

- 1 Michael Spilken
✓ NO CAMBRIDGE C
W. P. B. FL 33417-1372

AMENDMENT TO BYLAWS
CAMBRIDGE C CONDO ASSOCIATION

B1983 P117

Any unit owner who wants to be a member of the Board of Directors of the Cambridge C Condo Association must be a resident of Cambridge C for no less than six (6) months of the year,
Attached are the minutes of a general meeting held on January 19, 1999 where this proposal was made.

WE HEREBY CERTIFY that this attached amendment to the Declaration was approved by in excess 75% of the membership or 51% of those present in person or represented by proxy (a quorum being present) at a dully called meeting on _____.

by: Kenneth D. Murray
(President)
by: Michael Spellman
(Secretary)

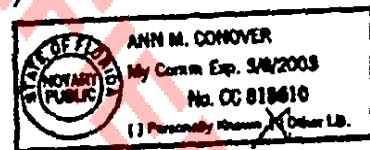
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this 2nd day of Feb 2000,
personally appeared DANIEL B. MURRAY, to me known to be the
President and Secretary, respectively of MICHAEL SPELLMAN who being by me first
duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument
as such President and Secretary, and that said instrument is the free act and deed of said ASSOCIATION.

Ann M. Conover
(Notary Public)

STATE OF FLORIDA AT LARGE

My Commission Expires: 3/8/2003



CAMBRIDGE C CONDO ASSOCIATION

MINUTES OF MEETING JANUARY 19, 1999

Meeting was opened AT 10:00 A.M.

1. Lois Wilgorwen will assist in taking minutes if Janet Brezinsky has to leave or is unable to attend any meeting.

2. Michael Spilken handed out financial report for the year 1998 and the budget from Seacrest for the year 1999.

a. General fund has \$1546.00

b. reserve fund has \$3115.40

The budget includes a \$5.00 per month per unit increase in our Seacrest payments.

3. The unit owners voted to accept an assessment of \$100.00 per unit to begin paying at the beginning of the year. It was also accepted to pay the assessment in 2 paymts.

4. Sylvia informed us that we are locked into a contract with the washing machine vendor for 17 years.

5. The incumbent Board was reelected (Jean Ramprishad, President, Janet Brezinsky, Secretary, and Michael Spilken, Treasurer) 1 new member was elected, D. Bradley Murray, Vice President. The rest of the Board consists of Peter Condon, Paul Wilgoren, Bea Weinberg, Sylvia Brandt and Jack Fahey.

6. We will only allow one renter per year. With no rental to be less than 6 months.

7. It was also voted on that all Board Members must be a resident of Cambridge C for 6 months or longer.

Meeting adjourned.

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS OF
CAMBRIDGE C. CONDOMINIUM**

As Recorded in Official Records Book 1983, Page 117,
Public Records of Palm Beach County, Florida:

As used herein (unless substantially reworded) the following shall apply:

- A. Words in the text which are ~~lined through with hyphens~~ indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.
- C. Whenever an ellipsis (. . .) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

ARTICLE IV. DIRECTORS, of the Bylaws is amended as follows:

Section 1. Election, Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of such number of persons as equal the condominium units in the Condominium created by virtue of the Declaration of Condominium to which these By-Laws are attached. It is the general intention of the Association to have as a Director a unit owner from each unit. All Directors shall be members of the Association; provided, however, that until one of the events in Article III., Section 6 of these By-Laws first occurs, all Directors shall be designated by the Developer and need not be members. All Officers of a Corporate unit owner shall be deemed to be members of the Association so as to qualify as a Director herein: not less than five (5) and not more than seven (7) persons as provided in the Articles of Incorporation if applicable. The term of each Director's service shall extend until the next annual meeting of the members and, thereafter, until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. ~~The first Board of Directors may be three (3) in number, notwithstanding the proviso hereinbefore set forth.~~ The Board members shall be elected by the unit owners at the annual meeting

under alternate election procedures of Section 718.112 of the Condominium Act as follows:

a. All unit owners wishing to run for the Board must submit a written request to the Secretary at least 30 days prior to the annual meeting:

b. At least 14 days prior to the annual meeting the Secretary shall deliver to each unit owner the Notice of annual meeting and list the declared candidates for the board. Said notice shall include a general proxy form which will allow unit owners to vote by general proxy for the Board candidates and all other issues on the agenda. All proxies shall comply with Article II Section 4 of these Bylaws.

c. At the annual meeting further nominations for the Board may be made from the floor. The candidates receiving the highest number of votes for the Board vacancies shall be elected to the Board for one year. As an example, if seven persons run for the Board with five vacancies then unit owners shall vote for only five persons. Those five persons out of the seven candidates receiving the most votes shall be elected.

d. An annual meeting to elect the Board may not proceed without first establishing a quorum of at least 51% of the total voting interests in person and / or by proxy. If a quorum is not established the meeting may be adjourned not more than 60 days.

We hereby certify that this amendment was properly noticed and approved
by in excess of ____% vote of the Membership at a duly called meeting on
_____, 1999.

Condominium Association, Inc.

By: Kenneth W. Murray
President

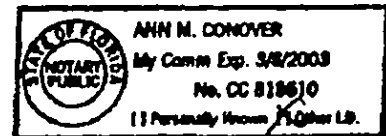
Attest: Michael Spiller
Secretary

7
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2nd day of Feb, ²⁰⁰⁰~~1999~~, by DANNIE MURRAY, President, and Michael Spicken, Secretary. Both are personally known to me and ☐ did or ☐ did not take an oath. The President (please check one of the following) ☐ is personally known to me or ☒ has produced FDL (type of identification) as identification and (please check one of the following) ☒ did or ☐ did not take an oath; the Secretary (please check one of the following) ☐ is personally known to me or ☒ has produced FDL (type of identification) as identification and (please check one of the following) ☒ did or ☐ did not take an oath.

Ann M. Conover

Notary Public



Ann M. Conover

Printed Notary Name

My Commission Expires: 3/8/2003

Amendment
to the
Declaration of Condominium
of

CAMBRIDGE C

As Recorded in Official Records,
Palm Beach County, Florida:

Book ~~770~~ 117
1983

As used herein (unless substantially reworded) the following shall apply:

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Article XIII of the Declaration of Condominium is amended as follows:

XIII.
Use and Occupancy

The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests while he is residing, and for no other purpose. Only the owner's adult children may occupy the unit in the owner's absence, with prior approval of the Board of Directors.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess 75% vote of the membership or 51% of those present in person or represented by proxy (a quorum being present) at a duly called meeting on _____.

By: Daniel R Murray
President

Attest: Michael Spilken
Secretary

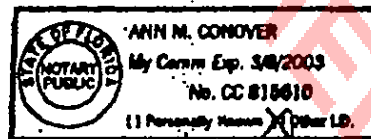
STATE OF FLORIDA :
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 2nd day of
Feb, ²⁰⁰⁰ 1999, personally appeared DANIEL R MURRAY
and MICHAEL SPILKEN, to me known to be the President and
Secretary, respectively of _____ who
being by me first duly cautioned and sworn upon oath, have
acknowledged before me that they have executed this instrument as
such President and Secretary, and that said instrument is the free
act and deed of said ASSOCIATION.

Ann M. Conover
Notary Public

State of Florida at Large

My Commission Expires: 3/8/2003



RECORDER'S MEMO: Legibility of document
unsatisfactory when received.

Declaration
of
CAMBRIDGE C CONDOMINIUM ASSOCIATION

ORB 11588 Pg 1206

As Recorded in ORB 1983 Page 117 Official Records of Palm Beach County,
Florida:

As used herein (unless substantially reworded) the following shall apply:

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- C. Whenever an ellipsis (. . .) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

Article XI of the Declaration of Condominium entitled "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS B. MORTGAGE AND OTHER ALIENATION OF UNITS" is amended as follows:

2. ~~No~~ After judicial sale of a unit, ~~nor~~ or any interest therein, ~~through foreclosure or other judicial process, shall be valid unless:~~ (a) ~~The sale is to a~~ and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser. ~~or:~~ (b) ~~The sale is a result of a public sale with open bidding.~~

6. Special Provisions re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and ~~the~~ Management Firm:

(a). An Institutional First Mortgage holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel ~~through foreclosure, or by Deed in lieu of foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, ~~or occupy said parcel, without prior offer to the Board of Directors of the Association or Management Firm, and without the prior written approval of the said Board of Directors or Management Firm. The provisions of Section A. and B., No.1-5, of this Article XI, shall be inapplicable~~ apply to such Institutional First Mortgagee, or the Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as ~~as~~ as ~~foredescribed~~ described in this paragraph.

~~The said Developer is irrevocably empowered to sell, lease, rent and/or mortgage Condominium parcels or units, and portions thereof, to any purchaser, lessee or mortgage approved by it, and the Developer shall have the right to transact any business necessary to consummate sales or rentals of units, or portions thereof, including but not limited to the right to maintain models, have signs, use the common elements, and to show units. The sales office(s), signs, and all items pertaining to sales shall not be considered common elements, and shall remain the property of the Developer.~~

(c) ~~In the event there are unsold parcels, the Developer retains the right to be the owner of said unsold parcels under the same terms and conditions as all other parcel owners in said Condominium; however, said Developer, for such time as it continues to be a parcel owner, but not exceeding twelve (12) months after the date of the filing of this Declaration, shall only be required to contribute such sums to the common expenses of the Condominium, in addition to the total monthly common expense assessments paid by all other parcel owners as may be required for the Association to maintain the Condominium, and fulfill its obligations, as provided in this Declaration and Exhibits attached hereto, but in no event shall the~~

owned by it, in an amount exceeding the obligation for such unit, as specified and set forth in Exhibit "A" attached to this Declaration. Commencing twelve (12) months after the date of the filing of this Declaration of Condominium, the developer shall contribute to the common expenses, as to the parcels owned by it, in the same manner as all other parcel owners, as provided in Exhibit "A" attached to this Declaration.

I HEREBY CERTIFY that the above Amendment was approved by the affirmative vote of three fourths (3/4) of the total number of unit owners in the Association at a duly called meeting and with quorum present on FEB 03, 2000, 1996.

CONDOMINIUM ASSOCIATION INC.

By: Daniel B. Murray
President

Attest: Michael Spilken
Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 02 day of FEB, 1996, 2000 personally appeared DANIEL MURRAY and MICHAEL SPILKEN to me known to be the President and Secretary, respectively, of CAMBRIDGE C CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, who being by me first duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument as such President and Secretary, and that said instrument is the free act and deed of said corporation and are known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that she is personally known to me or I relied upon the following form of identification

FDL of the above named person: and that an oath.
was (was not) taken.

Ann M. Conover

Notary Public

ANN M. CONOVER

Printed Notary Name

My Commission Expires: 3/8/2003

