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FEB-28-1994 4:43pm 94-069397
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OFFICE OF THE COUNTY CLERK OF PALM BEACH COUNTY

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

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF UNO LAGO NO. 7,
A CONDOMINIUM, AND THE ARTICLES OF INCORPORATION
AND BY-LAWS OF UNO LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium of Uno Lago No. 7, a Condominium, with exhibits, was recorded in Official Record Book 4356, Page 1838, Public Records of Palm Beach, Florida;

WHEREAS, Article 16.2 of the Declaration of Condominium provides that the Declaration may be amended by the vote of not less than a majority of the entire membership of the Board of Directors and by not less than 75% of the voting interests of the entire membership of the Association;

WHEREAS, Article XIV of the Articles of Incorporation provides that the Articles may be amended by the vote of not less than a majority of the Board of Directors and a majority of the voting interests of the Association membership;

WHEREAS, Article XIV of the By-Laws provides that the By-Laws may be amended by the vote of not less than a majority of the entire membership of the Board of Directors and by not less than two-thirds of the voting interests of the membership of the Association present in person or by proxy at a meeting;

WHEREAS, on November 10, 1993, a majority of the entire membership of the Board of Directors did approve the amendments to the Declaration, Articles of Incorporation and By-Laws as contained in Exhibits "1", "2" and "3" respectively attached to this Certificate;

WHEREAS, on December 15, 1993, at least 75% of the voting interests of the entire membership of the Association did approve the amendments to the Declaration, Articles of Incorporation and By-Laws as contained in Exhibits "1", "2" and "3" respectively attached to this Certificate;

WHEREAS, the amendments to the Articles of Incorporation shall be filed with the Department of State and this Certificate shall be filed and recorded in the Public Records of Palm Beach County, Florida.

✓
PREPARED BY:
LEVINE, FRANK & EDGAR, P.A.
3300 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FL 33410
(407) 626-4700

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NOW THEREFORE, the Declaration, Articles of Incorporation and By-Laws are hereby amended in the particulars as stated in Exhibits "1", "2" and "3" respectively attached hereto; the amendments shall run with the real property known as UNO LAGO NO. 7, A CONDOMINIUM, and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner and occupant thereof; and except as otherwise amended hereby, the Declaration, Articles of Incorporation and By-Laws shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the attached amendments were duly adopted as amendments to the above-referenced Declaration, Articles of Incorporation and By-Laws; and the required percentage of the Board's and members' votes did approve same.

DATED this 7 day of January, 1994

WITNESSES:

UNO LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC.

Sign Maria Diaz
Print MARIA DIAZ

By: Sign [Signature]
PRESIDENT

Sign David Antolick
Print David Antolick

Print Raymond E. Corretto
Current Address 1700 Marine Way
N.P. 3 37408

Sign Mario Eganosa
Print MARIO EGANOSA

By: Sign Max Hochman
VICE-PRESIDENT
Print MAX HOCHMAN

Sign [Signature]
Print Raymond Corretto

Current Address 700 UNO LAGO DRIVE
401 JUNA BEACH FL 33408

Sign Maria Diaz

By: Sign Kimberly D. Pagan
SECRETARY

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This is a

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Print MARINA DIAL

Print KIMBERLY D. POPE

Sign David Antolick

Current Address 2357A GREENGATE WEST PALM BEACH FL 33415

Print David Antolick

Sign MARINA DIAL

By: Sign Kimberly D. Pope
TREASURER

Print MARINA DIAL

Print KIMBERLY D. POPE

Sign David Antolick

Current Address 2357A GREENGATE WEST PALM BEACH FL 33415

Print David Antolick

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7 day of January, 1994 by Raymond E. Gazzo, Max Hochman, and Marina Dial Pope, president, vice president, secretary and treasurer, respectively of UNO LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not for profit, on behalf of the corporation.

[Signature]
(Signature of Notary Public -- State of Florida)



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 6, 1994
BONDED THRU GENERAL TRS. UNO.

(Print, type or stamp commissioned name of notary public)

Personally known [initials] OR Produced Identification _____
Type of Identification Produced Monthly Inv H255 510-12-317-0

Exhibit "1"

**AMENDMENTS TO THE DECLARATION OF
CONDOMINIUM OF UNO LAGO NO. 7, A CONDOMINIUM**

As used herein the following shall apply:

- A. Words in the text are lined through with (---) indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.

