium and the Declarations of Restrictions.

4.8 Management Contract. To contract for management of the Association and to delegate to the contractor all powers and duties of the Association except such as are specifically required by the applicable Declarations of Condominium, the Declaration of Restrictions, or these By-Laws to have approval of the Board of Directors or the membership of the Association or the owners within a particular condominium property.

4.9 Enforcement. To enforce by legal means the provisions of the Condominium Act, the applicable Declarations of Condominium, the Declaration of Restrictions, the Articles of Incorporation, the By-Laws and the regulations for the use of the property in Lauderdale West.

4.10 Purchase Apartments. To purchase apartments in a condominium subject to the provisions of the applicable Declarations of Condominium; to purchase lots subject to the provisions of the Declaration of Restrictions.

5. Officers

5.1 Executive Officers. The executive officers of the Association shall be a President, who shall be a director, a Vice President, who

shall be a director, a Treasurer, a 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 be also the Secretary or an Assistant Secretary. The Board of Directors from time to time shall 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.

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

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

5.4 Secretary. 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 it to instrument 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.

5.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. 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.

5.6 Compensation. The compensation of all officers and employees of the Association shall be fixed by the directors. The provision that directors' fees shall be determined by members 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 several Declarations of Condominium, the Declaration of Restrictions, and Articles of Incorporation shall be supplemented by the following provisions:

6.1 Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts under the following classification as shall be appropriate, all of which expenditures shall be common expenses:

a. Current expense, which shall include all receipts and expenditures within the year for which the budget is made including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves, to additional improvements or to

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operations. The balance in this fund at the end of each year shall be applied to reduce the assessments for current expenses for the succeeding year.

b. Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

c. Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

d. Betterments, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property that will be part of the common elements.

6.2 Budgets. The Board of Directors shall adopt two budgets for each calendar year, one of which shall be with respect to the Association's responsibility relative to the several condominiums within LAUDERDALE WEST, and the other of which shall be with respect to the lands made subject to declarations of restrictions covering single family residential lots within LAUDERDALE WEST. Each such budget shall include the estimated funds required to defray the common expense and to provide and maintain funds for the foregoing accounts and reserves according to good accounting practices as follows:

a. Current expense, the amount for which shall not exceed 115% of the budget for this account for the prior year.

b. Reserve for deferred maintenance, the amount of which shall not exceed 110% of the budget for this account for the prior year.

c. Reserve for replacement, the amount for which shall not exceed 110% of the budget for this account for the prior year.

d. Provided, however, that the amount for each budgeted item may be increased over the foregoing limitations when approved by apartment and lot owners entitled to cast not less than 75% of the votes of the entire membership of the Association.

e. Provided, however, that the following budgets are hereby adopted for the Association, which budgets shall remain in effect until Developer terminates its control of the Association and thereafter until new budgets shall be adopted by the Board of Directors as elsewhere herein provided:

Condominium Budget
(Based on 544 Apartments)

Receipts

<u>Source of Funds</u>	<u>Per Month</u>	<u>Per Year</u>
Assessments on 544 Condominium Apartments at \$45.00 per month	<u>\$24,480.00</u>	<u>\$293,760.00</u>

Disbursements

<u>Current Expense</u>		
Lawn Care	7,752.00	93,024.00
Management	1,088.00	13,056.00
Insurance, Taxes, Accounting	680.00	8,160.00
Lease Area Expense	2,720.00	32,640.00
Lease Area Rental	10,880.00	130,560.00
<u>Reserve</u>		
Deferred Maintenance	1,088.00	13,056.00
Replacement Reserve	272.00	3,264.00
Total	<u>\$24,480.00</u>	<u>\$293,760.00</u>

The Condominium Budget at any one time shall be arrived at by the Board of Directors by multiplying the number of condominium apartments being maintained by the Association by \$540.00.

Single Family Residence Budget

(Based on 456 Living Units)

Receipts

<u>Source of Funds</u>	<u>Per Month</u>	<u>Per Year</u>
Assessments on 456 Living Units at \$49.00 per month	<u>\$22,344.00</u>	<u>\$268,128.00</u>

Disbursements

<u>Current Expense</u>		
Lawn Care	7,752.00	93,024.00
Management	912.00	10,944.00
Insurance, Taxes, Accounting	570.00	6,840.00
Lease Area Expense	2,280.00	27,360.00
Lease Area Rental	9,120.00	109,440.00
<u>Reserves</u>		
Deferred Maintenance	1,482.00	17,784.00
Replacement Reserve	228.00	2,736.00
Total	<u>\$22,344.00</u>	<u>\$268,128.00</u>

The Single Family Residence Budget at any one time shall be arrived at by the Board of Directors by multiplying the number of such units being maintained by the Association by \$588.00.

Each of the foregoing budgets may be revised from time to time by the Board to increase or decrease the amounts set aside therein for each of the several accounts, and to omit, if necessary, either or both of the reserve accounts; provided, however, that the Board shall make no increase in the assessments established in paragraph 6.3 of these Bylaws.

The Board of Directors shall be authorized to adopt a budget following termination of control of the Association by Developer, such budget to remain in effect until the beginning of the next calendar year thereafter.

f. 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 amended subsequently, a copy of the amended budget shall be furnished to each member.

6.3 Assessments. Assessments against the members for their shares of the items of the budget shall be made for the calendar year annually in advance on or before December 20 preceding the year for which the assessments are made. Such assessments shall be due on the first day of January of each calendar year, but shall be payable in four equal quarterly installments on the first days of January, April, July and October of the year for which the assessments are made. If an annual

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assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and quarterly annual installments on such assessments shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors if the accounts of the amended budget do not exceed the limitations for that year. Any account that does exceed such limitation shall be subject to the approval of the membership of the Association as previously required in these By-Laws. The unpaid assessment for the remaining portion of the calendar year from which the amended assessment is made shall be due upon the date of the assessment. The amended assessment shall be paid in equal payments on the payment dates of the annual assessment during the remainder of that calendar year. The first assessment shall be determined by the Board of Directors of the Association.

Notwithstanding the foregoing provisions regarding assessments, the following assessments are hereby adopted to remain in effect without increase until Developer terminates its control of the Association:

- a. the monthly assessment on a condominium apartment shall be: \$45.00; and
- b. the monthly assessment on a single family improved lot shall be: \$49.00.

The Board of Directors shall be authorized to adopt changes in the foregoing assessments pursuant to a revised budget adopted by it following termination of control of the Association by Developer, said changes in assessments to be effective until new assessments are adopted pursuant to calendar year budget adopted thereafter.

6.4 Acceleration of Assessment Installments Upon Default. If a member shall be in default in the payment of an installment upon an assessment, the board of directors may accelerate the remaining installments of the assessment upon notice to the member, and then the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days after delivery of the notice, or not less than twenty (20) days after the mailing of such notice by registered or certified mail, whichever shall first occur.

