

Sep-30-1999 09:54am 99-393726
ORB 11374 Pg 425

Submission Statement

VI

Common expense and common surplus

3. Common expense shall also include the following:
1. Gratuities to service personnel of the common elements.
 2. Gifts for Condominium officers
 3. Memorials for deceased Unit owners and spouses
 4. Payment for refreshments for meetings and payment
for Condominium social activity and refreshments
therefore.

Submission Statement

XIII

USE AND OCCUPANCY

The Unit Owner shall not cause, including awnings-and/or-sterm-shutters,-doors-or-windows-of-the buildings, nor shall they as provided in said lease. Each Unit Owner is authorized, without necessary approval of the Board of Directors, to install hurricane shutters and/or awnings to their unit at their discretion, provided they follow the County Code pertaining to such shutters and awnings. Any Unit Owner installing awnings and/or hurricane shutters, shall be responsible for the cost of installation and maintenance of its own shutters and/or awnings. Where hurricane shutters and awnings^{as is} in painted colors, they shall be painted the same color as the building.

Submission Statement

EXHIBIT A
TO
DECLARATION OF CONDOMINIUMName of Condominium: Cambridge D Condominium Association, Inc.

The Condominium Declaration, By-Laws, and all amendments thereto, and all rules and regulations, applicable to the Cambridge D Condominium, AKA Cambridge D Condominium Association, shall now apply to the Cambridge D Condominium Association, Inc.

BY LAWSARTICLE I IDENTITY

The Association whose name appears at the end of this instrument is an unincorporated Association organized and existing pursuant to Florida statute ~~711.121~~ 718 Et Seq. for the purpose of administering the aforesaid Condominium.

Section 1 a. A copy of the Articles of Incorporation, the Condominium Declaration, By-Laws and amendments thereto, will be available for examination at the Condominium office.

ARTICLE II

Section 2. Voting

a. The owner (s) of ~~each~~ one or more Condominium units shall be entitled to only one vote for each all of the units owned. If a Condominium owner owns more than one unit he shall nevertheless be entitled to only one vote for ~~each~~ all of the units owned. The vote of a Condominium unit shall not be divisible.

Section 4. Proxies

a. All provisions of Florida Condominium Statute 718. Et. Seq. permitting the use of proxies for voting are hereby incorporated into this section.

By - Laws

ARTICLE IV DIRECTORS

Section 1. Number, term and Qualifications. The affairs of the Association Condominium shall be governed by a Board of Directors composed of ~~such-number-of-persons- as equal, the~~ condominium units in the Condominium 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 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. ~~The term of such directors' service shall extend until the next 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,~~ nine (9) persons, consisting of the officers, namely, President, Vice-President, Secretary and Treasurer; and five (5) members of the Board of Directors.

a. All shall be elected at a duly called general meeting, by a majority of the quorum, voting in person or by proxy. Over 50% of the voting members shall constitute a quorum,

b. The term of office shall be for two (2) calendar years or until his or her successor is elected and qualified.

c. There shall be no restrictions of the number of terms of office, the members of the Board of Directors or the Corporate officers, may serve. Only Members and/or their respective spouse, residing with them, may hold office or become a member of the Board of Directors.

d. The immediate past president shall be a non-voting member of the Board of Directors or may run to become a Director of the Board or an officer.

ARTICLE X

AMENDMENTS TO THE BY LAWS

(3) Said Amendment shall be recorded and certified as required by the Condominium Act. ~~Notwithstanding anything above to the contrary, until one of the events in Article III, Section 6 of the By-Laws occurs these By-Laws may not be amended without a prior resolution requesting said Amendment from the Board of Directors.~~

WE HEREBY CERTIFY that the attached amendments 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 April 11, 1999, 199__ and does not affect the interests of the lessor of the long-term recreational lease.

By: Milton Flaaberg President
Attest: Ruthann Lever Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 30 day of September, 1999, personally appeared MILTON FLAABERG and RUTHANN LEVER, to me known to be the President and Inc. Secretary, respectively of Cambridge D Condominium Association, / 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.

David H Frankel
Notary Public

State of Florida at Large

My Commission Expires: 4/21/03

This document prepared by
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West Palm Beach, FL 33417

David H Frankel
My Commission CC829830
Expires April 25, 2003