-
1. The following provision shall be added to Section 10.1 of the Declaration, which shall provide as follows:

"The Association shall also maintain all portions of the Unit not maintained by the Unit Owners under Section 10.2 of the Declaration."

2. The following provision shall be added to Section 10.2 of the Declaration, which shall provide as follows:

"Notwithstanding any provision to the contrary contained in this Section 10.2 of the Declaration, the Unit Owners shall not be responsible to maintain the exterior stucco or wood surfaces nor any load bearing portions of the building."

3. Section 12.2(b)(1) and the first sentence of Section ~~12.2(b)(2)~~ of the Declaration shall be amended to read as follows:

"b. CERTIFICATE OF APPROVAL:

(1) TRANSFER FEE: The granting of any certificate of approval with respect to a transfer under Section 12.2(a)(3) above only shall be based upon the condition that the transferee pay to the entity conducting the investigation a fee not to exceed \$50.00 as specified in the By-Laws. The recording of the approval shall be deemed proof that the fee was paid. If not paid, it shall be treated as a delinquent Common Expense against the Unit.

2) SALE OR LEASE: If the proposed transaction is a sale or lease, then within ~~thirty (30)~~ fifteen (15) days after receipt of all such notice and information concerning the proposed purchaser ~~or lessee~~ (including responses

as to character and financial inquiries), or Lessee (including responses as to character inquiries), that the Association may request, the Association must either approve or disapprove the proposed transaction."

4. A new Section 14.15 shall be added to the Declaration of Condominium, which shall provide as follows:

"14.15. Special Provisions Regarding Assessments. Notwithstanding any provisions contained to the contrary in this Declaration, or in the Articles of Incorporation and By-laws, the following shall apply:

14.15.1 The Developer guarantees to each owner that the annual assessment for common operating expenses payable by the owners shall not exceed the following amounts for the following time periods:

- A. The annual level existing on the date of recording of this amendment, through December 31, 1994. The effective date of this guarantee is November 1, 1993.
- B. Not more than the annual level existing on the date of recording of this amendment, plus \$50.00, through December 31, 1997.

The foregoing shall include the annual assessment from the Uno Lago Condominiums Master Association, Inc, which is collected by the Association.

14.15.2 The annual maintenance assessment guarantee referred to in section 14.15 above shall not include the following common expenses:

- A. Any reserves for deferred maintenance and capital expenditures;
- B. Any increases necessitated to cover any deficit in the annual assessment as of October 31, 1993, calculated on an accrual basis;
- C. Any annual budget amendments made in place of the special assessments referred to in Section 14.15.3 below;
- D. Any lawsuits against the Association as to which the cause of action first accrued prior to October 1, 1993; and
- E. Increases in insurance premiums as compared with that in place on the date of recording of these amendments.

Any special assessments referred to in Section 14.15.2 below shall be levied over and above the said guaranteed annual assessment.

14.15.3 The Developer guarantees that any special assessments levied by the Association shall not exceed the following amounts during the following years:

- A. \$900.00 for the year 1994, with no special assessment to be levied for the year 1993.
- B. \$500.00 for each of the years 1995, 1996 and 1997.

In any year, the Association shall be permitted to amend the annual budget in lieu of levying such special assessment, in which case, the maximum increase for the annual budget assessment shall be the guaranteed maximum sums stated in this Section 14.15.2. The foregoing limitations shall not apply to the extent 75% of the votes of the non-Developer unit owners approve otherwise, nor shall they apply as to any special assessments levied to pay for items referred to in Section 14.15.2.E below.

14.15.4 Notwithstanding any provision contained in this Section 14.15 to the contrary:

- A. The Developer shall be permitted to elect in writing, in its sole discretion, to terminate the guaranty at such time as the Developer no longer has the right vote for a majority of the Directors. In the event of such election, the guaranty obligation of the Developer shall be prorated as of the date of election, and the parties shall reconcile with each other as to any monies due to the other by virtue of the ending of the guaranty; any sums due by the Developer to the Association under the guaranty may be offset from assessments which become due by the Developer.
- B. No guarantee under this Section 14.15 shall be considered a statutory guarantee under the condominium statute.
- C. The guarantee in this Section 14.15 shall control over the provisions of Section 14.2 of the Declaration, and shall control over any other provision to the contrary in the Declaration, Articles of Incorporation or By-Laws."

