

The Instrument was Prepared by:
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Becker, Poliakoff &
Straitfeld
ADDRESS
6520 No. Andrews Ave.
Ft. Lauderdale, Fla. 33310

AMENDMENT OF DECLARATIONS OF
LAKE CLARKE GARDENS CONDOMINIUMS

WHEREAS, the Declarations of Condominium of Lake Clarke Gardens Condominiums are duly recorded in the Official Records Books of the Public Records of Palm Beach County, Florida as follows:

- No. 2 Lake Clarke Gardens Condominium
Official Records Book 1646 at Page 663
- No. 3 Lake Clarke Gardens Condominium
Official Records Book 1657 at Page 193
- No. 4 Lake Clarke Gardens Condominium
Official Records Book 1674 at Page 336
- No. 5 Lake Clarke Gardens Condominium
Official Records Book 1697 at Page 1201
- No. 6 Lake Clarke Gardens Condominium
Official Records Book 1799 at Page 1511
- No. 8 Lake Clarke Gardens Condominium
Official Records Book 1632 at Page 1201
- No. 9 Lake Clarke Gardens Condominium
Official Records Book 1530 at Page 167
- No. 10 Lake Clarke Gardens Condominium
Official Records Book 1730 at Page 716
- No. 12 Lake Clarke Gardens Condominium
Official Records Book 1969 at Page 854
- No. 14 Lake Clarke Gardens Condominium
Official Records Book 1978 at Page 522
- No. 15 Lake Clarke Gardens Condominium
Official Records Book 1772 at Page 1573
- No. 16 Lake Clarke Gardens Condominium
Official Records Book 1761 at Page 1201
- No. 17 Lake Clarke Gardens Condominium
Official Records Book 1739 at Page 1733
- No. 18 Lake Clarke Gardens Condominium
Official Records Book 1726 at Page 401
- No. 19 Lake Clarke Gardens Condominium
Official Records Book 1712 at Page 93
- No. 20a Lake Clarke Gardens Condominium
Official Records Book 1863 at Page 509
- No. 21 Lake Clarke Gardens Condominium
Official Records Book 1786 at Page 583
- No. 22 Lake Clarke Gardens Condominium
Official Records Book 1818 at Page 128
- No. 23 Lake Clarke Gardens Condominium
Official Records Book 1833 at Page 1309
- No. 24 Lake Clarke Gardens Condominium
Official Records Book 1877 at Page 640

Florida Mango Rd
Lake Worth, Fl. 33461

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No. 25 Lake Clarke Gardens Condominium
Official Records Book 1896 at Page 1881

No. 26 Lake Clarke Gardens Condominium
Official Records Book 1920 at Page 874

No. 7 Lake Clarke Gardens Condominium
Official Records Book 2056 at Page 1

No. 20b Lake Clarke Gardens Condominium
Official Records Book 2008 at Page 1516; and

WHEREAS, at a duly called meeting of the membership of Lake Clarke Gardens Condominium, Inc., held on February 12, 1985, at which a quorum was present, the Declarations of each Lake Clarke Gardens Condominium were amended in the manner required by Article VII of those Declarations, that is by the approval of a majority of the total vote of the members of the Association.

WHEREAS, the amendments adopted are as follows:

AMENDMENT
DECLARATIONS OF CONDOMINIUM
LAKE CLARKE GARDENS CONDOMINIUMS

ARTICLE XIII

USE AND OCCUPANCY

The owner of a unit shall occupy and use his apartment as a single, family private dwelling, for himself and adult members of his family and his social guests, and for no other purpose, including business purposes. Therefore, the leasing of units to others as a regular practice for business, speculation, investment or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Directors may grant permission to an owner to lease his unit to a specified lessee for a period of not less than three (3) consecutive months nor more than six (6) consecutive months in any twelve (12) month period. In no event may a unit be leased earlier than two (2) years after the transfer of ownership of that unit or an interest therein, except in the instance of the demise of a unit owner during the period prior to the settlement of that owner's estate. In the case of inheritance of a unit by persons under age fifty (50) the heir(s) shall be permitted to rent out the unit in accordance with our rental regulations, but such heir(s) under age fifty (50) shall not be permitted to occupy the unit as (a) permanent resident(s). Temporary occupancy for estate settlement purposes shall be limited to a term of three months. No sub-leasing of a unit may be permitted, nor may individual rooms be rented. The Board of Directors may require that a substantial uniform lease form be used for those leases it approves, or may alternatively require any modification of the lease form for such leases.

