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BY-LAWS

SHEFFIELD G
CONDOMINIUM ASSOCIATION, INC.
CENTURY VILLAGE
WEST PALM BEACH, FLORIDA

BY-LAWS RECORDED BOOK-1958-PAGE 1415

**AMENDMENT
TO
DECLARATION OF CONDOMINIUM
AND BY-LAWS FOR
SHEFFIELD, G, CONDOMINIUM ASSOCIATION, INC
CENTURY VILLAGE, WEST PALM BEACH, FLORIDA**

SECTION 1. THE FOLLOWING BY-LAWS SHALL GOVERN THE OPERATION OF THE CONDOMINIUM CREATED BY THE DECLARATION OR CONDOMINIUM TO WHICH THESE BY-LAWS ARE ATTACHED. THE ASSOCIATION SHALL BE KNOWN AS SHEFFIELD, G, CONDOMINIUM INC. WHICH IS ORGANIZED AND EXISTING PURSUANT TO CHAPTERS 617 AND 718, FLORIDA STATUTES, FOR THE PURPOSE OF ADMINISTERING THE AFORESAID CONDOMINIUM ASSOCIATION OWNERS OF CONDOMINIUM APARTMENTS THE RIGHT TO GOVERNANCE AND MUTUAL BENEFIT OF THE RESIDENT OWNERS INCLUDING MAINTENANCE, UPKEEP, SECURITY, RECREATION AND IMPROVEMENTS. THE OFFICE OF THE ASSOCIATION SHALL BE THE APARTMENT OF THE PRESENT ELECTED PRESIDENT. THIS NEW DECLARATION OF BY-LAWS SHALL SUPERSEDE ALL PAST BY-LAWS IN EXISTENCE, UPON ACCEPTION AND A VOTE OF APPROVAL BY TWO THIRDS OF THE FULL (24) OWNERS OF RECORD.

SECTION 2. ONLY OWNERS OF RECORD OF CONDOMINIUM APARTMENTS IN SHEFFIELD, G, AS EVIDENCED BY A RECORDED DEED.

SECTION 3. THEIR DESIGNATED DELEGATES AS EVIDENCED BY A CERTIFICATE OF POWER OF ATTORNEY DULY EXECUTED.

SECTION 4. DESIGNATED OWNER OF A UNIT SHALL BE ENTITLED TO ONE (1) VOTE REGARDLESS OF THE NUMBER OF UNITS OWNED.

SECTION 5. ANY UNIT OWNER THAT FAILS TO PAY ASSESSMENTS WITHIN THIRTY (30) DAYS OF DUE DATE SHALL BE SUBJECT TO A LIEN BEING FILED AGAINST THEIR CONDO. THEY SHALL ALSO BE SUBJECT TO A PENALTY OF 18% INTEREST PER ANNUM ON THE PAYMENT DUE AS LATE CHARGES.

ARTICLE 1

ORGANIZATION:

SECTION 1. The fiscal year of the organization shall be the calendar year.

SECTION 2. The association office shall be located in Sheffield, G, PRESIDENT'S APT.

ARTICLE 2

OFFICERS

SECTION 1. The Officers of this corporation shall be: President, Vice-President, Secretary and Treasurer. The terms of office shall be for two (2) years and officers shall serve until re-elected or a successor is elected.

SECTION 2. The President shall preside at all meetings of the association, which includes regular, special and Board of Directors meetings. The President shall be an ex-officio member of all committees and shall have general supervision over all corporate activities. The President shall fill all vacancies on the board of directors and shall appoint all committee chairmen.

SECTION 3. The Vice-President shall assume the duties of the President in his absence, or if a vacancy occurs in the office of the President. The Vice-President shall appoint such committee chairmen as the President may delegate to him and shall be an ex-officio member of such committees. The Vice-President shall appoint such committee chairmen as the President may delegate to him and shall be an ex-officio member of such committees. The Vice-President shall perform such other duties as may be assigned to him by the President.

SECTION 4. The Secretary shall keep a true and accurate written record of all regular, special and board of director meeting in books provided for that purpose, by and belong to the association. The secretary shall at all times keep a true and accurate mailing list of all owners of units in Sheffield G Condominium Association, Inc. and shall carry on all correspondence for the association other than pertaining to financial matters. At the close of the term of office, the Secretary shall surrender to his/her successor all books, papers, records and equipment of the association in his/her possession.