6.5 Assessments for Emergencies. Assessments for common expenses of emergencies that cannot be paid from the annual assessments for common expenses shall be made only after notice of the need for such is given to the members concerned. After such notice and upon approval in writing by persons entitled to cast more than one-half of the votes of the members concerned, the assessment shall become effective, and it shall be due after thirty (30) days' notice in such manner as the Board of Directors of the Association may require in the notice of assessment.

6.6 Bank Depository. 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.

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

6.8 Fidelity Bonds. Fidelity bonds shall be required by the Board of Directors from all persons handling or responsible for Association funds. The amount of such bonds shall be determined by the directors, but shall be not less than \$10,000.00. 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 the Association meetings when not in conflict with the Declarations of Condominium, the Declaration of Restrictions, Articles of Incorporation or these By-Laws.

8. Amendments. These By-Laws may be amended in the following manner:

8.1 Notice of Amendment to By-Laws. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

8.2 Proposal and Adoption of Amendments. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

a. not less than 66-2/3% of the entire membership of the board of directors and by not less than 66-2/3% of the votes of the entire membership of the Association; or

b. by not less than 80% of the votes of the entire membership of the Association; or

c. until the first election of directors, by all of the directors.

The foregoing were adopted as the By-Laws of LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC., a corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on December 1, 1972.

Russell Campanelli
Secretary

Approved:

Frank P. Leone
President

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SCHEDULE TO BY-LAWS

OF

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

BEING ITS INITIAL RULES
AND REGULATIONS

1. The sidewalks and entrances of units shall not be obstructed or used for any other purpose than ingress to and egress.
2. Nothing shall be hung on any exterior wall or door of any unit.
3. None of the common elements of a Condominium shall be decorated or furnished by any apartment owner or resident.
4. Members are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of a unit, including porches appurtenant to units, is subject to the provisions of the Declarations of Condominium or Declaration of Restrictions.
5. No member or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or other loud speaker in a unit between the hours of 11 P.M. and the following 8 A.M. if the same shall disturb or annoy the other members or residents.
6. All garbage refuse is to be deposited only in the facilities provided in each unit for that purpose.
7. All doors leading from an apartment unit to limited common elements or common elements shall be closed at all times except when in actual use for ingress and egress to and from limited common elements and common elements.
8. Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for the storage of boats, trailers, camper vehicles, inoperative automobiles, or any purpose whatever other than parking facilities, as aforesaid. A member may not lease or assign his parking spaces except in conjunction with a lease of his unit, which lease has been approved by the Board of Directors.
9. Complaints regarding the service of the Association shall be made in writing to the Board of Directors or to the Manager.
10. There shall not be kept in any unit any inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use.
11. Payments of monthly assessments shall be made at the office of the Association. Payments made in the form of checks shall be made to the order of the Association. Payment of regular assessments are due on the first day of each quarter and if ten or more days late are subject to charges as provided in the Declaration of Condominium. Such charges may not be waived by the Manager.

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12. No member or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association nor shall he attempt to send any of such employees upon private business of such member or resident.

13. Outdoor clothes drying activities are prohibited anywhere within Lauderdale West.

14. Exterior television antennas are prohibited.

15. Storm shutters and enclosures shall be of a type approved by the Board of Directors and may be installed only after prior written approval of the Board.

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LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC.
1141 N.W. 85th Avenue
Plantation, Florida 33322

Prepared by
Lauderdale West
Community Assn No. 1
871 Fernex
Plantation FL 33322

CERTIFICATE OF AMENDMENT OF BY-LAWS
(FS Sec. 607.081)

The undersigned, as the Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC., a Florida not-for-profit corporation, hereby certifies that the following amendments to the By-laws of corporation were duly adopted at a meeting of the membership duly called and held on the 9th day of March, 1984 by a vote of the membership in excess of sixty-six and two thirds (66 2/3%) per-cent after having been unanimously approved by the Board of Directors at a meeting held on the 9th day of January, 1984:

RESOLVED that the By-laws of this corporation be amended as follows:

3.1 Management of Affairs. The affairs of the Association shall be managed by a board of not less than five (5) nor more than eleven (11) directors, to be determined at the time of election to qualify. Every director and/or officer shall be a resident member (owner) of the Association or the spouse of such member (owner). A resident member (owner) is one who resides in the community not less than eight consecutive months in the year immediately preceding the date of nominations for directors.

3.3 Removal of Directors. Any director may be removed by concurrence of two-thirds of the votes of the entire membership at a special meeting called for that purpose. When a director or officer absents himself from the meetings of the board of directors for a period in excess of three consecutive months, and such absence is not excused by the board of directors, such absence shall be deemed to be a resignation from the office of director and the position of that director shall be deemed vacant. All vacancies created by this paragraph may be filled by the board of directors at a meeting duly convened and held as soon as practicably possible after such vacancy is created.

3.4 (Delete the entire existing paragraph and substitute the following in place thereof:)

3.4 Term of Directors. Subject to the provisions of paragraph 3.3 above the term of each director's service shall be for two years, except the election in the year 1984 for directors shall be on the following basis: the candidates receiving the six highest votes shall serve for a two year term, expiring in 1986 and the candidates receiving the next five highest votes shall serve for a term of one year, expiring at the close of the election in 1985. Commencing in 1985 and thereafter, there shall be elected directors to fill the vacancies created by the expiration of the term of directors that year. Each director shall serve until his successor is elected and installed, is removed or his office is declared vacant as provided in Paragraph 3.3.

The foregoing amendments apply to the By-laws of the corporation recorded in the Official Records of Broward County in Liber 5922 at Page 708.

Dated May 10th 1984.

APPROVED

Philip Hille
Philip Hille, President

Harry Streyer
Harry Streyer, Secretary



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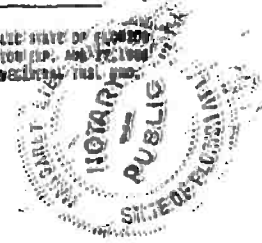
STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared PHILIP HALLE and HARRY STREGER, known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed Those Articles of Amendment for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 10th day of May, 1984.

Margaret F. Johnson
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 12/31/84
BROWARD COUNTY, FLORIDA



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

DEF 11981pg 418

THIS IS A CORRECTION CERTIFICATE TO CORRECT A CERTIFICATE HERETOFORE FILED ON SEPTEMBER 7th, 1984 in Off. Rec. 11981 Page 417-Broward County.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC.
1141 N.W. 85th Avenue
Plantation, Florida 33322

86267174 CERTIFICATE OF AMENDMENT OF BY-LAWS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC., is an association which comprises 17 separate condominiums consisting of 544 Units and 815 Single Family Homes, each of which in the case of condominiums is governed by 17 separate declaration of condominiums and in the case of the single family Homes, which are located in three separate phases, are governed by three separate Declarations of Restrictions. All of the foregoing documents referred to above are recorded as follows:

The documents of Declaration of Condominiums are recorded in the official Records of Broward County in the Book or Reel and Page hereinafter set forth:-

Condominium	Official Record Book	Page
1	5116	772
2	5116	845
3	5116	918
4	5101	825
5	5250	378
6	5100	9
7	5102	426
8	5561	781
9	5601	140
10	5621	94
11	5621	292
12	5709	244
13	5729	501
14	5716	116
15	5774	6
16	5789	85
17	5911	517

Declarations of Restrictions:

The Single Family Homes are recorded in the Official Book and Record as follows:

Phase No.	Official Record Book or Reel	Page
2	5289	408
3	5922	601
4	6588	849

The amendments to the by-laws are as set forth hereinafter.

Record as required by Landlord West Community Association de 1/10/84 1141 NW 85th Ave 33322

86 JUN 22 PM 12:56

REC 13580p6 43

1300 A

LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC.
1141 N.W. 85th Avenue
Plantation, Florida 33322

CERTIFICATE OF AMENDMENT OF BY-LAWS
(FS Sec. 607,081)

The undersigned, as the Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC., a Florida not-for-profit corporation, hereby certifies that the following amendments to the By-laws of corporation were duly adopted at a meeting of the membership duly called and held on the 9th day of March, 1984 by a vote of the membership in excess of sixty-six and two thirds (66 2/3%) per cent after having been unanimously approved by the Board of Directors at a meeting held on the 9th day of January, 1984:

RESOLVED that the By-laws of this corporation be amended as follows:

3.1 Management of Affairs. The affairs of the Association shall be managed by a board of not less than five (5) nor more than eleven (11) directors, to be determined at the time of election to qualify. Every director and/or officer shall be a resident member (owner) of the Association or the spouse of such member (owner). A resident member (owner) is one who resides in the community not less than eight consecutive months in the year immediately preceding the date of nominations for directors.

3.3 Removal of Directors: Any director may be removed by concurrence of two-thirds of the votes of the entire membership at a special meeting called for that purpose. When a director or officer absents himself from the meetings of the board of directors for a period in excess of three consecutive months, and such absence is not excused by the board of directors, such absence shall be deemed to be a resignation from the office of director and the position of that director shall be deemed vacant. All vacancies created by this paragraph may be filled by the board of directors at a meeting duly convened and held as soon as practically possible after such vacancy is created.

3.4 (Delete the entire existing paragraph and substitute the following in place thereof:)

3.4 Term of Directors. Subject to the provisions of Paragraph 3.3 above the term of each director's service shall be for two years, except the election in the year 1984 for directors shall be on the following basis: the candidates receiving the six highest votes shall serve for a two year term, expiring in 1986 and the candidates receiving the next five highest votes shall serve for a term of one year, expiring at the close of the election in 1985. Commencing in 1985 and thereafter, there shall be elected directors to fill the vacancies created by the expiration of the term of directors that year. Each director shall serve until his successor is elected and installed, is removed or his office is declared vacant as provided in Paragraph 3.3.

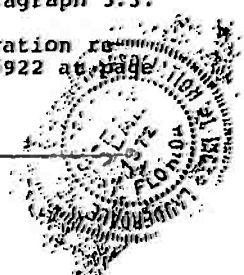
The foregoing amendments apply to the By-laws of the corporation recorded in the Official Records of Broward County in Liber 5922 at page 708.

Dated May 10 1984

APPROVED

Philip Halle
Philip Halle, Pres.

Mary Stroger
Mary Stroger
Secretary



REC 13580Pg 44

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared PHILIP HALL and HARRY STREGER, known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed Those Articles of Amendment for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of March 1986

Margaret T. Johnson
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. AUG 27 1986
BONDED THE GENERAL

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

REC 13580pg 45

87058154

LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC.
1141 N.W. 85th Avenue
Plantation, Florida 33322

CERTIFICATE OF AMENDMENT OF BY-LAWS
(F.S. 607.0811)

Lauderdale West Community Association No.1, Inc. is an association which comprises 17 separate condominiums consisting of 544 units and 815 single family homes. The condominiums are governed by 17 separate Declarations of Condominium and in the case of the single family homes located in three different phases are governed by three different Declarations of Restrictions. All of the foregoing documents are recorded as follows:

<u>Condominium</u>	<u>Official Record</u>	<u>Page</u>
	BOOK	
1	5116	772
2	5116	845
3	5116	918
4	5181	825
5	5250	378
6	5300	9
7	5382	426
8	5561	783
9	5603	140
10	5621	94
11	5621	292
12	5709	244
13	5729	501
14	5736	136
15	5774	6
16	5789	85
17	5913	517

The Single Family Homes Declarations of Restrictions are recorded in the Official Book and Record as follows:

<u>Phase No.</u>	<u>Official Record Book or Reel</u>	<u>Page</u>
2	5289	408
3	5922	683
4	6588	849

The By-Laws are attached to each Declaration of Condominium and Declaration of Restriction listed above as Exhibit "A" thereto.

The amendment to the By-laws is as set forth hereinafter.

RECORDED AT THE REQUEST OF
LAUDERDALE WEST COMMUNITY
ASSOCIATION NO.1, INC.
1141 N.W. 85th Avenue
Plantation, Florida 33322

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87 FEB 10 PM 3:26

REC 14157 PAGE 954

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LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC.
1141 N.W. 85th Avenue
Plantation, Florida 33322

CERTIFICATE OF AMENDMENT OF BY-LAWS
(FS Sec. 607.081)

The undersigned, as the Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC., a Florida not-for-profit corporation, hereby certifies that the following amendment to the By-laws of LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC., duly adopted at a meeting of the membership duly called and held on the 24th day of November, 1986 and recessed to the 22nd day of December, 1986 when it was approved by a vote of the membership in excess of sixty-six and two thirds (66 2/3%) per-cent after having been unanimously approved by the Board of Directors at a meeting held on the 12th day of May, 1986.

Section 1. The By-laws of LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC. shall be amended as follows:- (Underscoring is new material)

4. Powers and Duties of the Board of Directors. All the powers and duties of the Association existing under the Condominium Act, the several Declarations of Condominium, the Declarations of Restrictions, Articles of Incorporation and these By-laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by members when such is specifically required. The Board of Directors shall have the power to provide local transportation service for residents of LAUDERDALE WEST; to contract with a transportation company and to include in the annual budget the cost of furnishing such service not to exceed a charge of \$2.00 per month per unit as a common expense. Each rider shall, in the discretion of the Board, pay an additional charge for the service. The amount of this charge to be decided by the Board of Directors. The Board of Directors shall have the power to suspend or discontinue the transportation service.

Dated January 25 1987

Harry Stregger
Harry Stregger - Secretary

APPROVED

Philip F. Halle
PHILIP F. HALLE, PRESIDENT

Corp seal

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared PHILIP F. HALLE and HARRY STREGER, known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed Those Articles of Amendment for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of January 1987.

Notary Public
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES APR 22 1988
BONDED THRU GENERAL INSURANCE

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

REC 14157 PAGE 955

LAUDERDALE WEST COMMUNITY ASSOCIATION No. 1, Inc.
1141 N. W. 85th Avenue
Plantation, Florida 33322

88143266

CERTIFICATE OF AMENDMENT TO BY-LAWS
(F.S. 607.0811)

LAUDERDALE WEST COMMUNITY ASSOCIATION No. 1, Inc. is an association which comprises seventeen (17) separate condominiums consisting of a total of 544 units and 815 single family homes in a total of three phases. The condominiums are governed by 17 separate Declarations of Condominium and the single family homes are governed by three separate Declarations of Restrictions. All of the foregoing documents are recorded as follows:

<u>CONDOMINIUMS</u>	<u>OFFICIAL RECORD BOOK</u>	<u>PAGE</u>
1	5116	772
2	5116	845
3	5116	918
4	5181	825
5	5250	378
6	5300	9
7	5382	426
8	5561	783
9	5603	140
10	5621	94
11	5621	292
12	5709	244
13	5729	501
14	5736	136
15	5774	6
16	5789	85
17	5913	517
<u>SINGLE FAMILY HOMES</u>		
Phase 2	5289	408
3	5922	683
4	6588	849

The By-Laws are attached to each Declaration of Condominium and Declaration of Restrictions listed above as Exhibit "A" thereto.

The amendment to the By-Laws is as set forth hereinafter.

RECORDED AT THE REQUEST OF
LAUDERDALE WEST COMMUNITY
ASSOCIATION No. 1, Inc.
1141 N. W. 85th Avenue
Plantation, Florida 33322

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LAUDERDALE WEST COMMUNITY ASSOCIATION No. 1, Inc.
1141 N. W. 85th Avenue
Plantation, Florida 33322

CERTIFICATE OF AMENDMENT TO BY-LAWS
(FS Sec. 607.081)

The undersigned, as the Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION No. 1, Inc., a Florida not-for-profit corporation, hereby certifies that the following amendment to the By-Laws of this corporation was duly adopted at a meeting of the membership duly called and held on the 7th day of March, 1988, and recessed to the 28th day of March, 1988, by a vote of the membership in excess of sixty-six and two-thirds percent (66 2/3%) after having been unanimously approved by the Board of Directors:

The By-Laws shall be amended as follows:

- 2.5. Voting Rights. The members of the Association shall be entitled to one vote for each apartment or lot ~~home~~ owned by them, either in person or by absentee ballot.

NOTE: Hyphenated indicates wording to be deleted.
Underscoring indicates wording to be added.

The foregoing amendment applies to the By-Laws of the Corporation recorded in the Official Records of Broward County as set forth on the cover page of this Certificate.

DATED: March 29, 1988

Joseph Byer
JOSEPH BYER, SECRETARY

APPROVED:

Miriam Moahen
MIRIAM MOAHEN, PRESIDENT
STATE OF FLORIDA)
COUNTY OF BROWARD)
CITY OF PLANTATION)

Before me, the undersigned authority, personally appeared Joseph Byer and Miriam Moahen, known to me to be the persons who executed the foregoing Certificate of Amendment and they acknowledged before me that they executed this certificate for the purposes therein stated.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 29 day of March, 1988.

Margaret Schirmer
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES AUG 27, 1988
BOARDED BY GENERAL INS. DIV.

REC'D
L. A. HESTER
COUNTY ADMINISTRATOR

90273019

RETURN TO
Lauderdale West Community Association, Inc.
Plantation FL 33322

LAUDERDALE WEST COMMUNITY ASSOCIATION No. 1, Inc.
1141 N. W. 85th Avenue
Plantation, Florida 33322-5018

CERTIFICATE OF AMENDMENT OF BY-LAWS
(F. S. 607.0811)

Lauderdale West Community Association No. 1, Inc. is an association which comprises 17 separate condominiums consisting of 544 units and 815 single family homes. The condominiums are governed by 17 separate Declarations of Condominium and in the case of the single family homes located in three different phases are governed by three different Declarations of Restrictions. All of the foregoing documents are recorded as follows:

<u>CONDOMINIUM</u>	<u>OFFICIAL RECORD BOOK</u>	<u>PAGE</u>
1	5116	772
2	5116	845
3	5116	918
4	5181	825
5	5250	378
6	5300	9
7	5382	426
8	5561	783
9	5603	140
10	5621	94
11	5621	292
12	5709	244
13	5729	501
14	5736	136
15	5774	6
16	5789	85
17	5913	517

90 JUL 6 PM 2 '90

The single family homes Declarations of Restrictions are recorded in the Official Books and Records as follows:

<u>Phase No.</u>	<u>Official Record Book or Reel</u>	<u>Page</u>
2	5289	408
3	5922	683
4	6588	849

The By-Laws are attached to each Declaration of Condominium and Declaration of Restrictions listed above as Exhibit "A" thereto.

The amendment to the By-Laws is as set forth hereinafter.

RECORDED AT THE REQUEST OF
LAUDERDALE WEST COMMUNITY
ASSOCIATION No. 1, Inc.
1141 N. W. 85th Avenue
Plantation, Florida 33322-5018

BR 17565P30552

The undersigned as the Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION No. 1, Inc., a Florida not-for-profit corporation, hereby certifies that the following amendments to the By-Laws of Lauderdale West Community Association No. 1, Inc., duly adopted at a meeting of the membership duly called and held on the 26th day of March, 1990, and recessed to the 23rd day of April, 1990, when they were approved by a vote of the membership in excess of sixty-six and two-thirds (66 2/3) percent after having been unanimously approved by the Board of Directors at a meeting held on the 12th day of March, 1990.

Handwritten initials/signature

CERTIFICATE OF AMENDMENT TO BY-LAWS (Continued)

Section 1. The By-Laws of LAUDERDALE WEST COMMUNITY ASSOCIATION No. 1, Inc. shall be amended as follows: (UNDERSCORING is new material.)

The Board of Directors is empowered to impose, assess and levy against the owner of a unit or improved lot (home) a fine or penalty for a violation by the owner(s) or occupant(s) of a unit or home of any one or all of the items set forth on the attached Schedule "A" made a part hereof, under the following procedures:

a. Notice of violation shall be given to the unit or home owner or occupant and applicable fine for repeated violation. If said violation is continued or repeated, then written notice of hearing shall be mailed, giving 14 days' notice of date, time and place of hearing, along with statement of alleged violation and fines that may be imposed.

b. The unit or home owner or occupant against whom the fine may be imposed shall have an opportunity at this hearing to respond and present evidence and provide written or oral argument on all issues involved and shall have an opportunity to review, challenge and respond to any material considered by the Hearing Committee or Board.

c. The Hearing Committee shall consist of one condominium owner and one home owner from each of Phases 2, 3 and 4, and one Board member, all appointed by the Chairperson of the Board with approval of a majority of the board members present. The Hearing Committee shall select its chairperson from among the members of the Committee.

d. The unit or home owner(s) or occupant(s) involved may appeal to the board of Directors within 14 days after the decision of the Hearing Committee. The board may sustain, reduce or set aside the decision of the Hearing Committee. If decision is sustained or reduced, the fine shall be paid forthwith.

