

BK 5913

STATE OF FLORIDA

DEPARTMENT OF STATE



I, RICHARD (DICK) STONE, Secretary of State of the State of Florida, do hereby certify that the following is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

a corporation not for profit organized and existing under the Laws of the State of Florida, filed on the 30th day of October A.D., 19 72 as shown by the records of this office.



GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 31st day of October,

A.D., 1972

Richard (Dick) Stone
SECRETARY OF STATE

corp 04
3/20/72

Exhibit D

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BK 5913

ARTICLES OF INCORPORATION

of

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1

Name

The name of the corporation shall be LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC. For convenience the corporation shall be referred to in this instrument as the Association. The place of the business and its Post Office Address shall be 1011 N. W. 85th Avenue, Fort Lauderdale, Florida 33313, or such other place as the Board of Directors may from time to time designate.

ARTICLE 2

Purpose

The purposes for which the Association is organized

2.1 To provide an entity pursuant to Section 12 of the Condominium Act, which is Chapter 711, Florida Statutes, for the operation of condominium units completed as part of Lauderdale West, according to the Declarations of Condominium now or hereafter recorded in the Public Records of Broward County, Florida, located upon lands in Broward County, Florida; and to provide an entity for the operation and management of single family residential units completed as part of Lauderdale West, which units shall be subject to a Declaration of Restrictions now or hereafter recorded in the Public Records of Broward County, Florida, located upon lands in Broward County, Florida.

2.2 To insure that the lands in Lauderdale West hereinafter defined shall remain an area of high standards, containing residences, improvements and facilities designed primarily for the comfort, convenience and accommodation of retired persons.

2.3 To enforce through appropriate legal means the several covenants, restrictions, reservations and servitudes from time to time impressed upon and running with the lands within Lauderdale West by Lauderdale West Associates, a joint venture, hereinafter referred to as Developer.

2.4 To insure that no trade, business, profession or any type of commercial activity shall be carried on upon any lands in Lauderdale West, except where portions thereof shall have been expressly set aside for such uses by appropriate reservations at the time said lands are made subject to recorded subdivision plat by the Developer.

2.5 The lands included within Lauderdale West, portions of which are not presently owned by the Developer, are described in Exhibit "A" attached hereto and made a part hereof.

FILED
OCT 30 12 12 PM '92
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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The Association shall have no power with respect to any portion of the said lands unless and until said portions shall be made subject to a Declaration of Condominium or a Declaration of Restrictions filed by Developer, and then such power shall be only to the extent expressly conferred upon the Association by the Developer under any such Declaration of Condominium or Declaration of Restrictions filed among the Public Records of Broward County, Florida, with respect to lands described therein.

2.6 The Association shall make no distributions of income to its members, directors or officers.

ARTICLE 3

Powers

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common-law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the respective Declarations of Condominium, and all of the powers and duties reasonable necessary to operate the condominium pursuant to the Declarations and as they may be amended from time to time, including but not limited to those powers enumerated in paragraph 3.5 below.

3.3 The Association shall have all of the powers and duties expressly conferred upon it as set forth in the several Declarations of Restrictions that shall from time to time be filed with respect to lands within Lauderdale West, and all of the powers and duties reasonably necessary to fulfill the obligations and perform the services imposed upon it by all such Declarations of Restrictions, including but not limited to those powers enumerated in paragraph 3.5 below.

3.4 To lease lands in Lauderdale West from Lauderdale West Associates and to operate and maintain the recreation facilities located thereon for the joint use and enjoyment of its members, the form of which lease is attached hereto as Exhibit B.

3.5 The powers of the Association shall include but shall not be limited to the following:

a. to make and collect assessments against members to defray the costs, expenses and losses of the Association and the condominiums.

b. to use the proceeds of assessments in exercise of its powers and duties.

c. to maintain, repair, replace and operate, and to purchase insurance upon condominium property and property jointly owned by its members and property with respect to which its members have a joint right of use.

d. to reconstruct improvements after casualty and to further improve property.

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e. to make and amend reasonable regulations respecting the use of condominium property and property partly owned by its members and property with respect to which its members have a joint right of use; provided, however, that all such regulations and their amendments except the initial regulations shall be approved by not less than 75% of the entire membership of the Association before such shall become effective.

f. to be the grantee of easements of ingress and egress within Lauderdale West for the use and enjoyment of its members, their invitees and guests.

g. to approve or disapprove the transfer, mortgage and ownership of apartments as may be provided by the respective Declarations of Condominiums and the Bylaws and Declarations of Restrictions.

h. to enforce by legal means the provisions of the Condominium Act, the respective Declarations of Condominium, these Articles, the Bylaws and Rules and Regulations of the Association, and the Declarations of Restriction.

i. to contract for the management of the Association with a third party contractor and to delegate to such contractor all the powers and duties of the Associates except such as are specifically required by the respective Declarations of Condominium and the Declarations of Restriction to have approval of the Board of Directors or the membership of the Association.

j. to contract for the management or operation of portions of the common property or jointly held or used property susceptible to separate management or operation.

k. to employ personnel to perform the services required for the proper operation of the Association.

l. to conduct its business in accordance with the sense, meaning, direction, purpose and intent of the respective Declarations of Condominium and Declarations of Restriction as the same may be from time to time amended and to otherwise perform, fulfill and exercise the powers and privileges, options, rights, duties, obligations and responsibilities entrusted to or delegated to it by said Declarations and its Bylaws or any of them.

3.6 The Association shall not have the power to purchase an apartment of a condominium or residence except at sales in foreclosure of liens for assessments for common expenses, at which sales the Association shall bid no more than the amount secured by its lien. The provision shall not be changed without unanimous approval of the members and the joinder of all record owners of mortgages upon property within Lauderdale West.

3.7 All funds and the title of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the respective Declarations of Condominium, the Declaration of Restrictions, these Articles of Incorporation and the Bylaws.

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3.8 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the respective Declarations of Condominium, the Declarations of Restrictions, these Articles of Incorporation and Bylaws.

ARTICLE 4

Members

4.1 The members of the Association shall be record owners of condominium apartments and record owners of lots in Lauderdale West who have executed a Designation of Agent, Ratification of Lease and Pledge as Security for Lease Performance as required by Article VII of the Lease attached hereto as Exhibit B, but in no event shall exceed 2,000 members.

4.2 After receiving approval of the Association, change of membership in the Association shall be established by recording in the public records of Broward County, Florida, a deed or other instrument establishing a record title to an apartment in the condominium or lot and similarly recording a Designation of Agent, Ratification of Lease and Pledge as Security for Lease Performance in the form attached as Exhibit 3 to the Lease attached hereto as Exhibit B, and the delivery to the Association of certified copies of such instruments. The owner designated by such instruments thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his apartment or lot.

4.4 The owner of each apartment or lot shall be entitled to one vote as a member of the Association. The exact number of votes to be cast by owners of an apartment and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE 5

Directors

5.1 The affairs of the Association will be managed by a board consisting of a number of directors determined by the Bylaws, but not less than three directors, and in the absence of such determination shall consist of three directors. Directors need not be members of the Association.

5.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by the Bylaws.

5.3 The first election of Directors shall not be held until after the developer has closed the sales of not less than the first 900 apartment units, or lots of the Lauderdale West development or until the developer elects to terminate its control of the Association or until after July 4, 1976, whichever occurs first. The directors named in these Articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

RECORDED
IN
PUBLIC
RECORDS
OF
BROWARD
COUNTY,
FLORIDA
ON
JULY 11, 1976
AT
10:30 AM

5.4 The name and addresses of the members of the first board of directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

FRANK CICIONE	1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313
CONSTANTINO CICIONE	1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313
RUSSELL CAMPANELLI	1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313

ARTICLE 6

Officers

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the board of directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the board of directors. The names and addresses of the officers who shall serve until their successors are elected by the board of directors are as follows:

PRESIDENT	FRANK CICIONE 1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313
VICE PRESIDENT	CONSTANTINO CICIONE 1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313
SECRETARY and TREASURER	RUSSELL CAMPANELLI 1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313

The directors and officers may lawfully and properly exercise the powers set forth in Section 3, notwithstanding the fact that some or all of them who may be directly or indirectly involved in the exercise of such powers and in the negotiation and/or consummation of agreements executed pursuant to such powers are some or all of the persons with whom the Association enters into such agreements or who own some or all of the proprietary interest in the entity or entities with whom the Association enter into such agreements; and all such agreements shall be presumed conclusively to have been made and entered by the directors and officers of this Association in the valid exercise of their lawful authority.

ARTICLE 7

Indemnification

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or

OFFICE
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officer of the Association, whether or not he is a director or officer of the Association at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the board of directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 8

Bylaws

The first Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE 9

Amendments

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

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

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the board of directors 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,

a. Such approvals must be by 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.