The owner or lessee 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, and for no other purpose. 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 a period not to exceed thirty (30) days cumulatively in any twelve (12) month period. No person under fifty (50) years of age shall be permitted to purchase, own, or lease a unit, unless such person is a member of the immediate family of a person fifty (50) years of age or older who has an ownership interest in the unit to be purchased or leased.

Occupants in a leased unit, other than temporary guests for a period not to exceed thirty (30) days cumulatively in any twelve (12) month period, shall be no more than two (2) in a single bedroom unit and four (4) in a two (2) bedroom unit.

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The total number of days a unit may be occupied in the absence of the owner or lessee shall not exceed thirty (30) days cumulatively in any twelve (12) month period. An owner or lessee of a unit permitting a guest to occupy the unit in his absence shall register with the Association, prior to such occupancy, the name of the guest, the intended period of the occupancy, and any other information the Association may reasonably require.

If a unit is to be unoccupied for a period of three months or more, the unit owner shall be required to authorize in writing on the approved FORM No. 1 - "REPRESENTATIVE AUTHORIZATION FORM" - a designated representative who shall make monthly inspections during the owner's absence.

If this is not done, the Board of Directors shall have the right to have a Board member and an authorized employee make the required monthly inspection. If the latter procedure is necessary, there shall be a service charge of \$10 per inspection.

Names of persons authorized by the unit owners of individual buildings shall be given to the appropriate Building Representative. It is further required that a signed report on approved FORM No. 2 - "BUILDING INSPECTION FORM" - be given by the approved representative of the unit owner to the Building Representative after each monthly inspection has been made. These reports are then to be filed with the Business Office.

NOW THEREFORE, the undersigned hereby certify that the aforesaid amendments to the Declarations and Articles of Incorporation were properly adopted.

WITNESS my signature hereto this 14th day of February, 1985, at Lake Worth, Florida.

ATTEST:

Leland A. Greenwood
President of LAKE CLARKE GARDENS
CONDOMINIUM, INC.

Bernice W. Wilson
Secretary of LAKE CLARKE GARDENS
CONDOMINIUM, INC.

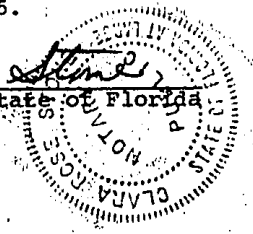


STATE OF FLORIDA :
COUNTY OF PALM BEACH :

I HEREBY CERTIFY on this day before me personally appeared Leland A. Greenwood and Bernice W. Wilson, President and Secretary respectively, of LAKE CLARKE GARDENS CONDOMINIUM, INC., a Florida not-for-profit corporation, to me known to be the persons who signed the foregoing certification of amendments to the Declarations of the LAKE CLARKE GARDENS CONDOMINIUMS AND the Articles of Incorporation of LAKE CLARKE GARDENS CONDOMINIUM, INC., and they severally acknowledged the execution thereto to be their free act and deed as such officers for the uses and purposes therein mentioned, and that affixed thereto is the official seal of said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Lake Worth, Palm Beach County, Florida this 14th day of February, 1985.

Clara Rose Stines
NOTARY PUBLIC, State of Florida
at Large



My Commission Expires:

Notary Public, State of Florida
My Commission Expires Nov. 16, 1986
Bonded thru Fwy Fair Insurance, Inc.

RECORD VERIFIED
PALM BEACH COUNTY FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

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