In the event the fine is not paid, in addition to any other rights contained in the Declaration of Condominiums I through XVII and the Declaration of Restrictions, Phases II, III, IV, pertaining to liens, the Association shall have the right to file a lien against the unit or home owner's property for the unpaid fine and to proceed with any court action to enforce the payment of the lien together with interest and reasonable attorneys fees, costs and disbursements.

AMENDMENT NUMBER 1 - SCHEDULE "A"

VIOLATIONS AND FINES

LATE MAINTENANCE PAYMENTS - If payment of monthly maintenance assessment is not received by the 10th day of the month for which it is due, owner shall be subject to fine of \$2.00 and \$1.00 per day thereafter until payment received.

TRASH BAGS PUT OUT PRIOR TO 5 P.M. FOR COLLECTION or left in front of dwellings if uncollected, resident will be given a warning. If offense repeated, violator will be subject to \$5.00 fine for each offense.

DEBRIS DUMPED IN LAKES OR CANALS - Penalty is \$25 for each offense. No warning will be issued.

PLANTING OF TREES OR BUSHES WITHOUT PRIOR BOARD APPROVAL - Owner or occupant will be given written notice to remove. If planting is not removed within 14 days, planting will be removed by Association Maintenance Dept. and owner billed for cost of such removal.

POOR LAWN KEEPING - Removal of fallen fruit and other litter from homeowner-installed trees and bushes are owner's responsibility. Resident (owner or occupant) will be given written notice to clean up. If not done within seven (7) days, cleanup will be done by Association Maintenance Dept. and owner billed for cost.

FAILURE TO KEEP POLE LIGHT LIT IN FRONT OF DWELLING AND/OR REAR PLEX LIGHT- A written notice to owner or occupant will be issued to remind resident to keep these lights on at night. If resident fails to comply within seven (7) days, fine shall be \$5.00 and \$1.00 per day thereafter.

UNAPPROVED COLORS ON BUILDING STRUCTURE OR DRIVEWAY - Owner shall be given written notice to remedy the non-conforming condition. If not remedied within 30 days, fine shall be \$10.00 plus \$1.00 per day thereafter until condition corrected.

OVERNIGHT PARKING IN MAIN PARKING LOT, MODEL PARKING AREA OR SATELLITE PARKING LOT WITHOUT BOARD AUTHORIZATION - Car owner will receive warning. Subsequent violations will carry a \$5.00 fine for each additional offense.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

BR17565PG0553

AMENDMENT NUMBER 1, SCHEDULE "A" - VIOLATIONS AND FINES (Continued)

ANIMALS OR PETS ON PREMISES - Pursuant to Document provisions, pets are not permitted. Owner(s) or occupant(s) will receive warning to remove animals or pets that are in or about their premises. If owner(s) or occupant(s) does not comply within 14 days, fine shall be \$5.00 plus \$1.00 per day thereafter until animal or pet is removed.

AMENDMENT NUMBER 2

The Declarations of Condominiums, I through XVII, be amended as follows:

NOTE: UNDERSCORING INDICATES NEW MATERIAL
HYPHENATED INDICATES OLD PROVISIONS DELETED

Section 11. Maintenance of Community Interest:

11.1 Transfer Subject to Approval

(a) Sales: no change
(b) Lease: No apartment owner may dispose of an apartment or any interest in an apartment by lease prior to the expiration of one year from the date of acquisition of title to said apartment without the approval of the Association. ~~except to an apartment owner. An apartment owner may enter into a written lease with Lauderdale West Associates as his agent to lease or rent his apartment for a period of one year or less without the approval of the Association.~~ Minimum lease shall be for three (3) months; maximum lease shall be for one (1) year.

AMENDMENT NUMBER 3

The Declarations of Restrictions, Phases 2, 3 and 4, be amended as follows:

NOTE: UNDERSCORING INDICATES NEW MATERIAL
HYPHENATED INDICATES OLD PROVISIONS DELETED

Section 12. RESTRICTION ON TRANSFER OF IMPROVED LOTS.

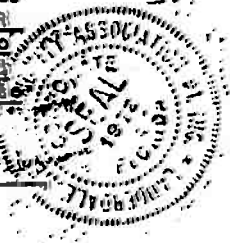
12.2 Transfer Subject to Approval

(A) Sales or Lease. No IMPROVED LOT OWNER may dispose of an IMPROVED LOT or any interest therein by sale or lease without approval of the Association. except to an IMPROVED LOT OWNER. No improved LOT OWNER may dispose of an improved lot or any interest therein by lease prior to the expiration of one year from the date of acquisition of title to said improved lot. Minimum lease shall be for three (3) months; maximum lease shall be for one (1) year.

DATED: JUNE 10, 1990

Moe Weinberg
MOE WEINBERG, SECRETARY

APPROVED
Philip F. Halle
PHILIP F. HALLE, PRESIDENT



BK 17565P60554

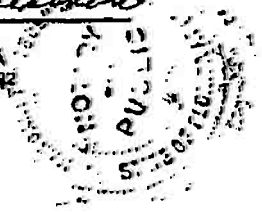
STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared PHILIP F. HALLE, and MOE WEINBERG, known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed those Articles of Amendment for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of June, 1990.

Margaret Beckwith
NOTARY PUBLIC
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EX. AUG. 27, 1992
BONDED THROUGH GENERAL INS. AND

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



LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC.
1141 N W 85th Avenue
Plantation, Florida 33322-5018
(F.S. 607.0811)

Lauderdale West Community Association No.1, Inc., is an association which comprises 17 separate condominiums consisting of 544 units and 815 single family homes. The condominiums are governed by 17 separate Declarations of Condominiums and in the case of the single family homes located in three different phases are governed by three different Declarations of Restrictions. All of the foregoing documents are recorded as follows:

Laud. W. Comm. Assn. #1
1141 NW 85th Ave.
Plant., FL. 33322

<u>CONDOMINIUMS</u>	<u>OFFICIAL RECORD BOOKS</u>	<u>PAGE</u>
1	5116	772
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10	5621	94
11	5621	292
12	5709	244
13	5729	501
14	5736	136
15	5774	6
16	5789	85
17	5913	517

BK 22838PG0547

The single family homes Declarations of Restrictions are recorded in the Official Books and Records as follows:

<u>Phase No.</u>	<u>Official Record Book or Reel</u>	<u>Page</u>
2	5289	408
3	5922	683
4	6588	849

The By-Laws are attached to each Declaration of Condominiums and Declaration of Restrictions listed above as Exhibit "A" thereto.

