

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

This Eighth Amendment to the Declaration of Condominium, Bylaws, Articles of Incorporation, and Rules and Regulations of Palm Court Condominium made this day of August, 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: Paragraph 17.8, entitled "LEASES", shall be amended to read:

"One portion of a unit (other than the entire unit) may not be rented. All prospective tenants and potential residents must attend a screening to be set up through the Board of Directors or authorized screening committee. A \$100.00 screening fee must be presented at the time of screening for reference check, said screening fee is non-refundable. Any lease which is entered into by a unit owner with a tenant, may not be renewed without the expressed written approval of the Board of Directors or authorized screening committee.

2. Amendment to the Second Amendment to the Declaration of Condominium. Paragraph 18.1(a) of the Declaration et al specifically:

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 \$100.00 non-refundable screening fee per person shall be required.

IN WITNESS WHEREOF, this 19 day of September, 1990, this Eighth Amendment to the Declaration of Condominium, Bylaws, Articles of Incorporation and Rules and Regulations of Palm Court Condominium has been executed.

[Signature]
[Signature]

PALM COURT CONDOMINIUM ASSOCIATION, INC.

BY: [Signature]
Martin E. Orlando, President

[Signature]
[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 MIRRLANA 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 19 day of September 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