ARTICLES OF INCORPORATION

Š

EMERALD GREEN SECTION OHIL

for thand c the Str undersigned, hereby associate se of forming a non-profit co of Florida, pursuant to Flori f Florida, follows: it corporation u the laws

ARTICLE

name of this corporation shall be:

EMERALD GREEN SECTION TWO, INC.

EITED

ARTICLE II

to the provisions to operate and admand duties of said Condominium establi The general purpose of this non-profit corporation shall be follows: To be the "Association" (as defined in the Condominium t of the State of Florida, F. S. 711 et seq.), for the operation EMERALD GREEN SECTION TWO, a condominium, to be created pursuant the provisions of the Condominium Act, and as such Association, operate and administer said Condominium and carry out the functions I duties of said Condominium, as set forth in the Declaration of indominium established for said Condominium.

All persons who are owners of Condominium parcels within said Condominium shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a Condominium parcel. Hembership in this Corporation shall be limited to such Condominium parcel owners.

Subject to the for membership shall be gov shall be filed for said Broward County, Florida foregoing, admission to and termination of governed by the Declaration of Condominium that said Condominium among the Public Records of

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE

ncorporation, and are residences of the Subscribers these Articles

W. D. HORVITZ JOHN K. BRENNAN ROSS P. BECKERMAN

Address ដ B11 Subscribers

3325 Hollywood Boulevard Hollywood, Florida 33021

ARTICLE VI

sequent to Ą managed se than three the exact STN SAM TICH SHA

such election and provisions respecting tion and resignation of Directors, and edirectorate, shall be established by the ing the removal, disqualific of filling vacancies on the By-Laws.

Section 2. The principal Officers o t the Corporation shall be:

President Two (2) Vice Secretary: Treasurer Presidents

(the last two time to time, Corporation. offices anay be combined), shall be e By-Laws elected from adopted by the

The names of the Officers who are to surve until the first election of Officers, pursuant to the terms of the Declaration Condominium and By-Laws, are as follows: ç,

W. D. HORVITZ
JOHN K. BRENNAN
GEORGE LUCK
ROSS P. BECKERMAN
STANLEY M. BECKERMAN

President
Vice President
Vice President
Secretary
Treasurer

ARTICLE VIII
The following persons Shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership: membership:

W. D. HORVITZ
JOHN K. BRENNAN
GEORGE LUCK
ROSS P. BECKERMA.
STANLEY M. BECKE. BECKERMAN M. BECKERMAN

Address as to All Directors
3325 Hollywood Boulevard
Hollywood, Florida 33021

The adopted t ρŷ By-Laws of the Corporation sha shall initially ф made

Prior to the time the property described in Article II hereinabove has been submitted to Condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power and authority to amend, alter rescind said By-Laws by a majority vote. 07

After the property described in Article II has been submitted to Condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

- If the proposed change to the By-Laws has received the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted.
- Ø If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by a three-fourths (3/4ths) vote of the membership;

GUSSAN FICE SE

AGREMENT

MARCH, hereinafter INC., 1980, THIS corporations, hereinafter and EMERALD designated AGREEMENT made by and between ্ৰৈ GREEN 尸 as "HOLLYWOOD" and HOLLYWOOD, SECTION TWO, entered designated and EMERALD GREEN into INC., INC., both Non-Profit S a Florida the 26th "ASSOCIATIONS" corporation, SECTION day

0 recorded SECTION Declaration Long-Term Lease, × 1969 LEASES 4317 said Long-Term Leases and WHEREAS, TWO, and in the and October Page o G ci Cr О Њ which a Condominium, the Condominium EXHIBIT 282, Official HOLLYWOOD did heretofore **8** Declaration of Condominium of said Lessor, respectively; 2, 1970, ج LEASES appearing Records O.H each. are hereinafter with were EMERALD respectively, O Hi 0 H the and at 0.8. attached which said Declarations were Broward ASSOCIATIONS, GREEN under 4071 County, 2 2 3 enter SECTION referred to EXHIBIT date Page EMERALD into ე ც Florida, ONE, Of. 752 Lessee, November GREEN S a Condowith

recorded HOLLYWOOD HILLS NORTH SECTION ONE, WHEREAS, Florida, in Plat said said Book 66, Page LEASES; being more particularly LEASES and involved ري دي D. the þ according certain described Public portion Records ò i, Plat EXHIBIT 0 of Broward Block b 39

HOLLYWOOD cancellation LEASES WHEREAS, h. <u>о</u> said to be cancelled convey to 0 H pres the LEASES; and ASSOCIATIONS: LEASES, the ASSOCIATIONS O. the record, have ASSOCIATIONS requestec and the simui title have HOLLYWOOD taneously t O requested the property with c O cause

title said LEASES ф WHEREAS, the property ស ស HOLLYWCOD 03 requested involved Ν. H. willing H H and said HOLLYWOOD is ç LEASES enter into ģ willing the D Cancellation ASSOCIATIONS convey

valuable undertakings hereinafter MOM, considerations, THEREFORE, r. the consideration of set parties hereto forth and for the agree other promises, 2) (1) good and coven

- approval, said submitted by ASSOCIATIONS (\$108,000,00) DOLLARS, fore, a total aforementioned meeting; and special meeting O H Florida ASSOCIATION will рау the Recreational meeting the purchase ASSOCIATIONS, which said notice will (30) unit two ASSOCIATIONS and pursuant to the prior to the mailing of same (\$3,600.00) DOLLARS per date, time and Condominiums hereinabove such notice The ASSOCIATIONS Ω μ. purchase LEASES, to consider and vote upon to be held in APRIL 1980, which said notice shall Facilities, being the property described owners, be mailed 718, price, namely, thirty Ŋ at in cash. price of notice w111 each of which said unit owners place for a cost attorney to HOLLYWOOD'S o represent specify that delivered O Hi ONE unit for of THREE А соруthe special meeting the holding of such special HUNDRED set to members that pursuant Florida to each unit O H forth, (30) units; and, those units THOUSAND נם one the EIGHT provide proposal being of the "Notice" Condominium Act, of the ASSOCIATIONS THOUSAND attorney, SIX HUNDRED for ы owner of to purchase to the By-Laws obligated purposes O Hi total the are will each IJ. there 8 NO/100 members record O Hi
- HUNDRED miniums hereinbefore the provided. EIGHT THOUSAND & NO/100 O.F. transaction (2/3rds)the Recreational Facilities This Contract is contingent majority of shall described be closed (a quorum (\$108,000.00) DOLLARS, the unit on JUNE 30, 1980, upon the for the being present) owners of each of mus approval total 20 בָּר בּיַ O_F Λ̈́q hereincash; О Н the the

deemed Agreement had not null and Leases H this shall remain in full void and contingency been O Hi entered no further Ņ. not into force met force then and this and effect, effect Agreement 25 shall