The amendment to the By-Laws is as set forth hereinafter.

G 3

The undersigned as the Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC., a Florida not-for profit corporation, hereby certifies that the following amendment to the By-Laws of Lauderdale West Community Association No.1, Inc., adopted at a meeting of the membership duly called and held on March 21, 1994 when they said newly adopted amendment was approved by a vote of the membership in excess of sixty-six and two-thirds (66 2/3) percent after having been unanimously approved by the Board of Directors at a meeting held on the 21st day of February 1994.

CURRENT SECTION 2.5 of the By-Laws

2.5 Voting Rights. The members of the Association shall be entitled to cast one vote for each apartment or home owned by them, either in person or by absentee ballot.

THE FOLLOWING SECTION 2.6 OF THE CURRENT BY-LAWS IS REPEALED AND REPLACED BY THE AMENDMENT HERENAFTER SET FORTH.

2.6 Designation of Voting Representative.

If an apartment or lot is owned by one person, his right to vote shall be established by the record title to his apartment. If an apartment or lot is owned by more than one person, or is under lease, the person entitled to cast the vote for the apartment or lot shall be designated by a certificate signed by all of the record owners of the apartment or lot and filed with the Secretary of the Association. If an apartment or lot is owned by a corporation, the person entitled to cast the vote for the apartment or lot shall be designated by a certificate signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the apartment or lot concerned. A certificate designating the person entitled to cast the vote of an apartment or lot may be revoked by any owner of an apartment or lot. 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.

THE FOLLOWING IS THE NEWLY ADOPTED AMENDMENT SECTION 2.6

2.6 Designation of Voting Representative

If an apartment or home is owned by one person, or there is one trustee, or is occupied by one life tenant, that individual shall be entitled to cast a vote on all Association matters.

BK 22838 PG 0548

If two or more persons are owners of record, or if the property is held in a trust, or is occupied by life tenants, the first of these persons to appear at the polling place will be considered the person entitled to cast the vote, UNLESS a Certificate designating one of the owners, trustees or life tenants as Voting Representative, signed by ALL such owners, trustees or life tenants is filed with the Secretary of the Association.

In the case of a proxy or absentee ballot, the designated Voting Representative may sign, or if none designated, then ALL unit or home owners, trustees or life tenants must sign to validate the vote.

If an apartment or home is owned by a corporation, the person entitled to cast the vote shall be designated by a Certificate signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation is filed with the Secretary of the Association. Such certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the apartment or home concerned.

A previously filed Certificate of Voting Representative shall remain valid providing it names an owner, trustee or life tenant of the apartment or home as designated VOTING Representative.

In order to change or revoke a Certificate of Voting Representative, a new Certificate must be filed with the Secretary of the Association signed by ALL owners, trustees or life tenants other than the previously designated Voting Representative. A new Certificate is required when title to unit or home is changed.

DATED THE 24 DAY OF October 1994

Miriam Moshen
Miriam Moshen President

Joseph Byer
Secretary Joseph Byer

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared MIRIAM MOSHEN, President and Joseph Byer, Secretary, personally known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed those Articles of Amendment for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of October 1994.

Margaret Lieberman
NOTARY PUBLIC

OFFICIAL NOTARY SEAL
MARGARET LIEBERMAN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC221635
MY COMMISSION EXP. AUG. 27, 1996

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

BK 22838P60549



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 COMMISSIONER BROWARD COUNTY DEPUTY CLERK 1050

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
 1141 N.W. 85th Avenue, Plantation, Florida 33322-4624

CERTIFICATE OF AMENDMENTS OF BY-LAWS

Lauderdale West Community Association No. 1, Inc. is a SINGLE association comprised of seventeen (17) separate condominiums consisting of 544 units in Phase I, governed by 17 Declarations of Condominium AND 815 lots/detached homes (single family residential units) in Phases II, III, and IV governed by 3 Declarations of Restriction and listed below:

Phase I CONDO NO.	BUILDINGS		TOTAL UNITS	OFFICIAL RECORDS BOOK	PAGE
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TOTALS	96	88			
	<u>x2</u>	<u>x4</u>			
	192	+ 352	=544	Condo. Units	

Phase II	LOTS/DETACHED HOMES.....	290.....	5289.....	408
Phase III	LOTS/DETACHED HOMES.....	387.....	5922.....	683
Phase IV	LOTS/DETACHED HOMES.....	138.....	6588.....	849
TOTALS				
		815 Single Family Lots/Detached Homes		

The By-Laws are attached to each Declaration of Condominium and each Declaration of Restriction listed above, and to the Certificate of Incorporation.

The undersigned, as Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION NO.1, INC., a Florida not-for-profit corporation, hereby certifies that the following amendments to the By-Laws have been duly adopted by written consent (ballot) tallied as of the 8th day of May, 2000 and approved by a vote of the ENTIRE membership of LAUDERDALE WEST in excess of sixty-six and two-thirds percent (66 $\frac{2}{3}$ %) after having been approved by a majority of the Board of Directors.

Note: Strikethroughs are deletions; Underlined portions are new provisions.

2 Certificate of Amendment-By-Laws

The amendments to the By-Laws are set forth hereinafter.

All references to Developer in all documents are to be eliminated.

For consistency, the term ByLaws or Bylaws or By-laws will be spelled "By-Laws" in all documents.

1. General.

1.1 **Identity.** These are the By-Laws of LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC., called Association in these By-Laws, 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 October 10, 1972 and amended from time.

1.2 **Office.** The office and post office address of the Association shall be ~~1011~~ 1141 N.W 85th Avenue, Plantation ~~33317~~, Fort Lauderdale, Florida ~~33322-4624~~ or such other place as the Board of Directors may determine from time to time.

1.5 **Members' Qualifications.** The members of the corporation shall consist of all of the record owners of condominium parcels subject to the Declarations of Condominium ~~with respect to which refer to this Association,~~ and lots/detached homes in Lauderdale West which are subject to a Declaration of Restrictions, ~~which refer to this Association~~ provided that the aggregate number of voting members at one time shall not exceed ~~2,000~~ 1,359. If the ownership of a condominium apartment or lot/detached home is in more than one name, the several owners shall be considered one insofar as the limitation in the number of voting members in the Association as set forth in the Charter and these By-Laws.

2. Members' Meetings.

2.1 **Annual Members' Meetings.** The annual members' meeting shall be held at the office of the corporation at 10 a.m., Eastern Standard Time, on the 4th Monday in March of each year for the purpose of electing directors and transacting any other business authorized to be transacted by the members; provided, however, if that day is a legal or religious holiday, the meeting shall be ~~held at the same hour on the next day that is not a holiday~~ rescheduled as soon as possible.