9.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor any change in Section 3.6 of Article 3, without approval in writing by all members and the joinder of all record owners of mortgages upon property within Lauderdale West. No amendment shall be made that is in conflict with the Condominium Act, the respective Declarations of Condominium, or the Declarations of Restrictions.

9.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the Public Records of Broward County, Florida.

ARTICLE 10

Term

The term of the Association shall be perpetual unless all the condominiums comprising it are terminated and the Declaration of Restrictions shall be terminated, and in the event of such termination, the Association shall be dissolved in accordance with the law.

ARTICLE 11

Definitions

11.1 The definitions contained in the Florida Condominium Act are hereby adopted to the extent that such definitions are applicable to these Articles of Incorporation.

11.2 The term "Developer" means LAUDERDALE WEST ASSOCIATES, a joint venture of Lauderdale West Development Corp., a Florida corporation, and Gulfstream Lauderdale West, Inc., a Florida corporation.

11.3 The term "CONDOMINIUMS" means collectively those condominium properties whose Declarations of Condominium are executed by the Developer and in which Declaration this Association is designated as operating entity.

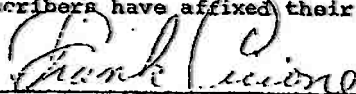
ARTICLE 12

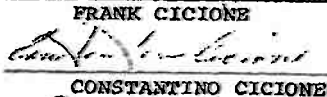
Subscribers

The names and addresses of the subscribers of the Articles of Incorporation are as follows:

FRANK CICIONE	1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313
CONSTANTINO CICIONE	1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313
RUSSELL CAMPANELLI	1011 N. W. 85th Avenue Fort Lauderdale, Florida 33313

IN WITNESS WHEREOF the subscribers have affixed their signature this 25th day of October, 1972.


FRANK CICIONE


CONSTANTINO CICIONE


RUSSELL CAMPANELLI

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared FRANK CICIONE, CONSTANTINO CICIONE and RUSSELL CAMPANELLI, who after being first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes expressed in such Articles, this 25th day of October, 1972.

Laurie S. Kiel

Notary Public

State of Florida at Large

My commission Expires:

Notary Public, State of Florida at Large

My Commission Expires April 9, 1975

Bound by Arndson Inc & Company Co.

EXHIBIT "A" TO ARTICLES OF INCORPORATION OF
LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

A parcel of land in Sections 32 and 33, Township 49 South, Range 41 East, said parcel including portions of said Sections 32 and 33, according to the Everglades Plantation Company Amended Plat, as recorded in Plat Book 2 at Page 7 of the Public Records of Dade County, Florida and being more particularly described as follows:

All that portion of Section 32 lying East of the Easterly right-of-way line of Pine Island Road as now laid out, established and dedicated, excepting therefrom all that portion thereof lying within the Old Plantation Water Control District right-of-way; and a parcel of land in said Section 33 beginning at the Southwest corner of said Section 33; thence run North $89^{\circ} 58' 58''$ East 1921 feet along the South line of said Section 33; thence run North $22^{\circ} 27' 27''$ East 944.76 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 1450 feet and a central angle of $36^{\circ} 53' 05''$, run Northeasterly and Northwesterly 933.45 feet, to a point of tangency; thence run North $14^{\circ} 25' 38''$ West 1686.13 feet along the tangent extended; thence run South $89^{\circ} 56' 08''$ West 1980.01 feet, to an intersection with the West line of said Section 33; thence run South $0^{\circ} 54' 15''$ East 75.84 feet along said West line, to an intersection with a line 1933 feet South of, as measured at right angles, and parallel to the North line of aforesaid Section 32; thence run South $89^{\circ} 56' 08''$ West 4457.71 feet along said parallel line, to an intersection with a line 824.42 feet East of, as measured at right angles, and parallel to the West line of said Section 32; thence run South $0^{\circ} 54' 19''$ East 3344.13 feet along said parallel line, to an intersection with the South line of said Section 32; thence run North $89^{\circ} 56' 10''$ East 4457.65 feet along said South line of Section 32, to the Point of Beginning. Excepting therefrom all that portion thereof lying within the Old plantation Water Control District right of way.

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BK 5913

EXHIBIT B to
ARTICLES OF INCORPORATION

of

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

RECREATION PARCEL LEASE

THIS EXHIBIT TO THE ARTICLES OF INCORPORATION IS
OMITTED FROM THIS EXHIBIT D OF THE DECLARATION OF
CONDOMINIUM. A DUPLICATE COPY OF THE RECREATION
PARCEL LEASE IS ATTACHED TO THE DECLARATION OF
CONDOMINIUM AND IDENTIFIED AS EXHIBIT F THERETO.

