

This instrument was prepared by: -
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BROWARD COUNTY COMMISSION
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Kaye & Bender, P.L.
WILL CALL #109

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF MAYBURY MANSIONS CONDOMINIUM
AND TO THE BY-LAWS OF
MAYBURY MANSIONS ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of Maybury Mansions Condominium, as described in Official Records Book 3034 at Page 118, and to the By-Laws of Maybury Mansions Association, Inc., an exhibit of the Declaration of Condominium, as described in Official Records Book 3034 at Page 186 of the Public Records of Broward County, Florida were duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 7th day of July, 2010, at Ft. Lauderdale, Broward County, Florida.

By: Prospero R. Marino

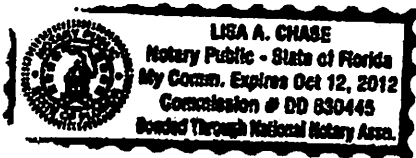
Print: Prospero R. Marino

Attest: Susan Littlefield

Print: Susan Littlefield

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7th day of July, 2010, by Prospero Marino as President and Susan Littlefield as Secretary of Maybury Mansions Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.



NOTARY PUBLIC:

sign Lisa A. Chase

print LISA A. CHASE
State of Florida at Large

My Commission Expires:

October 12, 2012

ARTICLE XXX

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM

...

At such meeting, the Amendment or Amendments proposed must be approved by an affirmative vote of the members owning not less than 157 ~~208~~ PRIVATE DWELLINGS in MAYBURY MANSIONS CONDOMINIUM in order for such Amendment or Amendments to become effective.

...

TO THE BY-LAWS

6. FISCAL MANAGEMENT

...

d) ~~An audit of the account of~~ The ASSOCIATION shall prepare a financial report in accordance with the requirements set forth in Chapter 718 of the Florida Statutes, as they may be amended from time to time. Such financial report shall be made annually by a Certified Public Accountant, and a copy of the report shall be furnished to each member not later than April 1 of the year following the year for which the report is made.

...

8. AMENDMENTS TO BY-LAWS

...

c) In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of two-thirds of the entire membership of the Board of Directors and by an affirmative vote of the members owning not less than ~~208~~ 157 PRIVATE DWELLINGS in MAYBURY MANSIONS CONDOMINIUM. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President and Secretary of the ASSOCIATION, and a copy thereof shall be recorded in the Public Records of Broward County, Florida, within ten (10) days from the date on which any amendment or amendments have been affirmatively approved by the Directors and members.

...

AMENDMENTS
TO THE DECLARATION OF CONDOMINIUM OF
MAYBURY MANSIONS CONDOMINIUM
AND TO THE BY-LAWS OF
MAYBURY MANSIONS ASSOCIATION, INC.

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

TO THE DECLARATION

XXV

RIGHT OF FIRST REFUSAL TO ASSOCIATION
TO LEASE OR PURCHASE PRIVATE DWELLINGS

. . .

Notwithstanding the foregoing, no unit owner may dispose of a PRIVATE DWELLING or any interest therein by lease for a period of one (1) year after acquiring title to any PRIVATE DWELLING. The foregoing one (1) year moratorium on leasing shall not apply to any PRIVATE DWELLING owned by the ASSOCIATION. No PRIVATE DWELLING shall be leased unless the terms and provisions of such lease shall provide that such PRIVATE DWELLING may not be sublet without the prior written approval of ASSOCIATION being first had and obtained, and any lease shall provide that the lessee shall comply with and abide by all of the restrictions pertaining to the use of PRIVATE DWELLINGS and COMMON PROPERTY contained in this Declaration of Condominium as presently exist or may be subsequently amended, and with the rules and regulations contained herein or hereafter established by ASSOCIATION governing the use of such PRIVATE DWELLINGS and COMMON PROPERTY, and should any lessee not comply with such covenants, then ASSOCIATION shall be given the right to cancel and terminate such lease, all without any obligation to owner, and in said respect, ASSOCIATION shall be regarded as the owner's agent, fully authorized to take such steps as may be necessary to effect the cancellation and termination of such lease.

. . .