- 5. Section 16.5(c) of the Declaration shall be amended to read as follows:

"16.5 PROVISIO; Except as otherwise provided in this document:

~~e. Until the last Unit in Uno Lago No. 7, a Condominium, is delivered, no amendment to this Declaration shall be made or shall be effective without the written approval of the Developer. No amendment shall operate to unlawfully discriminate against any Unit or class or group of Units. The foregoing shall include a prohibition against any amendment which discriminates in favor of the Developer or against Owners other than the Developer. So long as the Developer owns any Unit, no amendment to this Declaration which affects the ability of the Developer to sell or lease units shall be effected without the written joinder and consent of the Developer, which written consent and joinder must be recorded along with the amendment in order for the amendment to be effective."~~

6. A new Section 8.10 shall be added to the Declaration, which shall provide as follows:

"8.10 The Association shall never adopt any policy or rule and regulation which is discriminatory in favor of the Developer and against Unit Owners other than the Developer, nor in favor of the Unit Owners other than the Developer and against the Developer."

C:\WPDOCS\UNOLAGO\7EXHIBIT 1

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on February 22, 1994, to Articles of Incorporation for UNO LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N93000004809.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-second day of February, 1994



CR2EO22 (2-91)

Jim Smith

Jim Smith
Secretary of State

94 FEB 22 PM 12:20
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED

**CERTIFICATE OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF UNO LAGO
NO. 7 CONDOMINIUM ASSOCIATION, INC.**

As used herein the following shall apply:

A. Words in the text are lined through with (---) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

1. Article VII of the Articles of Incorporation shall be amended to read as follows:

"ARTICLE VII

BOARD OF DIRECTORS

This corporation shall be governed by a Board of Directors consisting of three (3) persons as provided for in the Bylaws. ~~The names and post office addresses of the persons who will serve as Directors until the first annual meeting of members in 1986, or until their successors re appointed or elected and qualified are as follows:~~

~~GERALD F. SLEETER~~ _____ ~~1201 U.S. One, Crystal Tree, Suite 405,
North Palm Beach, Florida 33408~~

~~D. S. STOSSEI~~ _____ ~~1201 U.S. One, Crystal Tree, Suite 405,
North Palm Beach, Florida 33408~~

~~ELMER F. SIPE~~ _____ ~~1201 U.S. One, Crystal Tree, Suite 405,
North Palm Beach, Florida 33408~~

~~Until the first annual meeting in 1986, the Developer of the condominium, UNIVERSE BOULEVARD, INC., or its successor developer or developers, shall be entitled to appoint all members of the Board of Directors, except that the membership shall be entitled to elect those members required by the Condominium Act (F.S. 718.301 (a) through (d) inclusive). Commencing with the first annual meeting in 1986 and thereafter, Boards of Directors shall be elected by members in the manner and in accordance with the method provided for in the Bylaws of the corporation as same shall be constituted from~~

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time to time

2. Article XIV of the Articles of Incorporation shall be amended to read as follows:

"ARTICLE XIV
AMENDMENT

These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the entire Board of Directors and approved by 75% of the voting interests of all a vote of the majority of members of this corporation present at any such meeting of the members of the corporation called at least in part to consider such amendment, or approved in writing by the members of this corporation having not less than a majority of the total membership vote. The date of adoption by the members is 12/15/93. The number of votes cast for the amendment was sufficient for approval.

DATED this 7 day of January, 1994.

WITNESSES:

UNO LAGO NO. 7 CONDOMINIUM
ASSOCIATION, INC.

Sign [Signature]

Print MARIA DIAZ

By: Sign [Signature]
PRESIDENT

Print Raymond E. Geronzi

Sign [Signature]

Print David Antolick

Current Address 1200 Grandway
W.P.D. FL 33408

Sign [Signature]

Print MARIO ESPANOSA

By: Sign [Signature]
VICE-PRESIDENT

Print MAX HOCHMAN

Sign [Signature]

Print Raymond Geronzi

Current Address 700 UNO LAGO DRIVE # 401
SUNNY BEACH FL 33408

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treasurer, respectively of UNO LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not for profit, on behalf of the corporation.

John M. Bradford
(Signature of Notary Public -- State of Florida)

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 6, 1994
BONDED THRU GENERAL INS. UND.