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Prepared by
Lauderdale West
Community Association
ASS NO. 1 INC
870
Plantation
FL 33322

CERTIFICATE OF AMENDMENT TO ARTICLES OF INCORPORATION

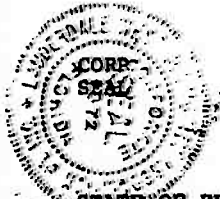
1. Article 5 of the Articles of Incorporation of Lauderdale West Community Association No.1, Inc. which was filed on the 30th day of October, 1972 in the office of the Secretary of State of the State of Florida and in the Official Records of Broward County, State of Florida in Liber 5922 Page 701, is hereby amended to read as follows:

"Article 5 Directors

5.1 The affairs of the Association will be managed by a board consisting of a number of Directors determined by the By-laws but not less five Directors. 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."

2. The foregoing amendment was unanimously approved by the Board of Directors at a regular meeting of the Board of Directors on January 9, 1984 and by a vote of the membership in excess of sixty-six and two thirds (66 2/3%) percent of the entire membership of the Association, at a duly called special meeting held on the 9th day of March, 1984.

IN WITNESS WHEREOF, the undersigned President and Secretary of this corporation have executed these Articles of Amendment this 10 day of May, 1984.



Philip Halle
Philip Halle - President
Harry Strager
Harry Strager - Secretary

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 10 day of May, 1984.

Margaret Seibel
Margaret Seibel
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
BY COMMISSION EXPIRES MAY 22, 1985
BONDED \$100,000.00

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

seal



94 SEP 7 AM 9 52

REC 11981pg 419



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

MAY 10 A

CERTIFICATE OF AMENDMENTS OF ARTICLES OF INCORPORATION

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:

INSTR # 100293235 OR BK 30529 PG 0222 RECD 05/25/2009 12:32 PM
COMMISSION BROWARD COUNTY DEPT CLERK 1050

Phase I CONDO NO.	BUILDINGS		TOTAL UNITS	OFFICIAL RECORDS BOOK	PAGE
	2-PLEX	4-PLEX			
I.....	8.....		16.....	5116.....	772
II.....	9.....		18.....	5116.....	845
III.....		9.....	36.....	5116.....	918
IV.....		7.....	28.....	5181.....	825
V.....	13.....		26.....	5250.....	378
VI.....	10.....	11.....	64.....	5300.....	9
VII.....		3.....	12.....	5382.....	426
VIII.....		7.....	28.....	5561.....	783
IX.....		7.....	28.....	5603.....	140
X.....	12.....		24.....	5621.....	94
XI.....	8.....		16.....	5621.....	292
XII.....	34.....		68.....	5709.....	244
XIII.....		6.....	24.....	5729.....	501
XIV.....		9.....	36.....	5736.....	136
XV.....		5.....	20.....	5774.....	6
XVI.....		8.....	32.....	5789.....	85
XVII.....	2.....	16.....	68.....	5913.....	5
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 Articles of Incorporation are attached to each Declaration of Condominium and each Declaration of Restriction listed above, and to the By-Laws.

The President and Secretary of the Association do hereby certify that the Articles of Incorporation hereinafter set forth, have been amended by the unanimous 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 Spart, Secretary

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

4

2. Certificate of Amendment-Articles of Incorporation

DATED MAY 8, 2000

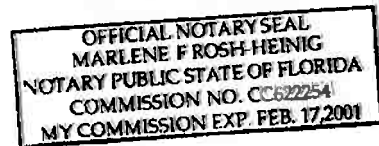
STATE OF FLORIDA)
COUNTY OF BROWARD)
CITY OF PLANTATION)

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.

Marlene F. Rosh-Heinig
NOTARY PUBLIC

Recorded in the Official Records Book of Broward County, Florida



The amendments to the Articles of Incorporation 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.

ARTICLE 1 Name:

The name of the corporation shall be LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC. For convenience the corporation shall be referred to in this instrument as the Association. The place of the business and its Post Office Address shall be ~~4011~~ 1141 N.W. 85th Avenue, Plantation, Fort Lauderdale, Florida ~~33313~~ 33322-4624, or such other place as the Board of Directors may from time to time designate.

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

ARTICLE 2 Purpose:

2.2 To insure that the lands in Lauderdale West hereinafter defined shall remain an area of high standards, containing residences, improvements and facilities designed primarily for the comfort, convenience and accommodation of ~~retired~~ persons aged 55 years and over.

