

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

This Seventh Amendment to the Declaration of Condominium, Bylaws, Articles of Incorporation, and Rules and Regulations of Palm Court Condominium made this 31 day of July, 1990, by Martin E. Orlando, the President of the Board of Directors of the Association and Mirriana Payne, 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. Amendment to the First Amendment to the Declaration of Condominium:

A. Article Three of the Bylaws entitled:

"Membership Meetings", subparagraph 2, Notices:

Monthly Board of Directors meetings shall be held at the residence of the Association President at 8:00 p.m. on the third Thursday of each month. Notice shall be posted as per statute, in the lobby of the Association.

2. Amendment to the Second Amendment to the Declaration of Condominium Paragraph 18, 1(a).

"The Board of Directors shall at its option appoint a screening committee. Screenings shall occur in person at the monthly board meeting. 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.

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.

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.

The balance of the Second Amendment is stricken in its entirety.

3. Amendment to the Third Amendment to the Declaration of Condominium. 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.

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 \$500.00 or the amount of one months rent which ever is lower, 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 (\$500.00) can be raised or lowered by majority vote of the Board of Directors from time to time.

IN WITNESS WHEREOF, this 31 day of July, 1990, this Seventh Amendment to the Declaration of Condominium, Bylaws, Articles of

[Signature]

PALM COURT CONDOMINIUM ASSOCIATION, INC.

BY: [Signature]
Martin E. Orlando, President

[Signature]

PALM COURT CONDOMINIUM ASSOCIATION, INC.

BY: [Signature]
Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, a Notary Public, authorized to take acknowledgements in the State and County set forth above, personally appeared MARTIN E. ORLANDO and MIRRIANA PAYNE, 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 31 day of July, 1990.

My Commission Expires:

[Signature]
NOTARY PUBLIC, State of Florida



THOMAS G. PYE
MY COMMISSION EXPIRES
April 5, 1991

BONDED THRU NOTARY PUBLIC UNDERWRITERS

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

L. A. HESTER
COUNTY ADMINISTRATOR