(Print, type or stamp commissioned name of notary public)

Personally known ✓ OR Produced Identification _____
Type of Identification Produced Mastercard # 255 540-12-337-0

UNOLA0017EXHIBIT.2

Exhibit "3"

**AMENDMENT TO THE BY-LAWS OF UNO
LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC.**

As used herein the following shall apply:

- A. Words in the text are lined through with (----) indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.

1. **SUBSTANTIAL REWORDING OF BY-LAWS. SEE ARTICLE III.A.1, 2 AND 3 FOR PRESENT TEXT.**

Article III.A.1, 2 and 3 of the By-Laws shall be deleted in its entirety and substituted with the following provisions:

"ARTICLE III

DIRECTORS AND OFFICERS

"A. Directors.

- 1. **Number, Term of Service and Qualifications.** The number of Directors which shall constitute the whole Board of Directors shall be three (3) directors, who shall serve for a term of one (1) year. A Director shall be an Owner or his spouse, or a corporate officer or manager of a corporate Owner.
- 2. **Election of Directors.** At each election meeting, the members shall elect as many Directors as there are regular terms of Directors expiring and other vacancies to be filled, and additional Directors if desired. Not less than sixty (60) days before the scheduled election meeting, the Association must send notice to each Owner of the date. Not less than forty (40) days prior to the date of the election meeting, eligible candidates must deliver to the Secretary of the Association, written notice of his or her desire to run for the Board of Directors in order to be eligible to be placed on the election ballot. Any candidate may furnish the Association with an information sheet which shall be no larger than 8 1/2 inches by 11 inches. The candidate's information sheet, if any, must be

received by the Secretary by no later than thirty-five (35) days prior to the meeting, unless a later date is permitted by the Administrative Rules or Condominium Act as amended from time to time. The Association shall have no liability for the contents of this information sheet prepared by the candidate. The Board shall hold a meeting within five (5) days after the deadline for candidates to provide notice to the Association of intent to run, for the purpose of accepting additional nominations; any Owner or other eligible person may nominate himself or may nominate another Owner or eligible person, if he has permission in writing to nominate the other person. Not less than thirty (30) days prior to the date of the election meeting, the Association shall provide a notice to all Owners reminding them of the date, time and place of the election meeting, together with a ballot listing all eligible candidates and any information sheets received from same. No Owner shall permit any other person to cast his ballot, and any such ballots improperly cast shall be deemed invalid. The Association shall follow any Administrative Rules applicable to safeguarding the secrecy of ballots. In the election of Directors, there shall be appurtenant to each Unit as many votes as there are Directors to be elected. No voting representative of any Unit may cast more than one vote for any candidate, it being the intent that casting ballots in the election of Directors shall be non-cumulative. The candidates receiving the highest number of ballots cast shall be declared elected, except that any tie(s) shall be decided as permitted by the applicable Administrative Rules. A newly elected Director shall take office immediately upon the adjournment of the election and annual meetings.

3. Provisos. Notwithstanding the foregoing or any provision in these By-Laws to the contrary, the following shall apply:
 - a. An election and balloting are not required unless more candidates file notices of intent to run or are nominated than vacancies exist on the Board to be filled. In that event, the Association shall announce the new Directors at the annual meeting, and all candidates take office as Directors immediately following the adjournment of the annual meeting.
 - b. The Developer shall be entitled to cast its Units' votes for two (2) of the three (3) Directors up to and including the annual election held in 1998. Thereafter, the Developer shall be permitted to cast its Units' votes for only one (1) of the three (3) Directors.

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CLERK OF THE COURT - PB COUNTY, FL

- c. Any vacancy on the Board created by a Developer-elected or appointed Director shall be filled by a person approved by the Developer."

2. The first sentence of Article XIV of the By-Laws shall be amended to provide as follows:

"ARTICLE XIV

AMENDMENT OF THE BYLAWS

These Bylaws may be amended, modified or rescinded by a resolution adopted by a majority of the entire Board of Directors, to be approved at any duly called meeting of the Board and thereafter submitted to the Members at any duly convened meeting of the Members and approved by the vote of a two-thirds vote 75% of the voting interests of all Members present or by proxy, provided there is a quorum, and further provided that the notice of such meeting of Members specifying the proposed change is given in the notice of meeting, and further provided that the voting requirements of Paragraph 8.7 of the Declaration of Condominium are met in full, in the appropriate cases."

C:\WPDOCS\UNOLAGO\7EXHIBIT.3

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