2.5 The lands included within the Lauderdale West Project Area, portions of which are not presently owned by the Developer, are described in Exhibit "A" attached hereto and made a part hereof in the original documents.

ARTICLE 4 Members:

4.1 The voting members of the Association shall be record owners of 544 condominium apartments and record owners of 815 lots/detached homes in Lauderdale West who ~~have executed a Designation of Agent, Ratification of Lease and Pledge as Security for Lease Performance as required by Article VII of the Lease attached hereto as Exhibit "B", but in no event shall exceed 2,000 members.~~ for a total of 1,359 members.

4.2 After receiving approval of the Association, change of membership in the Association shall be established by recording in the public records of Broward County, Florida, a deed or other instrument establishing a record title to ~~an apartment in the~~ a condominium apartment or lot/detached home and similarly recording a ~~Designation of Agent, Ratification of Lease and Pledge as Security for Lease Performance in the form attached as Exhibit "B" to this Lease attached hereto as Exhibit "B",~~ and the delivery to the Association of ~~a certified copy of such instrument.~~ The owners designated by such instruments thus ~~becomes a members~~ of the Association and the membership of the prior owner(s) is terminated.

4.4 ~~The owner of each~~ Each apartment or lot/detached home shall be entitled to one vote as a member of the Association. ~~The exact number of votes to be cast by owners of an apartment and,~~ The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE 5 Directors:

5.1 The affairs of the Association will be managed by a board consisting of a number of directors determined by the By-Laws, but not less than ~~three~~ five nor more than ~~eleven~~ directors, ~~and in the absence of such determination shall consist of three directors.~~ Directors ~~need not~~ shall be members of the Association.

5.3 Delete as this refers to Developer.

5.4 Delete as this refers to Developer.

ARTICLE 6 Officers: Delete as this refers to Developer.

ARTICLE 11 Definitions: Delete 11.2 as it defines "Developer"

ARTICLE 12 Subscribers: Delete as this refers to Developer.

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

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on May 10, 2000, to Articles of Incorporation for LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is 724671.

UR BK 30529 PG 0225

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-fourth day of May, 2000



CR2EO22 (1-99)

Katherine Harris
Katherine Harris
Secretary of State

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

CERTIFICATE OF AMENDMENTS OF ARTICLES OF INCORPORATION

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VIII.....		7.....	28.....	5561.....		783
IX.....		7.....	28.....	5603.....		140
X.....	12.....		24.....	5621.....		94
XI.....	8.....		16.....	5621.....		292
XII.....	34.....		68.....	5709.....		244
XIII.....		6.....	24.....	5729.....		501
XIV.....		9.....	36.....	5736.....		136
XV.....		5.....	20.....	5774.....		6
XVI.....		8.....	32.....	5789.....		85
XVII.....	2.....	16.....	68.....	5913.....		5
TOTALS	96	88				
	x2	x4				
	192	+ 352	=544	Condo. Units		

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

The Articles of Incorporation are attached to each Declaration of Condominium, each Declaration of Restrictions and the By-Laws

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 Articles of Incorporation, Article 3, Paragraph 3.5 e., have been duly adopted by written consent (ballot) tallied as of the 15th day of January, 2004 and approved by a vote of the ENTIRE membership of LAUDERDALE WEST in excess of SEVENTY-FIVE percent (75%) after having been approved UNANIMOUSLY by the Board of Directors.

The amendments to the Articles of Incorporation are set forth hereinafter.

The amendment to the Articles of Incorporation is set forth as follows:

3.5 e. to make and amend reasonable Rules and Regulations respecting the use of all property within the Lauderdale West Project Area, provided, however, that all such Rules and Regulations and their amendments, except the initial Rules and Regulations and those heretofore adopted, shall be approved by not less than ~~75%~~ 66-2/3% of the entire membership of the Association before each shall become effective.

Amendment: 75% is changed to 66-2/3%

DATED JANUARY 15, 2004

APPROVED

The President and Secretary of the Association do hereby certify that the aforementioned Articles of Incorporation have been amended by a majority vote of the Board of Directors, and have been approved in writing, by ballot vote, in excess of 75% of the entire membership of Lauderdale West Community Association No.1, Inc.


Ed Jansen, President


Phyllis Gerber, 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 Phyllis Gerber, 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 15th day of January, 2004.


NOTARY PUBLIC

Recorded in the Official Records Book
of Broward County, Florida

