

CERTIFICATE OF THE PRESIDENT

OF

80-328336

CYPRESS TREE CONDOMINIUM

I, the undersigned, do hereby certify:

1. That I am the President of CYPRESS TREE CONDOMINIUM.

2. That the resolution hereinafter set forth was adopted by the Board of Directors of CYPRESS TREE:

RESOLVED: That the By-Laws of CYPRESS TREE CONDOMINIUM, shall be, and the same are hereby amended amending the date and time of the annual meeting which present amendment the original date and time of the annual meeting as set forth in the originally recorded By-Laws; amending notice which shall be given prior to the date of such meeting; amending the number composition of the Board of Directors, the election of Directors, the absence of a Director, filling vacancies in the Board, determining a quorum for a Directors meeting, remuneration to Directors not allowed, presidential term limited and powers and duties of Assistant Treasurer; and amending the time for making assessments for items in the budget.

3. That this resolution was submitted to the Board of Directors for their approval on the 28 day of October, 1980, and these Amendments have been approved and adopted by the Board of Directors on that date.

4. That these amendments were submitted to the membership of the Association and the membership voted to approve, ratify and confirm the attached Amendments on the 28 day of October, 1980.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the Association on this 5 day of November, 1980.

CYPRESS TREE CONDOMINIUM

BY: *Sidney C. Proterman*
President

ATTEST:

Estelle Hochman
Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared *Sidney C. Proterman* and *Estelle Hochman* to me well known to be the President and Secretary, respectively, of CYPRESS TREE CONDOMINIUM, who executed the foregoing instrument and they acknowledged before me that they executed such instrument in their official capacities for the uses and purposes herein set forth.

WITNESS my hand and official seal in the State and County aforesaid this 5th day of November, 1980.

Marilyn Selmith
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 25 1982
BONDED THRU GENERAL INS. UNDERWRITERS

RETURN TO:

DAVID R. MACKENZIE
311 S.E. 13th STREET
FORT LAUDERDALE, FLORIDA 33316

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NOTARY PUBLIC
1980

CERTIFICATE OF AMENDMENT
OF
BY-LAWS
OF
CYPRESS TREE CONDOMINIUM

Pursuant to the provisions of Article 8 of the By-Laws of CYPRESS TREE CONDOMINIUM, as originally recorded on see attached, in Official Records Book see attached of the Public Records of Broward County, Florida, a revision of the By-Laws of CYPRESS TREE CONDOMINIUM was made, approved and ratified by the Board of Directors and Membership on the 28 day of October, 1980.

This Certificate and the attached Amendment to the By-Laws and the attached Certificate of the President of CYPRESS TREE CONDOMINIUM are being filed in the Public Records of Broward County, Florida, in conformity with Florida Statute 718. Upon proper recordation and filing in the Public Records of Broward County, Florida, the attached Amendment of By-Laws will become effective as the Amendment of By-Laws of CYPRESS TREE CONDOMINIUM.

IN WITNESS WHEREOF, the parties hereto have caused this Certificate of Amendment of By-Laws of CYPRESS TREE CONDOMINIUM to be executed by their duly authorized officers and the seal of the corporation affixed hereto this 5 day of November, 1980.

CYPRESS TREE CONDOMINIUM

BY:

Sidney C. Pasternack
President

ATTEST:

Estelle Hickman
Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared Sidney C. Pasternack and Estelle Hickman, to me well known to be the President and Secretary, respectively, of CYPRESS TREE CONDOMINIUM, who executed the foregoing instrument and they acknowledged before me that they executed such instrument in their official capacities for the uses and purposes herein set forth.

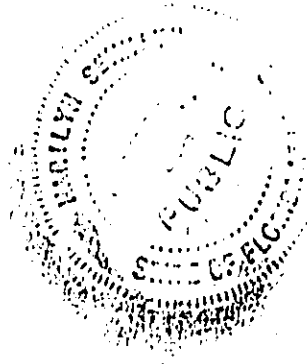
WITNESS my hand and official seal in the State and County aforesaid this 5th day of November, 1980.

Marilyn Sepmuth
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 25 1982
BONDED THROUGH GENERAL INS. UNDERWRITERS

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RECORDING DATES AND PAGES FOR
CYPRESS TREE CONDOMINIUM, INC.

