

This instrument was prepared by:
w/c Ellen Hirsch de Haan, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

CERTIFICATE OF AMENDMENT
TO THE DECLARATIONS OF CONDOMINIUM OF THE
CYPRESS TREE CONDOMINIUMS
AND THE BY-LAWS OF
CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendments to the Declarations of Condominium and By-Laws, said By-Laws being an Exhibit to the Declarations of Condominium of Cypress Tree Condominiums, as recorded in Official Records Book Public Records of Broward County, Florida, as set forth below, were duly adopted in the manner provided in the Condominium Documents at a meeting held December 19, 1995.

Building	Official Records Book	Page No.
1	5541	755
2	5942	543
3	6090	850
4	6533	11
5	7381	370
6	8154	35
7	8882	401
9	9246	660

IN WITNESS WHEREOF, we have affixed our hands this 17th day of January, 1996, at Lauderhill, Broward County, Florida.

WITNESSES

CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.

Sign Julie Smith

Print Julie Smith

By: Victor Feldman
Victor Feldman, President

Address: 2351 N.W. 41 Ave.
Lauderhill, FL 33313

Sign Shirley Stracker

Print SHIRLEY STRACKER

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of January, 1996, by Victor Feldman, as President of Cypress Tree Condominium Association, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification

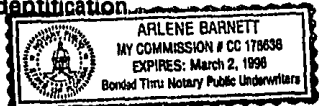
NOTARY PUBLIC - STATE OF FLORIDA

sign Arlene Barnett
print ARLENE BARNETT

My Commission expires:

Type of Identification

191924_1



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AMENDMENTS TO THE
DECLARATIONS OF CONDOMINIUM OF THE
CYPRESS TREE CONDOMINIUMS
AND THE BY-LAWS OF
CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

1. Amendment to Declarations of Condominium, Article XII, Section B., to read as follows:

XII

INSURANCE PROVISIONS

...

B. Casualty Insurance

(1) Amount and Type of Coverage. The Association shall obtain and maintain casualty insurance covering all of the Common Elements of the condominium, limited Common Elements, and Units in an amount equal to the maximum insurance replacement value thereof, exclusive of excavation and foundation costs if the Association so determines as determined by the Board of Directors of the Association, such coverage to afford protection against (i) loss or damage by fire or other hazards covered by the standard extended coverage or other perils endorsement; and (ii) such other risks of a similar or dissimilar nature as are or shall be customarily covered with respect to buildings and improvements similar in construction, location and use, including but not limited to, vandalism, malicious mischief, windstorm, water damage and war risk insurance, if available, provided further however, that the insurer(s) and form and amount of coverage must be satisfactory to a majority of the institutional mortgagees holding mortgages upon condominium parcels. The word "building" in every hazard policy issued to protect a condominium building does not include unit floor coverings, wall coverings, or ceiling coverings and does not include the following equipment if it is located within a unit and the unit owner is required to repair or replace such equipment: electrical fixtures, appliances, air conditioner or heating equipment, water heaters, built-in cabinets or any other item, personal property, fixture, appliance or equipment permitted to be excluded from the condominium's insurance policy pursuant to Florida Statute, Section 718.111(11), as same may be amended or renumbered from time to time. ...

2. Amendment to the By-Laws, Article 9., Section L., to add the following:

L. Transfer of Lease of Private Dwellings. . . .

No lease or sale of any Private Dwelling shall be made, nor shall any such attempted lease or sale be valid unless the Association's prior written approval of such lease, sale or transfer shall have been first obtained, all as set forth in the Declaration of Condominium. No Private Dwelling shall be leased or rented during the first year of ownership by the owner.

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3. Amendment to the By-Laws, Article 9., Section L., to add the following new language to the end of the second paragraph:

L. Transfer of Lease of Private Dwellings. . . .

No individual, or partnership, corporation or other entity of which owner is a part or an officer or director, shall own more than one Private Dwelling with the Condominium. Any person who currently owns more than one Private Dwelling shall be prohibited from purchasing any additional Private Dwelling, and if a Private Dwelling is sold by that person, it cannot be replaced with another if doing so would violate this provision.

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

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