Further, the ASSOCIATIONS agree ţ furnish ç HOLLYWOOD

who о К Were number HOLLYWOOD, which will clearly establish owners before (members present and Secretary of O.f. in each JUNE recitation unit O_F Ľ, 16, owners who voted against the Condominium who person 1980, ASSOCIATION) of each O Hi ö facts each ASSOCIATION, Ьy certificate valid proxy and the number satisfactory to voted Hor duly the the O H 7 the the Condominiums names executed purcha the purchase of the unit attorney and

instrument Long-Term Leases" Florida, same entitled HOLLYWOOD 6 and p b "Cancellation and S L recorded in the Public form of attached the ASSOCIATIONS said instrument hereto O H Long-Term Leases" Se agree EXHIBIT Records O Hi it O "Cancellation execute O H and to Broward an .

Special cribed Warranty Warranty HOLLYWOOD the Deed Deed, the Recreation aforementioned LEASES, agrees to Ņ, attaced hereto and marked EXHIBIT convey o t Facilities, and the the ASSOCIATIONS form of being the said ш land

provided the a print HOLLYWOOD improvements tituting which shows ç O H ASSOCIATIONS in Paragraph to the said Attached updated by this a survey by Maurice E. updated Survey that ASSOCIATIONS, thereon the hereto when ഗ currently exist, the abstract and Surveyor real property being conveyed ф and HOLLYWOOD made эğ Berry, ρ delivered part so it will show and HOLLYWOOD shall caus ა Ի. delivered, ΪΙ, hereof shall cause ¢ dated the ე. hereinaf EXHIBIT attorney thereon saíd ŠĢ

represents Kaplan, received, EXHIBIT Long-Term property as title that Esquire; attorney for HOLLYWOOD has M HOLLYWOOD vested said Abstract will attached hereto, Leases the in HOLLYWOOD will ordered same (which cause κi H and are the ASSOCIATIONS. an described show a being řt ន subject Abstract ф ф soon as said cancelled good, эq Ľ, only O Hi delivered the Special Warranty marketable Title t O Abstract S F the HOLLYWOOD involving record) aforede Douglas

easements been paid, O Hs but record, which and are any real the obligation property O fi taxes the ASSOCIATIONS that may

S H Stanley M. which deemed 'n (15) days examine accordance with the acceptable Beckerman, Attorney If no the such notice after for same to ASSOCIATIONS Attorney delivery the and ASSOCIATIONS of defects provisions within for O Hi HOLLYWOOD, said abstract which to and the of this is sent, shall transaction is O H notify, have Agreemen any alleged 0 f then the ω title מב period writing title ç defects

- therewith HOLLYWOOD on JUNE 600, the 30, Special less: HOLLYWOOD sum of ONE HUNDRED by bank 4601 This 1980. Thirty-two the Sheridan transaction is to be Warranty cost cashier's h: At the O H ç δı Street, Hollywood, Deed in State Documentary deliver 00/100 (\$432.00) closing check, EIGHT the ç t THOUSAND the or bank draft, the ASSOCIATIONS closed at form of ASSOCIATIONS DOLLARS; Stamps in Florida, 001/0N 3 EXHIBIT the office of payable and simultaneously are at (\$108,000.00) the the Ħ attached 10:00 A. to pay amount -ATTOH OA HOLLYWOOD z
- and and the shall acquire shall purchasing, No/100 No/100 (\$43,200.00) subject acquire represents purchasing representative of (\$64,800.00) Inasmuch as recreational լ. recreational an undivided sixty an undivided forty (40%) shall shall eighteen contribute contribute EMERALD GREEN Dollars Dollars property. property. (18) units twelve towards Forty-three towards (803) (12) units Sixty-four out EMERALD GREEN SECTION per percent the the O_H cent purchase Ð Thousand Two Hundred out of thirty purchase Thousand Eight ONE, INC. total interest interest SECTION TWO, of thirty price price z. in u. an Asso (30) and and Hundred (30) INC

acknowledge, The proper undertake two Condominium Associations ţ for and agree the recreational that they use do by will mainta ი ბ these which u. presents بر ۲ ۲. now

and the percentage tejnance employed Emerald tanding Section and upkeep Ċ H the Each said One ownership foregoing, Association will recreational Section Two will be entitled to О Н 40% the and O.f. area each unit Emerald Green the ASSOCIATION, area herein being purchased contrip in Emerald Green Section Section Two to-wit: to the in accordance equal use common Emerald 60%. mainand with One

condominium by-laws Of. representing Association agrees recreational Rules three governing and (3) members area shall regulations o t the incorporate operation эq from each of concerning established by said O.H their rules the the two use respectiv മ into the Joint Associations and enjoyment Committee rules

Associations involved in this The provisions only Agreement and 9 shall this survive Paragraph the closing 7 are binding 0 ff the nogn transac

- Florida. the same TIONS in the shall form ç Simultaneously be. of EXHIBIT execute recorded മ Cancellation A attached hereto, in the Public ون د† the closing Of. Records Long-Term Leases HOLLYWOOD and O Hi HOLLYWOOD Broward and Agreemen the will County, cause
- TIONS for rights O H ASSOCIATIONS patios, walks, building, any defects transaction are ASSOCIATIONS in and specifically make H. swimming The connection agree all such, ASSOCIATIONS for. μ. Hì as shown on updated pool, to accept any, claims to maintain the themselves with the of any kind at pool deck, agree the agree that they have no any and said structure same in the time that for landscaping, parking improvements subsequent survey **1**+ the any time has members condition and, been and and consisting of the ç therefore, the improvements the waive claim agains obligation closing areas ASSOCIA-