	<u>Date Recorded</u>	<u>Official Records</u>
Building 1	November 29, 1973	Book 5541, Page 755
Building 2	September 24, 1974	Book 5942, Page 543
Building 3	January 28, 1975	Book 6090, Page 850
Building 4	March 26, 1976	Book 6533, Page 11
Building 5	January 16, 1978	Book 7381, Page 370
Building 6	April 13, 1979	Book 8154, Page 35
Building 7	May 1, 1980	Book 8882, Page 401

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(b) ELECTION OF DIRECTORS ~~The directors named in the Articles of Incorporation of the Association shall serve until their successors are duly elected and qualified. Directors shall be elected at the annual meeting of the association. The three persons receiving the most votes for such positions shall be the directors. A director may be removed at any time, with or without cause, upon the affirmative vote of a majority of the quorum of a special members meeting called for such purpose.~~

1. Directors shall be elected at a special meeting of the respective membership of each building. Said special meeting for election of Directors shall take place not less than ten (10) days nor more than twenty (20) days prior to the date set for the annual meeting. A majority of the members of each respective building must be present at that building's special meeting in person or by proxy for the election to take place.

2. No member may be elected to the Board of Directors who will be absent from his unit for more than ninety (90) consecutive days during his term of office. Such an absence after election shall be considered to be good cause for removal from office.

(c) VACANCIES ~~If a vacancy in the position of Director shall come about as a result of the removal of a Director by the members, such vacancy shall be filled by members at the same meeting wherein such vacancy is created. If a vacancy in the position of Director shall occur by reason of death, resignation or incapacity, such vacancy shall be filled by the majority vote of the remaining Directors.~~

A Director may be removed at any time, with or without cause, upon the affirmative vote of a majority of the membership of the respective Directors building at a special meeting called for such purpose.

If a vacancy in the position of Director shall come about as a result of the death, resignation, incapacity or removal of a Director, such vacancy shall be filled by a vote of a majority of a quorum of a special meeting of the members of the building called for such purpose.

CODING: Words in ~~struck-through-type~~ are deletions from existing text; words in underscored type are additions.

(i) QUORUM A quorum at Directors' meetings shall consist of ~~a majority of the entire Board of Directors~~, of a total of eight (8) Directors, with at least one (1) Director from each of six buildings....

(l) ~~Directors' fees, if any, shall be determined by the members.~~ Directors shall serve without remuneration.

5. OFFICERS

(b) No member shall be elected to the presidency for more than two (2) terms.

(f) ~~The compensation of all officers and employees of the Association shall be fixed by Directors. This provision shall not preclude the Board of Directors from employing a Director as an employee of the Association, nor preclude the contracting with a Director for the management of the condominium. The duties of the Secretary and/or Treasurer may be fulfilled by the Manager, if any, employed by the Association.~~

At the time of the election of Director(s), each building shall elect an Assistant Treasurer. It shall be the duty of the Assistant Treasurer of each building to collect the maintenance fees, recreational lease rent and any other dues or assessments duly enacted by the Board of Directors and/or membership from the members in his/her respective building. At the end of each month the Assistant Treasurer from each building shall provide an accounting to the Treasurer of all unpaid or partially paid accounts. In addition, the Assistant Treasurer shall turn over to the Treasurer every month that building's share of all common expenses. A Fidelity Bond shall be required from the Assistant Treasurer for each building. The Association shall pay the cost of said Fidelity Bond.

6. FISCAL MANAGEMENT

(c) ASSESSMENTS Assessments against the apartment owners for their shares of the items of the budget shall be made ~~for the year annually in advance on or before thirty days before the beginning of the year for which the assessments are made~~ at the annual meeting of the membership in December and become effective January 1 of the succeeding year....

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AMENDMENT TO THE BY-LAWS OF
CYPRESS TREE CONDOMINIUM ASSOCIATION INC.

3. ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP

(a) ~~The Annual Members' Meeting shall be held at the office of the Association at 10:00 A.M. local time, on the 1st day in April of each year for the purpose of electing Directors and of transacting any other business authorized to be transacted by members; provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding day.~~ clubhouse of the Association on the second (2nd) Tuesday of December, beginning with the year 1980, for the purpose of voting upon the Budget submitted to the membership by the Board of Directors, and transacting any other business authorized to be transacted by the members; provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding day.

(c) Notice of all members' meetings, regular or special, shall be given by the President, Vice President or Secretary of the Association, or other officer of the Association in the absence of said officers, to each member, unless waived in writing, such notice to be written or printed and to state the time and place and object for which the meeting is called. Such notice shall be given to each member not less than ~~ten (10) days nor more than (60) days~~ thirty (30) days nor more than sixty (60) days prior to the date set for such meeting,....

4. BOARD OF DIRECTORS

(a) ~~The first Board of Directors of the Association shall consist of three persons. The number of Directors shall be established by the Board of Directors from time to time, and shall be composed of at least one member from each condominium building.~~ The Board of Directors of the Association shall consist of fifteen (15) members and shall be composed of two (2) members from each building numbered one (1) through seven (7) and one member from building number nine (9). The number of Directors may be changed by the Board of Directors from time to time.

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RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

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