

ABE GOLD
 88 SOMERSET. E
 W. P.B. 33417

Amendment
 to the
 Declaration of Condominium
 of

Somerset-E Association

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

Book 2078, Page 95-138

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 XIII of the Declaration of Condominium is amended as follows:

XIII.
 Use and Occupancy

The owner of a unit shall occupy and use his ^{her} 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 unanimous 4/19/02

Somerbet E Assoc.
 By: Abraham Gold President
 Attest: Helen Giovannello Secretary

STATE OF FLORIDA :
 COUNTY OF PALM BEACH:

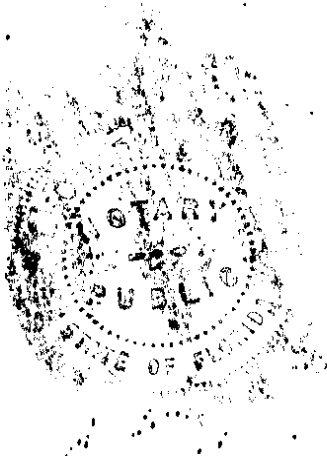
BEFORE ME, the undersigned authority, this 29 day of
APR, 2005, personally appeared ABRAHAM GOLD
 and HELEN GIOVANNELLO, to me known to be the President and
 Secretary, respectively of SOMERBET E who
 being by me first duly cautioned and sworn upon oath, have
 acknowledged before me that they have executed this instrument as
 such President and Secretary, and that said instrument is the free
 act and deed of said ASSOCIATION.

State of Florida at Large

Notary Public

My Commission Expires:

9/2/05



Leonard Brody
 My Commission DD050274
 Expires September 02, 2005

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Amendment
to the
Declaration of Condominium
of

Sunset - E Association

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

Book 2078, Page 95-138

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

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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 XI of the Declaration of Condominium is amended as follows:

XI.
Provisions Relating to Sale or Rental or Other
Alienation or Mortgaging of Condominium Units

No lease of any unit shall be less than six (6) months and no unit may be leased more than once in a twelve (12) month period.

The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.

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 was and does not affect the interests of the lessor of the long-term recreational lease. 4/19/02

Somerset E Isaac
 By: Abraham Gold President
 Attest: Helen A. Giovaniello Secretary

STATE OF FLORIDA :
 COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 29 day of
APRIL, ¹⁹⁰⁷~~190~~, personally appeared ABRAHAM GOLD
 and HELEN GIOVANIELLO, to me known to be the President and
 Secretary, respectively of SOMERSET E 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.

State of Florida at Large

Leonard Brody
 Notary Public

My Commission Expires:

9/2/05



Leonard Brody
 My Commission DD050274
 Expires September 02, 2005

Amendment
to the
Declaration of Condominium
of

Summit-E Association

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

Book 2078, Page 95-138

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 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, who may visit for a maximum of 30 days per year, and for no other purpose.

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 unanimous 4/19/02 and does not affect the interests of the lessor of the long-term recreational lease.

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 19, 2002 and does not affect the interests of the lessor of the long-term recreational lease.

Somerset E Assoc.
 By: Abraham Golt President
 Attest: Helen C. Giovannello Secretary

STATE OF FLORIDA
 COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 19th day of April, 2002, personally appeared ABRAHAM GOLT and HELEN GIOVANNELLO, to me known to be the President and Secretary, respectively of SOMERSET E 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.

State of Florida at Large

Leonard Brody
 Notary Public

My Commission Expires:

9/2/05



Leonard Brody
 My Commission DD080274
 Expires September 02, 2005

Amendment
to the
Declaration of Condominium
of

Somerset - E Association

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

Book 2078, Page 95-138

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 XIII., entitled "Use and Occupancy", of the Declaration of Condominium is amended as follows:

...
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 30 days, in any calendar year.

Housing for Older Persons:

This Condominium shall be "housing for older persons", as such term is defined in the Federal Fair Housing Amendment Act of 1988.

To demonstrate an intent by the Association to provide housing for persons fifty-five (55) years of age or older and inasmuch as this Association was designed as part of an adult community it shall be required, as of the effective date of this amendment, that at least eighty (80) percent of the units must be occupied by at least one (1) person fifty-five (55) years of age or older per unit. This amendment shall include units under leasehold, if any.

The Board, upon application and review, may grant exceptions to occupancy and allow a limited number of persons under the age of fifty-five (55) years to occupy units within the condominium when the Board finds undue hardship to the applicant.

All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of age. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or is in any way subject to Federal laws on housing.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess of 75% vote of the membership or by 51% of those members present in person or represented by proxy (a quorum being present) at a duly called meeting on 4/19/02 and does not affect the interests of the lessor of the long-term recreational lease.

Somersett E. Isaac

CONDOMINIUM ASSOCIATION, INC.

By: Abraham Gold President

Attest: Helon A. Giovanello Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 19 day of APR, 2002, personally appeared ABRAHAM GOLD and HELEN GIOVANELLO

ABRAHAM GOLD and HELEN GIOVANELLO, to me known to be the President and Secretary, respectively of SOMERSET E 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.

Leonard Brody

Notary Public

State of Florida at Large

My Commission Expires:

9/2/05



Leonard Brody

My Commission DD050274

Expires September 02, 2005

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C. 4A.

Amendment
to the
Declaration of Condominium
or

Somerset-E Association

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

Book 2078, Page 95-138

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 XI of the Declaration of Condominium is amended as follows:

VII.

METHOD OF AMENDMENT DECLARATION

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than ~~three-fourths (3/4ths)~~ fifty-one per cent (51%) of the ~~total vote of the members of the Association~~ those present in person or proxy provided a quorum is present.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess 75% vote of the membership present or by proxy (a quorum being present) at a duly called meeting on 11/19/02, ~~Page 200~~ and does not affect the interests of the lessor of the long-term recreational lease.

Somerset-E Assoc.

By: Abraham Gold President

Attest: Helen C. Guarniello Secretary

STATE OF FLORIDA ;
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 29 day of APRIL, ¹⁰⁰¹ ~~199~~, personally appeared ABRAHAM GOLD and HELEN GIOVANNIELLO, to me known to be the President and Secretary, respectively of SOMERSET E, 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.

State of Florida at Large

Leonard Brody
Notary Public

My Commission Expires:

9/2/05



Leonard Brody
My Commission DD050274
Expires September 02, 2005

CERTIFIED COPY

Amendment to the
Declaration of

Somerset - E Association

As Recorded In ORB 2078, Page 95-138 Official Records of Palm Beach County, Florida:

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

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- 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 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 aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

THE UNDERSIGNED HEREBY CERTIFIES that the above amendment does not affect the interests of the lessor of the long-term recreation lease and that said amendment was duly and properly presented to the unit owners of this Condominium at a duly called meeting on 4/19/02 wherein in excess of 75% vote of the total membership or 51% of the total membership was present in person or proxy with a quorum present, and voted to approve said amendment.

SOMERSET E ASSOC.

CONDOMINIUM ASSOCIATION, INC.

By: Abraham Gold
President

Attest: Helen Giovannello
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA:)
COUNTY OF PALM BEACH:)

BEFORE ME, the undersigned authority, this 29 day of APRIL, 1992, personally appeared ABRAHAM GOLD and HELEN GIOVANNELLO, to

me known to be the President and Secretary, respectively, of SOMERSET E CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not-for-profit, who being by me first duly cautioned and sworn upon oath, have acknowledged that they have executed this instrument as such President and Secretary and that said instrument is the free act and deed of said ASSOCIATION.

Witness my hand and seal this 29 day of APRIL, 1992.

Leonard Brody
Notary Public
State of Florida at Large

My Commission Expires:

9/2/05



Leonard Brody
My Commission DD050274
Expires September 02, 2005

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS OF
Toweret - E CONDOMINIUM**

As Recorded in Official Records Book 2078, Page 95-138
Public Records of Palm Beach County, Florida:

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

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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, not withstanding 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 15 % vote of the Membership at a duly called meeting on 4/19, 1999-2001

Shermet E. Assoc. Condominium Association, Inc.

By: [Signature]
President

Attest: [Signature]
Secretary

The foregoing instrument was acknowledged before me this 29 day of APRIL, 2005, by ABRAHAM GOLD, President, and HELEN GIOVANNIELLO Secretary. Both are personally know 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 ID CARDS (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 ID CARD (type of identification) as identification and (please check one of the following) ☐ did or ☒ did not take an oath.

[Signature]
Notary Public

LEONARD BRODY
Printed Notary Name

My Commission Expires:

9/2/05



Leonard Brody
My Commission DD050274
Expires September 02, 2005