SECTION 5. The Treasurer shall have custody of all funds of the association and all the records pertaining thereto. The treasurer shall deposit all monies in the name of the association. All monies of the association can be withdrawn upon the signature of any two of the following officers: President, Vice-President, Secretary or Treasurer. At the close of term of office, the Treasurer shall surrender all books, records and association equipment in his/her possession to the successor.

ARTICLE 3

BOARD OF DIRECTORS -COMMITTEES:

SECTION 1. The Board of Directors shall consist of all officers plus five (5) unit owners elected by the membership. The Board of Directors shall consider all and any matters of the

association. They shall report their findings and recommendations at the subsequent meeting of the association.

SECTION 2. The Board of Directors shall meet whenever called upon by the President.

SECTION 3. The Board of Directors may expend a sum not to exceed \$200.00 in pursuance of the purpose of the association, not specified in the budget approved by the membership. All expenditures in excess of the sum of \$200.00 must be approved by a majority of the membership.

SECTION 4. A quorum for a meeting of the Board of Directors shall consist of four (4) or more of the Board of Directors present at such meeting.

SECTION 5. The approval of a majority of the board present and voting at a meeting shall be required to carry a resolution or motion.

SECTION 6. There shall be the following standing committees appointed by the President.

A. BUILDING COMMITTEE: This committee shall be involved on all matters pertaining to the maintenance of the physical structure of the common elements of the Condominium Association.

B. FINANCE COMMITTEE: This committee shall make annual examination of the treasury records.

C. SOCIAL COMMITTEE: This committee shall be responsible for sponsoring and arranging any and all social events.

ARTICLE 4

NOMINATION & ELECTION:

SECTION 1. A Nominating committee shall be appointed November 1 by the President consisting of two (2) unit owners. The nominating committee shall report their endorsement at the regular December meeting of the association. Further nominations shall be made by the membership and elections of said officers held at this meeting.

SECTION 2. No member may be elected to hold more than one office in a given term unless agreed on by Board of Directors.

SECTION 3. Any officer of this association may be removed from office by a majority vote of the unit owners.

ARTICLE 5

MEETINGS:

SECTION 1. Regular meeting of the association shall be held whenever deemed necessary by the President of the association on fifteen (5) days notice to the owners as posted on the bulletin board. Letters of notification together with proxy shall be sent to unit owners not present together with proxy and notification of agenda of meeting three (3) weeks before meeting and vote.

SECTION 2. Special meeting may be called by the President, or in the President's absence by the Vice-President if it is deemed necessary. A special meeting may be called upon the written request of eight (8) members of the association in letter form addressed to the Secretary.

SECTION 3. Thirteen (13) members of the association shall constitute a quorum at any regular or special meetings for the transaction of any and all business that may come before the association. Duly executed proxies shall count as being present at a meeting of the association.

SECTION 4. Four (4) members of the Board of Directors shall constitute a quorum at any meeting of the Board of Directors.

SECTION 5. The order of business at all meetings shall be:

- a. Call to order.
- b. Reading of minutes of previous regular meeting.
- c. Reading of minutes of previous Board of Directors meeting.
- d. Communications.
- e. Treasurer's report.
- f. Report of Committees.
- g. Old business.
- h. New Business.
- i. Good & Welfare.
- j. The address by any invited guest speaker to be placed at any part of the agenda, according to the president's Rules of Order (revised edition).

ARTICLE 6

ASSESSMENTS, USE, OCCUPANCY

SECTION 1. Assessments for the operation of the association shall be approved in the annual budget approved by a majority vote of the unit owners.

All assessments are to be pro-rated on a percentage basis, to wit:

1/1	3.08%
1/1 1/2	4.082%
2/1 1/2	4.69%

All assessments are to be paid in monthly payments to Seacrest Management, Inc.

SECTION 2. Prior to consent for the sale or lease of any unit, the sum of \$100.00 or \$65.00 as, Condo, decides is to be paid to the condominium association for the expense of an investigation of the future buyer or leasee.

