

SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF
PALM COURT CONDOMINIUM

This Second Amendment to the declaration of Condominium of Palm Court Condominium and its Bylaws and Rules and Regulations made this 4th day of March 1986, by Martin E. Orlando, the President of the Board of Directors of the Association, and by Joseph Koslow, the Association's Vice President, the Association's Secretary.

WHITNESSETH

WHEREAS , Landa at Coral Springs, Inc., and Palm Court Condominium Association, Inc., did, on or about August 2, 1984, execute the original Declaration of Condominium, By-Laws and Rules and Regulations of Palm Court Condominium, which was recorded on or about September 6, 1984, in Official Records Book 11979, Page 88, of the Public Records of Broward County, Florida {Exhibit "A"); and

WHEREAS, paragraph 6 of the Declaration of Condominium allows for amendments of said Declaration of Condominium, Bylaws and Rules and Regulations; and

WHEREAS, all of the terms, conditions, specifications and requirements have been met for such amendments; and

WHEREAS, a duly noticed, proper Board of Directors meeting was held pursuant to the applicable governing clauses contained within the Declaration of Condominium Bylaws, and the Board of Directors unanimously adopted and does now adopt and hereby place into the Public Records of Broward County, the following amendments to the Declaration of Condominium, Bylaws and Rules and Regulations of Palm Court Condominium:

1. Paragraph 18.1(a). The Board of Directors shall appoint a screening committee which shall be solely responsible for the screening of potential purchasers or lessees of units in Palm Court Condominium. Said screening committee shall meet on the first and third Monday of each month between the hours of 8:00 p.m. and 10:00

p.m.. In the event that there is a holiday which falls on the first or third Monday said screening shall be held on the Tuesday immediately following the scheduled Monday meeting unless, a Board of Directors meeting falls on that Tuesday. In that event, and in that event only the screening shall be held on the next day to it, Wednesday between the hours of 8:00 p.m. and 10:00 p.m.. Any person or party, or individual wishing to have a potential purchaser or lessee screened shall do so upon notification of the Board of Directors within twenty four hours of this scheduled screening meeting. This notification to the Board of Directors of a scheduling of a screening, must be made by one of two means. This notification must come either in person, signed for by a Board of Directors' member or family member or by certified mail, return-receipt requested, signed by a Board of Directors' member or a member of his family.

Any party putting forth a person for application for the purchase or leasing of a unit agrees to reimburse the Association for the cost of said character reference investigation if the check submitted to the Association is found to be dishonored or insufficient and said party agrees to reimburse the Association for any bank charges incurred because of said check.

The Association, through its Board of Directors, shall notify in writing the approval, the approval of subject to conditions , or the disapproval of a proposed purchaser or lessee within 14 days of the date of application being signed for by a Board of Directors' member.

In the event of a "no show" for a screening appointment, the prospective purchaser or lessee shall be rescheduled by the party wishing them to be screened through the procedure outlined above. In the event of a second "no show" for a screening meeting, the prospective purchaser or lessee shall automatically be rejected.

It shall be the responsibility of the prospective seller and prospective lessor to hand out an up-to-date comprehensive list of the Rules and Regulations of Palm Court Condominium, including but not limited to their responsibility to install and maintain proper window coverings on their units during their occupancy.

In the event that two single, non-related adult persons are to reside in the same unit at Palm Court, the names of those persons must appear on the lease and a \$50.00 non-refundable screening fee per person shall be required.

Nothing herein contained in this Amendment to the Declaration of Condominium, shall be construed to waive any of the rights contained herein under Paragraph 18 of the Declaration of Condominium. This Amendment is simply inserted to set up a procedure by which prospective sellers or lessors must follow, in the event the Association chooses not to exercise its first option as explained in paragraph 18 of the Declaration of Palm Court Condominium.

2. Paragraph 13. Collection of Assessments.

13.2 Default in payment of assessments. Assessments and installments thereof not paid by 5:00 p.m. on the 10th day from the due date shall bear interest at the highest lawful rate from the due date until paid and shall incur a late fee in the amount of \$20.00.

THE REMAINDER OF THE PARAGRAPH REMAINS INTACT.

AMENDMENT TO THE BYLAWS OF PALM COURT CONDOMINIUM ASSOCIATION. INC.

4.3 Disqualification and resignation of Directors.

a. Should an elected Board Member or Board Member seated through appointment sell his property or otherwise dispose of his interest in his property at Palm Court during his or her term in office, his or her seat shall automatically be deemed vacated.

THE REMAINDER OF THE PARAGRAPH REMAINS INTACT.

IN WITNESS WHEREOF, this _____ day of March 1986, this Second Amendment to the Declaration of Condominium and Bylaws of Palm Court Condominium has been executed.

PALM COURT CONDOMINIUM ASSOCIATION, INC.

By: Martin E. Orlando
MARTIN E. ORLANDO, President

[Signature]

PALM COURT CONDOMINIUM ASSOCIATION, INC.

By: Joseph Koslow
JOSEPH KOSLOW, Vice President

[Signature]

PALM COURT CONDOMINIUM ASSOCIATION, INC.

By: Cathi Grust
CATHI GRUST, Secretary

[Signature]
Joseph Koslow

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, a Notary Public, authorized to take acknowledgments in the State and County set forth above, personally appeared MARTIN E. ORLANDO, JOSEPH KOSLOW and ~~CATHI GRUST~~, known to me and known by me to be the persons who executed the above, and they acknowledged before me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal in the State and County aforesaid this 4 day of

MARCH
[Signature]
Notary Public, State of Florida
My Commission Expires 1986