2. **Notice of all Members' Meetings.** 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 or hand delivered not less than ~~ten (10)~~ fourteen (14) days nor more than sixty (60) days prior to the date of the meetings. Proof of such mailing delivery shall be given by the affidavit of the person(s) giving the notice. Notice of meetings may be waived before or after meetings.

2.4 **Quorum.** A quorum at members' meetings shall consist of ~~persons entitled to cast a~~ majority of the votes of the entire membership, either in person or by proxy. In the case of separate issues involving condos or lots/detached homes, separate quorums shall be attained.

3) Certificate of Amendment-By-Laws

2.6 Designation of Voting Representative.

If an apartment or home is owned by one person, or if there is one trustee, or is occupied by one life tenant, that individual shall be entitled to cast a vote on all Association matters. If two or more persons are owners of record, or if the property is held in a trust, or is occupied by life tenants, the first of these persons to appear at the polling place will be considered the person entitled to cast the vote, UNLESS a Certificate designating one of the owners, trustees or life tenants is filed with the Secretary of the Association. The same would apply in the case of a proxy or absentee ballot.

~~In the case of a proxy or absentee ballot, the designated Voting Representative may sign, or if none designated, then ALL unit or home owners, trustees or life tenants must sign to validate the vote.~~

If an apartment or home is owned by a corporation, the person entitled to cast the vote shall be designated by a Certificate, signed by the President or Vice-President and attested by the Secretary or Assistant Secretary of the corporation, and is filed with the Secretary of the Association. Such certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the apartment or home concerned.

~~A previously filed Certificate of Voting Representative shall remain valid providing it names an owner, trustee or life tenant of the apartment or home as Designated Voting Representative.~~

~~In order to change or revoke Certificate of Voting Representative, a new Certificate must be filed with the Secretary of the Association signed by ALL owners, trustees or life tenants other than the previously designated Voting Representative. A new Certificate is required when title to unit or home is changed.~~

~~2.10 Proviso.~~

Delete this section as it refers to Developer.

3. Board of Directors.

3.1 Management of Affairs. The affairs of the Association shall be managed by a board of not less than five (5) nor more than eleven (11) directors, the exact number to be determined at the time of election. Every director and/or officer shall be a resident member (owner or life tenant) of the Association or the spouse of such member. A resident member (owner) who seeks election to the Board is one who resides in the community not less than eight six consecutive months in the year immediately preceding the date of nominations for directors. Only one member of a family entity may seek election or serve on the Board at the same time.

3.2 Election of Directors.

~~b. A nominating committee...~~

Delete this entire section as it is in conflict with State Law.

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3.3 Removal of Directors. Any director may be removed by concurrence of ~~two-thirds a~~ majority of the votes of the entire membership of the voting interests of the membership of the entire Association at a special meeting called for that purpose. When a director or officer absents himself from the meetings of the Board of Directors for a period ~~in excess~~ of three consecutive months, and such absence is not excused by the Board of Directors, such absence shall be deemed to be a resignation from the office of director and the position of that director shall be deemed vacant. All vacancies created by ~~this paragraph~~ recall, resignation or demise may be filled by the Board of Directors for the unexpired portion of the term at a meeting duly convened and held as soon as practicably possible after such vacancy is created.

3.4 Term of Directors. ~~Subject to the provisions of Paragraph 3.3 above; The term of each director's service shall be for two years, except the election in the year 1984 for directors shall be on the following basis: the candidates receiving the six highest votes shall serve for a two year term, expiring in 1986 and the candidates receiving the next five highest votes shall serve for a term of one year, expiring at the close of the election in 1985 and thereafter, there shall be elected. Directors shall be elected annually to fill the vacancies created by the expiration of the term of directors that year. Each director shall serve until his a successor is elected and installed, or is removed, or his the office is declared vacant as provided in Paragraph 3.3.~~

3.13 Order of Business at Directors' Meetings. The order of business at directors' meetings shall be:

- a. Calling of roll meeting to order
- b. Proof of due notice of meeting
- c. Introduction of Guest Speakers if any
- c. Reading and disposal of any unapproved minutes
- d. Reports of officers and committees
- e. Election of officers if required
- f. Unfinished business
- g. New business
- h. Good and welfare
- i. Adjournment

~~3.14 Directors Fees. Directors' fees, if any, shall be determined by the members.~~

4. Powers and Duties of the Board of Directors.

4.1 Assessments.

d. *Reword second paragraph of this section and create paragraph e. as follows:*

e. In the event that the fine or special billing is not paid, in addition to any other rights contained in the Declaration of Condominiums I through XVII and the Declarations of Restrictions, Sections II, III, IV, pertaining to liens, the Association shall have the right to file a lien against the unit or home owner's property for the unpaid payment and to proceed with any court action to enforce the payment ~~of the lien~~ together with interest and reasonable attorney's fees, costs and disbursements.

4.6 **Regulation.** To ~~make and amend~~ reasonable Rules and Regulations respecting the use of the property in Lauderdale West in the manner provided by the several Declarations of Condominium and the Declarations of Restrictions. Rules and Regulations of the Association, until further amended, shall be as set forth in Schedule I attached hereto.

4.7 **Approval.** To approve or disapprove the sale, transfer, mortgage, lease and ownership of apartments or lots/detached homes and in the manner provided by the applicable Declarations of Condominium and the Declarations of Restrictions. The Association shall have the authority to charge a fee as set by State Law, for processing any application for the foregoing.

4.11 SCHEDULE "A" VIOLATIONS AND FINES

(a) **Late Maintenance Payments** - If payment of monthly maintenance assessment is not received by the 10th day of the month for which it is due, owner shall be subject to fine of \$5.00 and \$1.00 per day per month thereafter until payment received.

(b) **Trash Bags Put Out Prior to 5 P.M.** for collection or left in front of dwellings if uncollected, resident will be given a warning. If offense repeated, violator will be subject to \$5.00 fine for each offense.

(c) **Debris Dumped in Lakes or Canals** - Penalty is \$25 for each offense. No warning will be issued.

(d) **Planting of Trees or Bushes without prior Board approval** - Owner or occupant will be given written notice to remove. If planting is not removed within 14 days, planting will be removed by Association Maintenance Dept. and owner will be billed for cost of such removal.

(e) **Poor Lawn Keeping** - Removal of fallen fruit and other litter from ~~homeowner-~~ installed all trees and bushes are owner's responsibility. Resident (owner or occupant) will be given written notice to clean up. If not ~~done~~ within seven (7) days, cleanup will be done by Association Maintenance Dept. and owner billed for cost.

(f) **Failure to Keep Pole Light Lit** in front of dwelling and/or rear plex light A written notice to owner or occupant will be issued to remind resident to keep these lights on at night. If resident fails to comply within seven (7) days, fine shall be \$5.00 and \$ 1.00 per day thereafter while violation continues

(g) **Unapproved Colors on Building Structure, Trim, Awnings or Driveway** - Owner shall be given written notice to remedy the non-conforming condition. If not remedied within 30 days, fine shall be \$10.00 plus \$1.00 per day thereafter until condition corrected.

(h) **Overnight Parking in main parking lot, model parking area or satellite parking lot without Board authorization** - Car owner will receive warning. Subsequent violations will carry a \$5.00 fine for each additional offense.

6 Certificate of Amendment-By-Laws

(i) Failure to file for and obtain Board approval for sale or lease of apartment or homes shall be subject to fine of \$100 or maximum allowed by law, plus appropriate legal action and expenses incurred by the Association,

(j) A Garage Sale is only permitted once for current owner(s) of a unit. Permission must be obtained from the Board, and necessary permit from the City of Plantation. Signs are not permitted on common ground, but one sign is permitted in the front window. Failure to follow above rule will result in a \$100 fine.

5. Officers.

5.1 **Executive Officers.** The executive officers of the Association shall be a President, one or more Vice Presidents and a Secretary, who shall be a directors, ~~a Treasurer,~~ all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by a two-thirds vote of all 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 from time to time shall may elect such other officers (such as Treasurer, Recording and Financial Secretary) and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

6. Fiscal Management.

6.2 Budgets.

d. Provided, however, that the amount for each budgeted item may be increased over the foregoing prescribed limitations when approved by apartment and lot/detached home owners entitled to cast not less than 75% 66-2/3% of the votes of the entire membership of the Association.

~~a. DELETE ENTIRE SECTION AS IT REFERS TO BUDGET WHILE DEVELOPER WAS IN CONTROL.~~

6.3 Assessments.

~~DELETE PARAGRAPHS REFERRING TO DEVELOPER-CONTROLLED BUDGET, (second paragraph and a. and b. as follows):~~

~~Notwithstanding the foregoing provisions regarding assessments, the following assessments are hereby adopted to remain in effect without increase until Developer terminates its control of the Association:~~

- ~~a. the monthly assessment on a condominium apartment shall be: \$45.00; and
b. the monthly assessment on a single family improved lot shall be: \$49.00.~~

~~The Board of Directors shall be authorized to adopt changes in the foregoing assessments pursuant to a revised budget adopted by it following termination of control of the Association by Developer, said changes in assessments to be effective until new assessments are adopted pursuant to calendar year budget adopted thereafter.~~

Note: Strikethroughs are deletions; Underlined portions are new provisions.

6.6 **Bank Depository.** The ~~depository~~ of the Association shall be such bank or ~~banks~~ financial institutions 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.

8.2 **Proposal and Adoption of Amendments.**
~~DELETE paragraph c. as it refers to Developer:~~

~~or until the first election of directors, by all of the directors.~~

DATED MAY 8, 2000

APPROVED

The President and Secretary of the Association do hereby certify that the aforementioned By-Laws have been amended by a majority vote of the Board of Directors, and have been approved in writing, by ballot vote, in excess of 66 2/3% of the entire membership of Lauderdale West Community Association No.1, Inc.



Marvin Greenberg, President



Barbara Stuart, Secretary

STATE OF FLORIDA)
COUNTY OF BROWARD)
CITY OF PLANTATION)

Before me a notary public of the State of Florida, personally appeared Marvin Greenberg and Barbara Stuart, known to me to be the persons who executed the foregoing Certificate of Amendments and they acknowledged to me that they executed the Certificate of Amendments for the purpose therein stated.

In Witness Whereof, I have hereunto set my hand and seal this 8th day of May, 2000.


NOTARY PUBLIC

Recorded in the Official Records Book
of Broward County, Florida

OFFICIAL NOTARY SEAL
MARLENE F ROSH-HEINIG
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC622254
MY COMMISSION EXP. FEB. 17, 2001

Note: ~~Strikes through~~ are deletions; Underlined portions are new provisions.

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
 1141 N.W. 85th Avenue, Plantation, Florida 33322-4624

CERTIFICATE OF AMENDMENTS OF BY-LAWS

Lauderdale West Community Association No. 1, Inc. is a SINGLE association comprised of seventeen (17) separate condominiums consisting of 544 units in Phase I, governed by 17 Declarations of Condominium AND 815 lots/detached homes (single family residential units) in Phases II, III, and IV governed by 3 Declarations of Restriction and listed below:

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TOTALS		815 Single Family		
		Lots/Detached Homes		

The By-Laws are attached to each Declaration of Condominium and each Declaration of Restriction listed above, and to the Certificate of Incorporation.

The undersigned, as Secretary of LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC., a Florida not-for-profit corporation, hereby certifies that the following amendments to the By-Laws have been duly adopted by written consent (ballot) tallied as of the 14th day of January, 2002 and approved by a vote of the ENTIRE membership of LAUDERDALE WEST in excess of sixty-six and two-thirds percent (66²/₃%) after having been approved by a majority of the Board of Directors.

The Amendments to the By-Laws are set forth hereinafter.

Note: ~~Strikethroughs~~ are deletions; Underlined portions are new provision.

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 COMMISSION BROWARD COUNTY DEPUTY CLERK 1068

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AMENDMENT

The original documents filed in 1972 provided for quarterly payments of maintenance charges. This was changed to requirement of monthly payments in June 1978. Section 6.3 Assessments should read as follows:

Article 6.3 Assessments : Assessments against the members for their shares of the items of the budget shall be made for the calendar year annually in advance on or before December 20 preceding the year for which the assessments are made. Such assessments shall be due on the first day of January of each year, but shall be payable in ~~four~~ twelve equal ~~quarterly~~ monthly installments on the first days ~~of January, April, July and October of the year for which the assessments are made.~~ of the month. If an annual assessment is not made as required, an assessment shall be presumed to have been made ~~In the amount of the last prior assessment and annual installments shall be due upon each installment date until changed by an amended assessment.~~ The balance of the section remains as stated.

DATED JANUARY 14, 2002

APPROVED

The President and Secretary of the Association do hereby certify that the aforementioned By-Laws have been amended by a majority vote of the Board of Directors, and have been approved in writing, by ballot vote, in excess of 66²/₃% of the entire membership of Lauderdale West Community Association No. 1, Inc.


Ed Jansen, President


Leonard Cerisano, Secretary

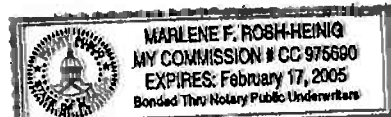
STATE OF FLORIDA)
COUNTY OF BROWARD)
CITY OF PLANTATION)

Before me a notary public of the State of Florida, personally appeared Ed Jansen and Leonard Cerisano, known to me to be the persons who executed the foregoing Certificate of Amendments and they acknowledged to me that they executed the Certificate of Amendments for the purpose therein stated.

In Witness Whereof, I have hereunto set my hand and seal this 14th day of January, 2002.


NOTARY PUBLIC

Recorded in the Official Records Book
of Broward County, Florida



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