LEASES 10through The JUNE ASSOCIATIONS 30, 1980 agree ф рау rent pursuant ģ Ď

 \mathcal{X}

- the been Florida remain transaction, entered in בנ Statute compliance full Ħ into force the 718. Si with ASSOCIATIONS 111 herein and (12) the effect provided, and provisions then as vote though the ð default 0f purchase Long-Term this this h. Agreement Agreement the the Leas closing Recreation es and had not shall O Ha
- being Florida made Statutes 'n λq The the ASSOCIATIONS 718.111 (12). ASSOCIATIONS represent pursuant that ő and this 'n. Purchase accordance Ę: with
- 13-Time μ, deemed ξ pë B 0 f the essence O Ha thi Ø Agreement
- mailed, 14postage Any prepaid, Notices ខ្លួន equired follows hereunder shall рe in writing and

HOLLYWOOD, INC, Attn; Stanley M. Bec Executive Plaza One -4601 Sheridan Street Hollywood, Fl 33021 Beckerman, ne - Suite , Esquire 600

OL

Ö DOUGLAS က KAPLAN ESQ. (Attorney for 1915 Harrison Street Hollywood, Fl 33020. the ASSOCIATIONS)

have affi Agreement 1--1

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As to EMERALD GREEN SECTION TWO, INC.	lines the floor		SECTION ONE DINC.	AS TO BEEN CONTRACTOR OF THE PARTY OF THE PA			At to HOLLYWOOD	in the presence of;	Signed, sealed and delivered	
Attest	By Shame SECTION TWO, INC. By President	Executed this Standay of April 1980	Attest	SECTION ONE, INC.	ASSOCIATIONS Executed this XV day of now 1980	(CORPORATE SÉAL)	etary	BY B. T. Budd, Executive Vice President	Executed this 26th day of March, 1980	HOLLYWOOD

_1980

PROPOSED

SECOND EMERALD AMENDMENT GREEN EEN SECTION TWO, A AMENDING ARTICLE XI OH, CONDOMINIUM CONDOMINIUM

documents of for record i Florida, in pages, g the O.f WHEREAS in in the Public official Reco the 5th day of EKEAS, the GREEN SECTION TWO, Records ords Book 4317, October, 1970, Records ri Ti and Condominium and a Condominium were for Broward County Page 224 and subset 224 and subsequent and relat iled

pursuant to do so. ubsection so. ç WHEREAS, × Article O.f. the the original VII of + Villa Owners al Declaration of Co desire ţ Condominium and Condominium voted amend Article have

hereby amend Condominium other provisions and Article NOW THEREFORE, provisions of t 0 read S χI, the Declar follows: Subsection A Declaration ţ ue provisions ion of Condor the Condominium, Declaration of Article we TIV

XI

"PROVISIONS ALIENATION RELATING TO OR MORTGAGII MORTGAGING SALE NG OF OR CONDOMINIUM RENTAL OR VILLAS OTHER

transfer, expressly lease D villa owner shall have or rent his inte provided for herein have eres no t right or any any par ç sell, assign,
art thereof, e except convey,

unit periods. months leased for lease more and no his In no event may than once in any or the calendar ye The villa for o more than once in any for a Ø may any unit c any calendar year during Directors a period twelve o during which a unit owner 1 O_H may grant of not less owner lease less months \triangleright permission lease than four se or rent hi villa shall lease or rent including option rental consecutive his apartment agreement considered

purposes. practice: to use the immediate ç purposes sale the agreements ր. Տ for families, villa as Therefore, the leasing of or business, speculative, is not permitted. leases s shall be made a private dwelling made elling for themselves and investment or purposes : villas to including others other as who busines sa regular similar their rental intend

Any attempt to sell, assign, convey, transfer, lease or rent silla without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void, shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee. have the option same conditions trans the fer, ç event lease or purchase, rent or are offered by the any villa villa owner wishes to sell, rent his villa, the Association shaper to a third lease c shall br to sell, assign, Association shall the said person. and

transfer, lease villa, together appurtenant ther assign, co deliver to the Association is from receipt Directors of and such other references notice orementioned. wishes to vishes to accept, the proposed sale, lease rences and three indi containing convey, transfer, lease or the Board of Directors or ontaining the terms of the lease or Should a thereto), he shall, the 0£ d three individual r information (to b of such notice) as authorized to Association. villa rent terms his Condominium or name and nis Condominium parcel (which means undivided share of the common elem shall hafans transfer is waive the car ansfer is to be made, I references--local, be requested within The before accepting any may address of the any Board be rent, his the Association, a wifthe Association, a wifther he has received or a major (s) required by of + his Condominium parcel, Directors 11 of the r person(s) to vide, two Bank
1, if possible, the five offer references convey, o H Board element written (3) ç to whom days 1 of which the sell

assignment, transı assignment, of specified in Association, any owner. purchaser, be set for de1 consent Association the 2 တ် other vered transaction after er required by forth villa ţ However, on, who are or action specified in said notice, or by we to the villa owner's villa (or mailed to the villa owner is villa (or mailed to the villa owner in his notice), designate the last on may designate one or more persons the person(s) satisfactory to the Board of on, who are willing to purchase, lease of the conveyance or transfer, upon the same in the villa owner's notice, or object to transfer, conveyance or rental to the tenant or lessee, for good cause, which the notice from the Board of Direct that in the notice from the Board of Direct that the notice from the Board of Ö the lease есе Boa r, the Association prospective sale, Ţ rd the .ng of such Board Directors not of Sy or obje or rental to or good cause n the Bo Directors, sha
id notice, or |
villa (or mail
e), designate the Board of shall not rental, co 0f and the such cause, which cau bard of Directors Board of Directors As conveyance supplemental shall either object to unreasonably the same the then OH writ ç either Association, or on villa owners, terms to the prospective cause need rent, the ten ass ťο consent place designa withhold i sale, notic ignment as ä accept the n ten 0f those Õ or the not villa leas ç j. 40 an on (10)Ö эd 5 Ō ted

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person(s) not conve (90) transaction cause, Board of specified in shall 0 H ice, D: days fied s een rectors and sell, le shall or far shall h either Directors (14)t O · to ign, be deemed c his) days from the within which to make the vil: lure sept such offer of notice to the Bors to designate transfer lease such offer within of the Board of 1 D purchaser or Ω ç notice la ch offer with of Direct f the Board of Direct ed consent by the Board +he villa owner's report the of des er or rent, owner's not ch offer or e to the Boa or signe the : was rent р Су Б make accept t said : 4 0 not given. Board O H tenant such pard of Director such person(s), in the said fou of Directors to the Board of D the of O of the noti a binding withdraw upon the ice. interest Board Directors. rson(s), or Thereupon, the value and/or reject s notice, and the offer specified same d fourteen s to object of Directo i ce therein, w Direc o object for Directors H sen terms ç ñ failure tors by the Failure (14) t for and within thereto, the the sha the ţ i n condit la lease villa good day Of. Board H O Hi the offer ninety his owner such \supset ions:

shall k Associa Should cons written approval, within the the Association Of tle iation, be the the Of. 9 ut. The n recordable form, son, and shall be delive Board of Directors the Board time [shall, nevert interest whatsoever he Board of Directo consent in of Directors fail to rovided herein, the , nevertheless, ther in recordable form, 0f form, signed by be delivered to Directors the form, rd thereafter as ťo O o act, Board here act Dire 90 as the two aforesaid, and no come deemed valid without Ω officers of purchaser of herein as herein se of Directors prepare and 0 he Or H ie t the As less deliver Offi H sociat orth, conveyance O the ion <u>ب</u>. and Ø

and tena shall be leasing limitati shal be Off Director and guests. tenants may rented, provided required have be ions may 04 - OK dus approval d. After the renting the right t ь́е as N O ect or sub-lease f or sub-lease f as herein set for o individual rooms mav accommodated. -dns accommodated. ťο to the thereof, i the same limitations as thereof, including but not the length of the rental tet to require that a substage he was a Leas a s ntal term. The Association substantially uniform form rented, alternat as are forth, the form re applicable limited to a villa lessee, his in no transient and ive, entire ö e d the used sha e villas al Board Ø ç family Ħ shall the er of may ø ហ

att əd Ù Florida sign es S tе Q, Ō ä Уd corporati in its na by its Sec WITNESS Secretary, name by ion WHEREOF not .
'v its for, this Pre EMERALD profit, President 7 has GREEN and day Q aused SECTION f these corpora OMI at o ดหั esent seal CONDOMINIUM, ò affixed 198 j...

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	EMERALD GREEN S A CONDOMINIUM,
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Secretary	
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Αt

CERTIFICATE

1970, PAGES BROWARD ECOND EMERALD MERALD GREEN SECTION TWO, DAY, RECORDED OCTOBER 5, 1970, 1 S 224 THROUGH 326 OF THE PUBLARAD COUNTY, FLORIDA DECLARATION OF PUBLIC DATED NI 0 CONDOMINIUM RECORDS OCTOBER BOOK 4317

the and day meeting O the Declaration 0f PURSUANT November above 9 the the described ç unit Of. resolution 1981, the Condominium owners provisions r H Declaration accordance Was 6 amend called 0 fi 0 fi Article Article with and Condominium, the convened VII IX By-Laws 9 Subse Pages 9 þ ction special ç the G consider 16th and Þ of 6

the Ç) 0 adopted Association We, Ö Declaration Λq the which the fourths undersigned, affirmative բ. Տ 0f attached (3/4ths)Condominium до vote O.F hereto hereby the O.fr Of. Vot and total declare EMERALD ing made vote members that ģ GREEN O Hi par the the ct casting hereof, SECTION Second members not Amendment of less

a Floric be signe affixed re Florida corporation re signed in its name refrixed, attested by in the state of WITNESS WHEREOF, on not for profit, has ne by its President, a its Secretary, this 1981. has SECTION and s caused these presents and its corporate seal CONDOMINIUM,

I GNED, , SEALED A AND OF: DELIVERED

EMERALD GREEN A CONDOMINIUM, ຜ ECTION TWO, a Florida corporation

BX G

Attest

Secre

resident

STATE ÓF. FLORIDA

COUNTY OF BROWARD

Ø

in and v BEFORE S od ORE ME, the undersigned authority, per 1. Cazcer, to me known to ho executed the foregoing Certificate GREEN SECTION TWO, A CONDOMINIUM, a FI personally Florida as be President of corporation appeared O H descr ibed

said said such is t and he the Corporate instrument instrument ne acknowledged officer of said said Corporation and that the seal e Seal of said Corporation and it w by due and regular corporate he executed such instrument as id that the seal affixed thereto pration and it was affixed to corporate authority and that said Corporation.

this WITNESS hand day and O_{ff} seal in the 10 State and County, 1981. aforesaid

Public

Not

Commission Expires:

얡 FLORIDA

COUNTY OF BROWARD

(A)

BEFORE ME, the undersigned authority, personally appear DEATRICG 40576 658 , to me known to be the person in and who executed the foregoing Certificate as Secretary (EMERALD GREEN SECTION TWO, A CONDOMINIUM, a Florida corporate and he acknowledged before me that he executed such instrument such officer of said Corporation and that the seal affixed is the Corporate Seal of said Corporation and it was affixed said instrument by due and regular corporate authority and said instrument by due and regular corporate authority and instrument instrument the and : act and deed О Н said Corporation ch instrument a l affixed there was affixed to ority and that corporation appeared, n described of ment as thereto

this MITNESS BY hand day and d seal the ecemfu State and County, 1981 aforesaid

Not

My Commission Expires:

ECOND EMERALD GREEN AMENDMENT TO DECLARATION OF ERALD GREEN SECTION TWO, A AMENDING ARTICLE XI O^F CONDOMINIUM CONDOMINIUM

for record Florida, in Pages, on t in the of WHEREAS 117 in the Public Records Official Records Boo he 5th day of October EMERALD the the Declaration of CorD GREEN SECTION TWO, aublic Records in and fl Records Book 4317, Fl ay of October, 1970, a Condominium and Page a Co Condominium were or Broward County age 224 and subse and subsequent and n .led

pursuant to do so ection O S ç WHEREAS, × A of the the ije the the Villa Owners original Declara VII of the Declara Declaration of Condominium and ne Declaration of Condominium ... Yot have e C

NOW THEREFORE, and other provisions of hereby amend Article XI, Condominium to read as f follows: ue propertion of Consection A of the follows: the Declaration the provisions of And Condominium, when the Declaration Arti ₩e do cle VII

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*PROVISIONS ALIENATION RELATING OR MORTG! MORTGAGING TO SALE NG OF OR RENTAL OR CONDOMINIUM OR VILLAS OTHER

exce convey, 7ď as transfer, expressly D villa lease owner provided for shall have n or rent his ve no right to s nis interest, or herein. sell, any part assign thereof,

9 operiods.
apartment uni+ months rental rtment unit lease his and no more ered leased agreement (e Board villa illa for a period of not less than for more than twelve consecutive months.

In no event may any unit owner learner than once in any calendar year leased for the calendar year during to the calendar year during the calendar y expires. 0 f Directors may grant permission lease four which including 0,5 consecutive or rent t his shall

purposes practice purposes. ç immediate use 1e the agreements All leases, assignments, conveyances, transfer; agreements shall be made only with individuals whe villa as a private dwelling for themselves and e families, and for no other purposes including by Therefore, the leasing of villas to others as for business, speculative, investment or other is not permitted. sters, rental s who intend and their ers business s a regular similar

person. or rent have same convey rent said villa without prior deemed a breach of this Declar void, and shall confer no tit intended purchaser, tenant or the option conditions the transfer the er, lease or rent n to purchase, re s as are offered event lease any ll, assign, convey, transfer, lease prior offer to the Association shall Declaration and shall be wholly null no title or interest whatsoever upon villa rent his villa, the Associat, rent or lease said villa, red by the villa owner to a o R owner lessee. wishes ç sell, npon third ion sha shall the

transfer, lease or transfer, lease or transfer, lease or rent, his appurtenant thereto), he shall, before accepting an sell, assign, convey, transfer, lease or rent, his parcel, deliver to the Board of Directors of the Aswritten notice containing the terms of the offer he or which he wishes to accept, the name and address or which he wishes to accept, the name and address or which he wishes to accept, the name and address or transfer he accept. made, possible, Should a villa and the proposed sale, lease or ferences and three individual other owner information wish sell, sell, assign, convey parcel (which means address transfer his Condominium references--loca requested within common Association, a he has received any offer 0fi has s S elements ţ local, ag B

Of. five the references Board 5) days from receipt of such notice; ard of Directors of the Association Association is authorized to waive nces aforementioned. of such notice) the Association. any S The e R may be way be required be Board of Director all of the SIO

mation as is required by the Board of Directors, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the villa owner's villa (or mailed to the place designated by the villa owner in his notice), designate the Association, or the Association may designate one or more persons then villa owners, or any other person(s) satisfactory to the Board of Directors of the Association, who are willing to purchase, lease or rent, accept an assignment, conveyance or transfer, upon the same terms as those specified in the villa owner's notice, or object to the sale, lease, assignment, transfer, lessee, for good cause, which cause need not be set forth in the notice from the Board of Directors to the villa owner. However, the Association shall not unreasonably withhold its consent to ice from the Board of Directors to the villa owner. Howeve Association shall not unreasonably withhold its consent to prospective sale, rental, conveyance, assignment, transfer Board of ng such notice ociati iation, within ten supplemental ir supplemental ir transfer written OK-

convey, assign, transfer or rent, upon the same terms and conditions specified in the villa owner's notice. Thereupon, the villa owner shall either accept such offer or withdraw and/or reject the offer specified in his notice to the Board of Directors. Failure of the Board of Directors to designate such person(s), or failure of such person(s) to make such offer within the said fourteen (14) day period, or failure of the Board of Directors to object for good cause, shall be deemed consent by the Board of Directors to the transaction specified in the villa owner's notice, and the villa owner shall be free to make or accept the offer pursuant thereto, to the prospective purchaser or tenant named therein, within ninety (90) days after his notice was given. fourteen of Direct (14)within which to tated ee of date the of f the notice se a binding offer Board Directors sent Ьy the shall have Directors Board

shall be in recordable form, signed by two Officers of the Association, and shall be delivered to the purchaser or lesshould the Board of Directors fail to act, as herein set fo and within the time provided herein, the Board of Directors the Association shall, nevertheless, thereafter prepare and deliver it. and valid deliver og forth. without conveyance its written approval, in recordable form, as aforesaid, conveyance of title or interest whatsoever shall be deem ithout the consent of the Board of Directors, as herein The consent 0f the Board of Directors of signed by two Officers the s of Associat be deemed fort

the entire villas may be rented, provi the lessee, his family and guests. rented, and no transient tenants m uniform to the leasing or renting tall limitations as to the lassociation shall have the iniform form of lease the Board of l limitations as to the length of the rental term. The sociation shall have the right to require that a substantially iform form of lease or sub-lease be used, or in the alternative be used shall be required. After approval a lessee, hire may Ьe individual accommodated. rooms are applicable limited to only s may ьy

CONDOMINIUM, these presen presents IN WITNESS D florida to be si la corporation signed in its WHEREOF, EMERALD not name GREEN for e by N SECTION profit, h , has caused sident, and TWO,

and g ur and that aforesaid regular Corporation CONDOMINIUM, COUNTY STATE aforesaid regular Corporation and CONDOMINIUM, a Florida COUNTY STATE NI IN THE n and who , ts Condominium as Secretary Commission Condominium and who that and that and deed of s corporate FQ FQ OF F OF. OF PRESENCE deed executed corporate executed SEALED FLORIDA the the FLORIDA BEFORE ME, the undersigned with LeCler, to me know executed the foregoing some president of EMEI WITNESS this BROWARD BROWARD this WITNESS executed executed BEFORE BEFORE and Of. seal seal Expire seal day (AND: Florida te authority said Corpora ¥. said t t such M such l affixed, Λ̈́Щ authority affixed affixed was was DELIVERED the foregoing Pand Corporation. hority and Corporation the hànd and instrument instrument S Ø corporation, corporation, affixed affixed undersigned; undersigned and thereto thereto day day O H attested EMIEN and seal y of seal of e known to l ing Second . EMERALD GR ţ ç EMERALD to is the to said that sa that as as nown to Second said Attest: ls EMERALD GREEN A CONDOMINIUM, Decom μ Not and and such officer such said authority, n to be the authority, n to be the said the ЬУ the Corporate the e GREEN GREEN instrument instrument 'nе he lts Amendment to Corporate officer Amendment State ທ trument by instrument instrument Public tate acknowledged N SECTION TWO, acknowledged b Secretary, 1981. SECTION person personally and SECTION TWO, a Florida corporation person personally O Hi 0£ Λq to ç Seal of Sea1 County , 1981. County said said TWO, A due is 1 due ი ე Declaration Declaration described described this 1981 President 0 fi the the before Cor Corporation and and said orporation said appeared

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Commission

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resolution requesting said amendment by the Board of Directors; and (2) - subsequent to the first annual meeting of the membership, the By-Laws may not be amended without the approval of the Board of Directors, unless the proposed amendment shall be filed in writing prior to the membership meeting at which such amendment is to be voted upon. Provided, further, that after the property described in Article II hereinabove has been submitted to Condominium ownership, the By-Laws may only be amended with the written approval of the Management Firm referred to in the said Declaration of Condominium, as long as the Management Agreement remains in effect, and referred to in the said Declaration, and the written approval of the Developer referred to in the said Doclaration, where said amendment changes the rights and privileges of the said Developer. provided, may not ended w bership,

ARTICLE

Amendments to these Articles of Incorporation may be posed by any member or director, and shall be adopted in manner as provided for the amendment of the By-Laws, as in Article IX hereinabove. Said amendment(s) shall be earned a copy thereof, together with an attached Certifical approval by the membership, sealed with the Corporate Seapproval by the membership, sealed with the corporate Seapproval by the Dresident or Vice President, has been with the Secretary of State, and all filing fees paid. Vice President, all filling fees ed in the same, as set forth be effective liftcate of its te Seal, signed e dut

ARTICLE XI

This Corporation shall have all of the powers set forth in Florida Statute 617.021, and all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and Exhibits annexed thereto.

ARTICLE IIX

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied against future expenses, etc. The Corporation may pay compensation in a reasonable amount to it members, directors and officers, for services rendered, may confe benefits upon its members in conformity with its purposes, and up dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, no such payments, benefit or distribution shall be deemed to be a dividend or distribution of income. amount to it unt to its
may confer
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to its
thereof, as
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This Corporation shall issue no shall or nature whatsoever. Membership in the thereof, as well as the number of member and conditions as provided for in the Darmans. The voting rights of the owner shares of st the Corporati mbers, shall ok of any kind
n and transfer
upon such terms
of Condominium and
is in said Condoation of Condo-

IN WITNESS W.IEREOF, the hands and seals, this Sw day of September, 1870.

Signed, sealed and delivered in the presence of:

BECKERMAN CON-SEAL SEAL SEAL

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared W. D. HORVITZ, JOHN K. BRENNAN, and ROSS P. BECKERMAN, who after being by me first duly sworn, acknowledge that they executed the foregoing Articles of Incorporation of EMERALD GREEN SECTION TWO, INC., a Florida corporation not for profit, for the purposes therein expressed.

WITNESS my hand and official seal, at Hollywood, County, Florida, this 15 day of September, 1970. Broward

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NOTARY PUBLIC STATE OF FLORIDA AT LARGE BUIDED THRU FRED H. DIESTELHORT

(Notary

NOTARY PUBLIC

TREAST NEEDS

71-197995

prepared and signed by Maurice E. described on EXHIBIT above described Declaration of Condominium the Villa PURSUANT Owners of said Condominium, 5 Florida, said EXHIBIT 1: Mutumo Bej'ry, ARTICLE VII on Pages 5 and 6 the undersigned, being all dated September 21, 1970, Land Surveyor, called

HOLLYWOOD, INC., a Villas No. 14, 15, 25, 26, 27, 28, 29 n corporation NA 22, 23, 24, 'YI int 21 阳 2:32

Dorothy Winkleman,

Edward E. Simon Villa No. 19 and Jeanne G. Simon

Weinberg, Villa No. Lauretta Siegel,

Gache Land Development Corp., Florida corporation, Villa No.

of Condominium of EMERALD GREEN SECTION ununimously adopt this FIRST AMENDMENT to the Doclaration TWO, above described,

Land Surveyor, substituted dosignated EXHIBIT 21, therefor No. Description and Survey, be deemed Declaration of Condominium there EXHIBIT

GJT W CT/ 5円数

reference is made to EXHIBIT 1, the EXHIBIT

ing of Cortificate, Description and Survey, the EXHIBIT 1 referred to. dated November attached hereto, 18,1971, consist-

attached hereto, wents to the respective Grantees, as the same appear on EXHIBIT 1 and the above described owners of Villas No. 18, recorded, the Grantees, 20, wherein Hollywood, Inc., Each Warranty Deed heretofore executed, and the undivided interest in the common eledeemed to have conveyed Florida corporation was Grantor 19, delivered and said Villas No.

to be adopted by duly executing this First AMENDMENT to Declaration of Condominium of IN WITNESS WHEREOF the parties hereto have caused this FIRST Emerald Green Section Type

Signed, scaled and delivered in the presence of:

When the presence of:

When the presence of:

As to Hollywood, Inc.

As to Hollywood, Inc.

As to Edward E. and Joanno G. Simon

G. Simon

Sivicel

Lawrence and Lawretta

Sivicel

As to Cache Land Devolopment co

Attost the Secretary	HE LAND D	Lawretta Siegel	Beatrice Weinberg	Edward E. Simon		Attest Secretary Secretary SEA
MI	الم	LS	Ls.	sr tra	Lucy is	as a second

STATE OF OF FLORIDA
OF BROWARD

I HEREBY CERTIFY that on this day, becauthorized in the State and County aforesald personally appeared W. D. HORVITZ and S. M. me to be the President and Sucretary respectives of the foregoing instrument, and ledged executing the same in the presence of freely and voluntarily under authority duly corporation and that the seal affixed there seal of said corporation. respectively and that the duly ve before me BECKER e me an officer duly take acknowledgments CKERMAN, well known to ely of the corporation t they severally acknow-wo subscribing witnesses sted in them by said is the true corporate

WITNESS n my hand, and day of seal, in the County and State last

ž Commission

NOTARY SEAL

NOTARY PUBLIC NOTARY PUBLIC STATE OF FLORIDA AT LARGE TO MY COMMISSION EXPIRES SEPT. 5, 1974 MY COMMISSION EXPIRES SEPT. 5, 1974 MY COMMISSION EXPIRES SEPT. 5, 1974 MY COMMISSION REVENUAGES.

Kuon 1

QF. OF Brush

I HEREBY CERTIFY that o authorized in the State and C personally appeared DOROTHY Windividual described in and wand she acknowledged before a voluntarily for the purposes purposes WINKLEMAN, well k
who executed the
me that she execu therein expressed. this a day, b before me an known foregoin acknowledgments we to be the g instrument

WITNESS aforesaid this 3 hand and official seal in Healith of public son the County End State last

Commission Expires

Holay Public, State of Florida at Lugod My Commission Rights April 24, 1974-Journal of Arments of a Commy Cu.

NOTARY SEAL

STATE OF Fund

I HEREBY CERTIFY that on this day, before me authorized in the State and County aforesaid to take personally appeared EDWARD E. SIMON and JEANNE G. SI well known to me to be the individuals described in the foregoing instrument and they acknowledged beforexecuted the same freely and voluntarily for the pur executed. ie an officer duly take acknowledgments, SIMON, his wife, in and who executed sfore me that they purposes therein

foresaid this 322 and official soul in day of March the (County and, State-Last

NOTARY FUBLIC

Commission Expires

NOTARY

Notary Public, State of Florich at Large My Commission Expires April 24, 1974

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Ϋ́ Clas Boas

STATE OF THE

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HOTARY PUBLIC, STATE OF FLORIDA OF MACINOTARY PUBLIC ON TYPIRES OCT. 70, 1972

NOTARY SEAL

responsibly appeared (Callet Dreside... the result known to me to be the vell known to me to be the vell known to me to be the respectively of the corporation described in the result that they severally acknowledged executing the office the subscribing witnesses freely and voluntarily two subscribing witnesses freely and voluntarily two subscribing by said corporation and that the corporation of said corporation and that the corporation and the true corporate seal of said corporations. I HEREBY nforesaid to tak

DEPENDENCE LIPER

LESSOR under FOREGOING the long term approved by the .MANAGEMENT the DEVELOPER FIRM

STATE OF FLOREDA COUNTY OF BROWARD

authorized in the S personally appeared me to be the Presid I HEREBY the State

WITNESS State last

My Commission Expires NOTARY PUBLIC TIME OF FLORIDA NOTARY PUBLIC TIME SEPT. C. BORDE THE PUBLIC MEDICAL MEDICAL PUBLICATION OF FLORIDA Popuro

A DICETTACK

West of

NOTARY SEAL

FOREGOI NG AMENDMENT IS HEREBY APPROVED BY THE ASSOCIATION

a Florida non-profit corporation.

11: 01: 11:

Horvitz

President.

Attest Ross P. Beckerm

(CORPORATE GENL);

STATE OF FLORIDA COUNTY OF BROWARD

nuthorized personally I HERECY CERTIFY

aforesaid this ',' day official se 140 1971.) ast

OFF CILER

mor tgage institutional mortgagee of record, THE FOREGOING AMENDMENT Villa No.50 approved by the holder the undersigned

WSPSAN OUT LEBERAL NAOT GRY SOLLANS

OREORATE

before officer duly

WITNESS my hand and official soal inforesaid this 14th day of December and State

My Commission Expires

NOTARY BEAL

NOTARY

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STERVING CHERN STATION CAO, FOR SHEARTH IT VIE OF SHEARFOR

STATE OF FLORIDA) S.

NAURICE E. BERRY person nevernally a life

- That he is a duly registered and duly Heensed land surveyor authorized to practice under the laws of the State of Florida.
- marked Exhibit condominium, is constructed or there can be dedimensions and unit therein. s a correct representation of the to be constructed and described elemined therefrom the identifit size of the common clements and the declaration of the improvements as different, and that teation, location. Survey.
- 3. Frat the based on mean sea level United States (east and elevations show on energious plan are daths. 1929 general adjustment, or the feedelic Survey.

FURTHER APPLANC SAVETA NATIONAL

Registered Land Surveyor (6) State of Horida

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Sworping and subscribed before me while the state of Nov. 1.1. 1971.

Midden on Expures Nov. 11, 1974

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SUP 300 SITPS 300

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Description EMERALD GREEN S A CONDOMINIUM

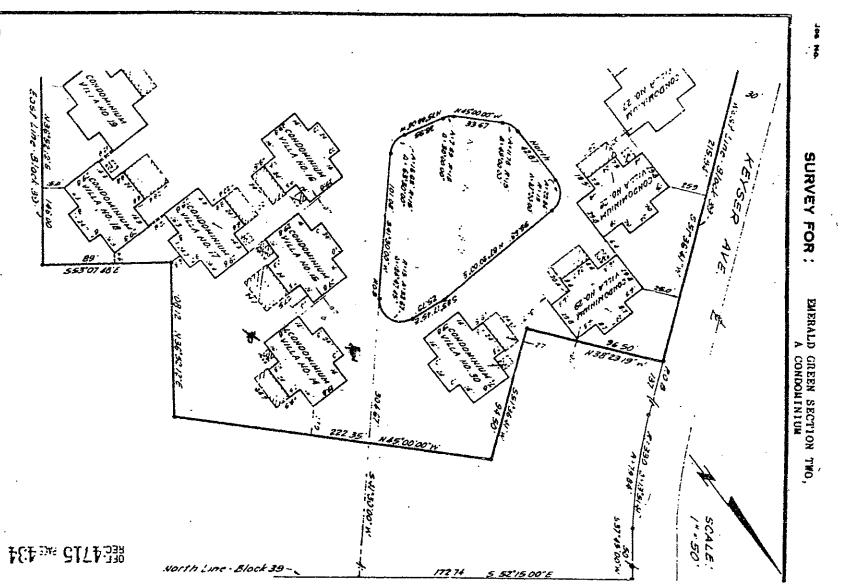
Resording public recording described I RIOCK 39, "HOLLYWOOD HILLS NORTH SECTION ONE", t thereof recorded in Plat Book 66, page 20, of the fibroward County, Florida, being more particularly

angle of 19°51'41" an are distance of 79.84 (cangency; thonce, S.51°36'41"W. along said west the point of beginning; thence, continue S.51 west line 215.54 feet; thence, S.38°23'19"E. 4 kest H.6; feet; thence, South 25.83 feet; thence, South 25.83 feet; thence, East 14.33 feet; thence, East 14.33 feet; thence, East 14.33 feet; thence, South 51.67 feet; thence, South 61.67 feet; thence, South 61.67 feet; thence, South 61.67 feet; thence, South 16.33 feet; thence, South 51.67 feet; thence, South 61.67 feet; thence, South 61.67 feet; thence, South 16.33 feet; thence, South 16.33 feet; thence, N.38°52'12"E. along said sleet; thence, S.51°36'44"E. 39.38 feet; thence, S.51°27'12"E. along said of the 146.00 feet of 19°00"W. 32°23'19"E along said of the point begin therefore the 21lowing described parcer. Angency; thence transported by bog the point of bog wost line 215.5; CUTVE CHFVA northornwost right having a rad , of , 34 feet; thence, South ince, South 51.67 feet; 1.67 feet; thence, West lence, West 28.83 feet; 83 feet; thence, South Block 39 a d thence of Zz-tance of Zz-ne 146.00 feet; 12"E. 108.12 feet; 51 6'41"W. 94.50 fee feet; thence .0n .330 .84 f 243.56 Leet; 1 thence, N.53°07' feet; thence, N.4 50 feet; thence, ing; excepting said 8.67 and thence S. 37 °45 thence, 20,85 feet tral to

From the north-rumout corner of said Bloc 39, 41°30′00′W, 304.67 feet to the point of beginning 41°30′00′W, 304.67 feet to a point of beginning 41°30′00′W, 101.08 feet to a point of curvature; thency; thence, to the right having a radius of 15 feet to unco, northwesterly along a curve to the right having northwesterly along a curve to the right have to a point of curvature; thency; thence, N.45°00′00′W, 31°00′00′W, 31°00′W, 31°00′00′W, 31°00′W, 31°00′00′W, 31°00′W, 31°00′00′W, 31°00′W, 31°00′00′W, 31°00′W, 31°00′00′W, 31°00′W, 31°00′W 87 foot to a point ve to the right ha 87"20'00" an are d nce, N.87"20'00"E, - 5 aving a stance 33.67 Z zun reet; thence, upnce, continue westerly arc

Both tresier trees are er er location. encircled with vivid lime green ribbon

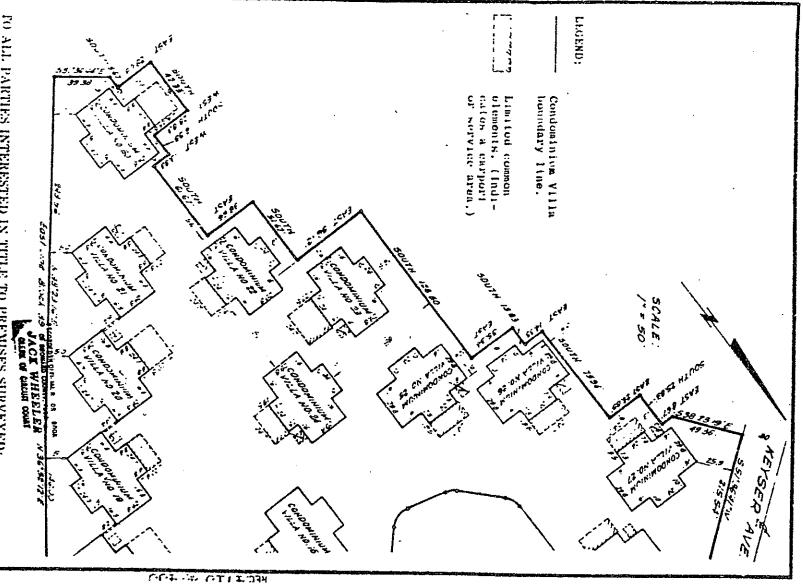
If. <u>,</u>Trée you have. 2) 1040 or indicated any Martin Beloff in Villa #2 in RED ဝဌ survey copy. Ç Geller in '5' 987)2319. Villa #28



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
1. MAURICE E. BERRY II, hereby certify that I have made

of the above described property as indicated, and that there are ments except as shown. I further certify that the survey representations of the control of the survey representations. 197/.

SURVEY FOR 1.AERALD GREEN SECTION TWO.
A CONDOMINIUM



If ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I. MAULICE E. BERRY II, hereby certify that I have made
of the above described property as indicated, and that there are no above
ments except as shown. I further certify that the survey represented here
quirements of the Florida Land Title Association and that this plat is a part
of the Florida Land Title Association and that this plat is a part
of the Florida Land Title Association and that this plat is a part
of the Florida Land Title Association and that this plat is a part
of the Florida Land Title Association and that this plat is a part
of the Berry II.

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