SECTION 3. Should a unit owner wish to sell or lease his condominium parcel (which means the unit, together with the undivided share of the common elements appurtenant thereto) he shall notify the Board of Directors of his intent to sell or lease his unit. He shall receive from the Board of Directors an application form and three(3) personal references to be completed by buyer or leasee and returned to Board of Directors with fee as stated in Section 2 for investigation and approval.

The Board of Directors of the association within thirty (30) days or less after receiving such forms completed to the satisfaction of said Board, shall either consent to the transaction specified in said notice, or upon written notice notify the prospective buyer and owner of said rejection

SECTION 4. No unit may be leased more than once in a twelve (12) month period. In no event may any apartment owner lease his unit more than once during the period of twelve (12) months unless it is for a twelve (12) month lease, with approval of the Board of Directors and President.

SECTION 5. The common expenses of the association, including the obligations of each unit owner under the long-term lease and any management agreement shall be shared by the unit owners as specified and set forth in Section 1. The foregoing ration of sharing common expenses and assessments shall remain, regardless of the purchase of the condominium parcels, their location, or the building square footage included in each condominium unit.

Common expenses shall include reasonable transportation, services, cable, insurance for officers and directors, painting, road maintenance, roof repairs, operation expenses, security services which are reasonably related to the general benefit of the unit owners even when such services and expenses are not attached to or part of the common elements of the condominium.

SECTION 6. The association may delegate by management agreement to a Management Firm all duties and responsibilities of sales and leases under Article VIII, Section 3,

SECTION 7. In no event may more than three (3) persons permanently occupy a one bedroom unit and no more than four (4) persons may permanently occupy a two-bedroom unit.

SECTION 8. No animals or pets of any kind shall be kept in any unit, or on any property of the condominium.

SECTION 9. Each unit owner shall give to the President or his delegate a set of keys to the unit owners apartment. If any locks are changed, said new key shall be given to the President or his delegate.

SECTION 10. Each individual unit owner shall be responsible for purchasing, at his own expense Liability and Personal Property Insurance for any loss or accident within his own unit.

SECTION 11. The owner of a unit shall occupy and use his/her unit as a single family private dwelling, for himself/herself and the adult members of his family, and his/her social guests, and for no other purpose. All owners of units shall show evidence that at least one (1) member of the family occupying said unit is at least Fifty-five (55) years of age on the date title to said unit is consummated. No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this condominium except that children may be permitted to visit and temporarily reside for reasonable periods, not in excess of thirty (30) days, in any calendar year.

ARTICLE IX

DOCUMENTS:

SECTION 1. Any and all documents pertaining to the association may be subject to inspection by any member requesting same, at a time agreed upon.

ARTICLE X

AMENDMENTS:

SECTION 1. Amendments to the by-laws may be proposed at any meeting of the association or Board of Directors for its first reading. The second and final reading of the amendments shall be taken up, read, discussed and voted upon at the succeeding general meeting of the association, provided that the amendments is included in a written notice of the meeting sent to all unit owners.

SECTION 2. Amendments to be approved shall require a 2/3 (66 2/3%) approval vote of those present in person or by proxy provided a quorum is present.

SECTION 3. Amendments passed by the association shall become effective immediately upon approval.

Return to: (enclose self-addressed stamped envelope)

Name

Address:

Property Appraisers Parcel Identification (Folio) Number(s):

QRR 8239 Pg 1718
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

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SHEFFIELD G CONDOMINIUM
ASSOCIATION, INC.

Michael Fantasia
MICHAEL FANTASIA

By: _____

M.D.Lic

F532-552-23-042

M.D.Lic

F640-116-20-507-0

Attest: _____

President
Carmella Farrell
CARMELLA FARRELL

VICE PRESIDENT
(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day
personally appeared *Michael Fantasia* and *Carmella Farrell* to me
know to be the President and VICE PRES. respectively, of
the Sheffield G Condominium Association, Inc., 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 *vice Pres.* and that said instrument is the free act
and deed of said corporation.

WITNESS my hand and official seal this 2 day
of May, 1997

Gayle Furiato
NOTARY PUBLIC

My Commission Expires:

This Instrument Prepared By:

