

THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM,
BYLAWS, ARTICLES OF INCORPORATION AND RULES AND REGULATIONS
OF
PALM COURT CONDOMINIUM

This Third Amendment to the Declaration of Condominium, Bylaws, Articles of Incorporation and Rules and Regulations of Palm Court Condominium made this day 19 of September 1986 by Martin E. Orlando, the President of the Board of Directors of the Association and Cathi Grust, the Association's Secretary.

WITNESSETH

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, Bylaws, Articles of Incorporation 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, Articles of Incorporation and Rules and Regulations, 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, Articles of Incorporation and Rules and Regulations of Palm Court Condominium:

1. Paragraph 17.8(a). Security Deposit (Declaration of Condominium). Effective October, 1986 pursuant to Florida Statutes as revised, when a unit at Palm Court is leased to tenants by an owner, it shall be the responsibility of that unit to post with the

Association a security deposit for the potential damage by those lessees or their guests of the common elements at Palm Court. It shall be within the sole discretion of the Board of Directors by majority vote to determine the amount of said security deposit. The security deposit shall be held in a separate escrow account with the funds segregated and identified as security deposit in the particular tenant's name. Upon vacating the premises, the security deposit shall be refunded within fifteen (15) days or a claim upon it shall be mailed to the tenants at their last known address indicating the amount of claim against the security deposit and the reasons therefor.

2. Palm Court Condominium Rules and Regulations. Procedure for selling and leasing: In the event an owner leases a unit a Palm Court, he shall deposit with the condominium Association the amount of \$300.00 as security for the protection of the common elements at Palm Court. This amount shall be held in escrow by the Association and it shall be segregated so as to identify that amount for those tenants. This amount (\$300.00) can be raised or lowered by majority vote of the Board of Directors from time to time.

3. Article IX (Articles of Incorporation of Palm Court Condominium Association). Directors: Paragraph 9.1, Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determined by the Bylaws, but which shall consist of not less than five (5) directors except when the Association fails to seat that amount of directors through either election or appointment. In that case, the Association shall conduct its business through its board of not less than three (3) directors. Except for directors appointed by the Developer, all directors must be members of the Association.

4. Bylaws of Palm Court Condominium Association. Article IV. Paragraph 4.1, Membership. The affairs of the Association shall be managed by a board of not less than five (5) directors, unless the Association fails to elect or appoint that amount of directors, in that case the Association shall not have less than three (3) board members. THE REMAINDER OF THE PARAGRAPH REMAINS INTACT.

IN WITNESS WHEREOF, this 19 day of September 1986, this Third Amendment to the Declaration of Condominium, Bylaws, Articles of Incorporation and Rules and Regulations of Palm Court Condominium has been executed.

PALM COURT CONDOMINIUM ASSOCIATION, INC.

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

Thomas H. Hoge
Marianne Aprouspaulding

PALM COURT CONDOMINIUM ASSOCIATION, INC.

By: Cathi Grust
CATHI GRUST, Secretary

Marianne Aprouspaulding
Thomas H. Hoge

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 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.

hand and affixed my this 19 day of

September
Thomas H. Hoge
Notary Public, State of

My Commission Expires: