

BY-LAWS  
OF  
TRES VIDAS CONDOMINIUM ONE, INC.

I. IDENTITY .

A. These are the By-Laws of TRES VIDAS CONDOMINIUM ONE, INC. ( the "Association" ), a Florida Corporation not for profit, the Articles of Incorporation ( the "Articles" ) of which were filed in the office of the Secretary of State of Florida on April 25, 1980. The Association has been organized for the purpose of administering the operation and management of TRES VIDAS CONDOMINIUM NUMBER ONE established or to be established in accordance with the Florida Condominium Act ( the "Act" ) upon land, situated in Palm Beach County, Florida, described in Article I of the Declaration of Condominium of TRES VIDAS CONDOMINIUM NUMBER ONE.

B. The provisions of these By-Laws are applicable to the Condominium and are subject to the provisions of the Articles. A Copy of the Articles and a copy of these By-Laws will be annexed, as Exhibits, to the Declaration of Condominium (the "Declaration"), which will be recorded in the Public Records of Palm Beach County, Florida. The terms and provisions of the Articles and Declaration shall control wherever the same may conflict herewith.

C. All members of the Association and their invitees, including, without limitation, all present or future owners and tenants of dwelling units in the Condominium ( "Units" ) and other persons using the Condominium or any of the facilities thereof in any manner, are subject to these By-Laws, the Articles and the Declaration.

D. The office of the Association shall be at 6850 Northwest Second Avenue, Boca Raton, Florida 33431, or at such other place as may be established by resolution of the Board of Directors.

E. The fiscal year of the Association shall be the calendar year.

F. The seal of the Association shall bear the name of the Association, the word, "Florida", the words "Corporation Not For Profit", and the year of incorporation. An impression of the seal is as follows:

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II. MEMBERSHIP, VOTING, QUORUM, PROXIES.

A. The qualification of members of the Association (the "Members"), the manner of their admission to membership and termination of such membership, and voting by Members, shall be as set forth in Article IV of the Articles, the provisions of which are incorporated herein reference.

B. A quorum at meetings of Members shall consist of persons entitled to cast a majority of the votes of the entire membership. The joinder of a Member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such person for the purpose of determining a quorum.

C. The vote of the owner(s) of a Unit owned by more than one natural person, as tenants in common, joint tenants (except husband and wife as tenants by the entirety), a partnership, or any other association of natural persons, or by a corporation, a trust, or any other entity shall be cast or otherwise exercised, at all meetings at which members of the Association are entitled to vote or otherwise act, by one natural person designated by the owner(s) of such Unit as the "Primary Occupant" thereof. In each instance where title to a Unit is proposed to be conveyed or is otherwise to become vested in more than one natural person (except a husband and wife as tenants by the entirety), a partnership or any other entity, the prospective owner(s) shall by written instrument acceptable to the Association, designate one natural person as the Primary Occupant. The instrument designating the Primary Occupant shall be filed with the Association, and the person so designated shall be and remain the Primary Occupant of the Unit until such designation has been revoked by written instrument executed by the owner(s) of the Unit or by lawful conveyance of the Unit. The Primary Occupant of the Unit shall be the only person entitled to cast or exercise, in person or by proxy, the vote of the owner(s) of such Unit at any meeting of members or in connection with any action concerning which members of the Association shall be required or allowed to vote or otherwise act.

D. Evidence of the approval or disapproval of the owner(s) of an Unit upon any matter, whether or not the subject of an Association meeting, shall be given to the Association by the same person who would cast the vote of such owner if in an Association meeting.

E. Except where otherwise required under the provisions of the Articles, these By-Laws or the Declaration, or where the same may otherwise be required by law, the affirmative vote of the owners of a majority of the Units represented at any meeting of the Members duly called and at which a quorum is present, shall be binding upon the members.

III. ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP.

A. The annual meeting of Members shall be held, at the office of the Association or such other place in Boca Raton, Florida, as may be specified in the notice of the meeting, on such date as the Board of Directors determines, for the purpose of electing Directors and of transacting any other business authorized to be transacted by the Members.

B. Special meetings of Members shall be held whenever called by the President or Vice President or by a majority of the Board of Directors, and must be called by such officers upon receipt of a written request from Members owning a majority of the Units.

C. Notice of all meetings of Members shall be given by the Secretary or, in the absence of the Secretary, another officer of the Association, to each Member (unless waived in writing). Each notice shall be written or printed and shall state the time and place of and purpose for which the meeting is called. Each notice shall be given to each Member not less than ten (10) days not more than sixty (60) days prior to the date set for the meeting, and shall

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be mailed or delivered personally to each Member. If delivered personally, receipt of the notice shall be signed by the Member indicating the date received. If mailed, such notice shall be deemed properly given when deposited in the United States Mail addressed to the Member at his Post Office address as it appears on the records of the Association, with postage thereon prepaid. Proof of mailing shall be given by the affidavit of the person giving the notice. Any Member may, in writing signed by such Member waive such notice, and such waiver, when filed in the records of the Association, whether before, at or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such Member. If any meeting of Members cannot be held because a quorum is not present, or because a greater percentage of the membership required to constitute a quorum for particular purposes is not present, wherever the latter percentage of attendance may be required as set forth in the Articles, the By-Laws or the Declaration, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum, or the required percentage of attendance if greater than a quorum, is present.

At meetings of Members, the President, shall preside, or, in the absence of a President, the Members present shall select a chairman of the meeting.

E. The order of business at annual meetings of Members, and, as far as practical, at other meetings of Members, shall be:

- (1) Calling of the roll and certifying of proxies.
- (2) Proof of notice of meeting or waiver of notice.
- (3) Reading or waiver of reading of minutes of previous meeting of Members.
- (4) Reports of officers.
- (5) Reports of committees.
- (6) Appointment by Chairman of inspectors of election.
- (7) Election of Directors.
- (8) Unfinished business.
- (9) New business.
- (10) Adjournment.

#### IV. BOARD OF DIRECTORS.

A. The first Board of Directors shall consist of three (3) persons, who shall be officers of Tres Vidas, Inc., the Developer succeeding Boards of Directors shall consist of seven (7) persons. At least a majority of each succeeding Board of Directors shall be members of the Association, or shall be authorized representatives, officers or employees of a corporate member of the Association. When Unit owners other than Tres Vidas, Inc. ( the "Developer" ) own fifteen percent (15%) but less than seventy-five (75%) of the Units that ultimately may be operated by the Association, the Unit owners other than the Developer shall be entitled to elect, in the manner provided in Paragraph B, Article IV of these By-Laws, not less than one-third (1/3) of the members of the Board of Directors. Unit owners other than the Developer shall be entitled to elect, in the manner provided in Paragraph B, Article IV of these By-Laws, not less than a majority of the members of the Board of Directors three years after sales by the Developer have been closed of fifty percent (50%), but less than ninety percent (90%), of the Units that may be operated ultimately by the Association, or three months

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after sales have been closed by the Developer of ninety percent (90%) of the Units that ultimately may be operated by the Association, and none of the others are being offered for sale by the Developer in the ordinary course of business, or when some of the Units have been conveyed to purchasers, and none of the others are being constructed or offered for sale in the ordinary course of business, whichever shall first occur. The Developer shall have the right to elect or designate, in the manner provided in Paragraph B, Article IV of these By-Laws, the members of the Board of Directors which Unit owners other than the Developer are not entitled to elect as long as the Developer holds for sale in the ordinary course of business any Units in a Condominium operated by the Association; and the Developer shall be entitled to elect or designate not less than one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Units in the Condominium. Notwithstanding the foregoing, Developer shall be entitled at any time to waive in writing its rights hereunder, and thereafter to vote in elections for members of the Board of Directors in the same manner as any other unit member of the Association. After Unit owners other than the Developer elect a majority of the members of the Board of Directors, the Developer shall, within a reasonable time and in a manner to be provided in the By-Laws, relinquish control of the Association and shall deliver to the Association all property of the Unit owners and of the Association held or controlled by the Developer.

B. Directors shall be elected in the following manner:

- (1) Commencing with the election of the first Board to succeed the Board comprised of the Subscribers of the Articles, Developer shall designate that number, and the identity, of the members of the Board which it shall be entitled to designate in accordance with the Articles and these By-Laws, and upon such designation by Developer, by written instrument presented to the meeting at which such election is held the persons so designated by Developer shall be deemed and considered for all purposes Directors of the Association, and shall thenceforth hold the offices and perform the duties of such Directors until their successors shall have been elected or designated, as the case may be, and qualified in accordance with the provisions of these By-Laws.
- (2) All members of the Board whom Developer shall not be entitled to designate under these By-Laws shall be elected, by a plurality of the votes cast at the annual meeting of the members, immediately following the designation of the members of the Board whom Developer shall be entitled to designate.
- (3) Vacancies on the Board may be filled, to expire on the date of the next annual meeting, by the remaining Directors; except that, should any vacancy in the Board be created in any directorship previously filled by any person designated by Developer, such vacancy shall be filled by Developer designating, by written instrument delivered to any officer of the Association, the successor Director, who shall fill the vacated directorship for the unexpired term thereof.
- (4) See bylaw amendment (#1)
- (5) In the election of Directors, there shall be appurtenant to each Unit as many votes for Directors as there are

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Directors to be elected; provided, however, that no member or owner of any Unit may cast more than one vote for any person nominated as a Director; it being the intent thereof that voting for Directors shall be non-cumulative.

- (6) In the event that Developer selects any person or persons to serve on any Board, Developer shall have the absolute right at any time, in its sole discretion, to replace any such person or persons with another person or other persons to serve on the Board. Replacement of any person or persons designated by Developer to serve on any Board shall be made by written instrument delivered to any officer of the Association, which instrument shall specify the name or names of the person or persons designated as successor or successors to the persons so removed from the Board. The removal of any Director and designation of his successor shall be effective immediately upon delivery of such written instrument by Developer to any officer of the Association.

The organizational meeting of a newly elected or designated Board shall be held within fifteen (15) days of their election or designation, at such time and place as shall be fixed at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary; provided, that a quorum shall be present.

D. Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegram, at least three (3) days prior to the day named for such meeting, unless notice is waived, and notice shall be posted conspicuously on the Condominium property at least 48 hours in advance, except in an emergency.

E. Special meetings of the Board may be called by the President, and must be called by the Secretary at the written request of one-third of the Directors. Not less than three (3) days notice of a special meeting shall be given to each Director, personally or by mail, telephone or telegram, which notice shall state the time, place and purpose of the meeting.

F. Any Director may waive notice of a meeting before, at or after the meeting, and such waiver shall be deemed equivalent to the giving of notice.

G. A quorum at meetings of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except as may be specifically otherwise provided in the Articles, these By-Laws or the Declaration. If any meeting of the Board cannot be held because a quorum is not present, or because the greater percentage of the Directors required to constitute a quorum for particular purposes is not present, wherever the latter percentage of attendance may be required as set forth in the Articles, these By-Laws or the Declaration, the Directors who are present may adjourn the meeting from time to time until a quorum, or the required percentage of attendance if greater than a quorum, is present. At any adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such Director for the purpose of determining a quorum.

H. The presiding officer of meetings of the Board shall be the President of the Association. In the absence of the presiding officer, the Directors present shall designate one of their number to preside.

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I. All of the powers and duties of the Association shall be exercised by the Board, including those existing under the laws of Florida, the Articles, these By-Laws and the Declaration. Such powers and duties shall be exercised in accordance with the Articles, these By-Laws and the Declaration, and shall include, without limitation, the right, power and authority to:

- (1) Make, levy and collect assessments against Members and Members' Units to defray the costs of the Condominium, and other Common Expenses, and to use the proceeds of assessments in the exercise of the powers and duties of the Association;
- (2) Maintain, repair, replace, operate and manage the Condominium wherever the same is required to be done and accomplished by the Association for the benefit of Members;
- (3) Repair and reconstruct improvements after casualty;
- (4) Make and amend regulations governing the use of the property, real and personal, in the Condominium; provided, that such regulations or amendments thereto shall not conflict with the restrictions and limitations which may be placed upon the use of such property under the terms of the Articles and Declaration;
- (5) Approve or disapprove proposed purchasers and lessees of Units and to exercise or waive the Association's right of first refusal or each proposed sale or lease of a Unit in the manner specified in the Declaration. The President or the Vice President of the Association may, by resolution of the Board, be authorized to approve (but not disapprove) any proposed purchaser lessee, or to waive (but not to exercise) the Association's right of first refusal, and to execute, on behalf of the Association, appropriate documents to evidence same;
- (6) Acquire, own, hold, operate, lease, encumber, convey exchange, manage, and otherwise trade and deal with property, real and personal, including Units, of an in the Condominium, as may be necessary or convenient in the operation and management of the Condominium, and in accomplishing the purposes set forth in the Declaration;
- (7) Contract for the management of the Condominium and in connection therewith to delegate all of the powers and duties of the Association, except those which may be required by the Declaration to have approval of the Board or Members of the Association.
- (8) Enforce by legal means the provisions of the Articles, these By-Laws, the Declaration and all regulations governing use of property of and in the Condominium hereafter adopted.
- (9) Pay all taxes and assessments which are liens against any part of the Condominium other than Units and the appurtenances thereto, and to assess the same against the members and their respective Units subject to such liens.
- (10) Carry insurance for the protection of the members and the Association against casualty and liability.
- (11) Pay all costs of power, water, sewer and other utility services rendered to the Condominium and not billed to the owners of the separate Units.
- (12) Employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

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J. The first Board of Directors of the Association shall be comprised of the three (3) Officers of Tres Vidas, Inc., the Developer who shall serve until their successors are designated by Developer or elected at the first annual meeting of the Members. Should any member of the first Board be unable to serve for any reason, Developer shall have the right to select and designate a successor to act and serve for the unexpired term of the Director who is unable to serve.

K. Directors may be removed from office in the manner provided by law for the removal of directors of Florida corporations not for profit.

#### V. ADDITIONAL PROVISIONS-MEETINGS OF MEMBERS AND DIRECTORS.

A. Notwithstanding anything contained in these By-Laws to the contrary, any meeting of Members or the Board may be held at any place, within or without the State of Florida, designated in the notice of any such meeting, or notice of which is waived.

B. To the extent now or from time to time hereafter permitted by the laws of Florida, the Board may take any action which they might take at a meeting of the Board without a meeting; provided, that a record of all such actions so taken, signed by each Director, shall be filed and retained in the minute book of the Association.

#### IV. OFFICERS.

A. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall deem advisable from time to time. The President shall be elected from the membership of the Board, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. The Board may from time to time elect such other officers, and designate their powers and duties, as the Board may deem necessary to properly manage the affairs of the Association. Officers may be removed from office by the Board.

B. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of President of a corporation not for profit, including but not limited to the power to appoint committees from among the Members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association. He shall have such additional powers as the Board may designate.

C. The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board.

D. The Secretary shall be responsible for the minutes of all proceedings of the Board and the Members. He shall attend to the giving and serving of all notices to the Members and Board and such other notices as may be required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of a corporation not for profit and as may be required by the Board and the President. The Assistant Secretary shall perform the duties of Secretary when the Secretary is absent.

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E. The Treasurer shall be responsible for all of the property of the Association, including funds, securities and evidences of indebtedness. He shall keep the assessment rolls and accounts of the members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer.

F. The compensation of all officers and employees of the Association shall be fixed by the Board. This provision shall not preclude the Board from employing a Director as an employee of the Association, nor preclude contracting with a Director for the management of the Condominium.

#### VII. FISCAL MANAGEMENT.

The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

A. The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each Unit. Such account shall designate the name and mailing address of the owner(s) of each Unit, the amount of each assessment against the owner(s) of each Unit, the amount of each assessment and due date thereof, and all amounts paid, and the balance due upon each assessment.

B. The Board shall adopt, for, and in advance of, each calendar year, a budget showing the estimated costs of performing all of the functions of the Association for the year. Each budget shall show the total estimated expenses of the Association for that year and shall contain an itemized breakdown of the Common Expenses, which shall include, without limitation, the costs of operating and maintaining the Common Elements and Limited Common Elements, wages and salaries of Association employees, management, legal and accounting fees, office supplies, public utility services not metered or charged separately to Units, premiums for insurance carried by the Association and any reserve accounts and/or funds which may be established from time to time by the Board. Each budget shall also show the proportionate share of the total estimated expenses to be assessed against and collected from the owner(s) of each Unit and the due date(s) and amounts of installments thereof. Copies of the proposed budget and proposed assessments shall be transmitted to each Member on or before January 1 of the year for which the budget is made. If any budget is subsequently amended, a copy shall be furnished each affected Member. Delivery of a copy of any budget or amended budget to a Member shall not affect the liability of any Member for any such assessment, nor shall delivery of a copy of such budget or amended budget be considered as a condition precedent to the effectiveness of the budget and assessments levied pursuant thereto. In the event a proposed budget and assessments are not transmitted to each Member by January 1, then the previous year's budgets and assessments will be presumed to carry forward. Nothing herein contained shall be construed as a limitation upon the additional assessment in the event that any budget originally adopted shall appear to be insufficient to pay costs and expenses of operation and management, or in the event of emergencies.

C. The depository of the Association shall be such bank or banks as shall be designated from time to time by the Board, in which all monies of the Association shall be deposited. Withdrawal of monies from such bank(s) shall be only by checks signed by such persons as are designated by the Board.

D. An accounting of the accounts of the Association shall be made and a report thereon shall be prepared, and a copy of the report shall be furnished to each Member not later than April 1 of the year following the year for which the report is made.

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E. Fidelity bonds shall be required by the Board from all officers, employees and/or agents of the Association handling or responsible for Association funds. The amount of such bonds shall be determined by the Directors. The premiums on such bonds shall be paid by the Association.

VIII. PARLIAMENTARY RULES.

Roberts' Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles, these By-Laws or the laws of Florida.

IX. AMENDMENTS TO BY-LAWS

Amendments to these By-Laws shall be proposed and adopted in the following manner:

A. Amendments to these By-Laws may be proposed by the Board, acting upon vote of a majority of the Directors, or by Members owning a majority of the Units in the Condominium, whether meeting as Members or by instrument in writing signed by them.

B. Upon any amendment or amendments to these By-Laws being proposed by the Board or Members, such proposed amendment or amendments shall be transmitted to the President of the Association or acting chief executive officer in the absence of the President, who shall thereupon call a special meeting of the Members for a date not less than thirty (30) days nor more than sixty (60) days before the meeting, and it shall be the duty of the Secretary to give each member written or printed notice of such meeting in the same form and in the same manner as notice of the call of a special meeting of the members is required as herein set forth; provided, that proposed amendments to the By-Laws may be considered and voted upon at annual meetings of the members.

C. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of Members owning not less than two-thirds of the Units in the Condominium. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President and Secretary of the Association, and a copy thereof shall be recorded in the Public Records of Palm Beach County, Florida, within fifteen (15) days from the date on which any amendment or amendments have been affirmatively approved by the Members.

D. At any meeting held to consider such amendment or amendments to these By-Laws, the written vote of any Member shall be recognized if such Member is not present at such meeting in person or by proxy, provided such written vote is delivered to the Secretary at or prior to such meeting.

E. Notwithstanding the foregoing provisions of this Article IX, no amendment to these By-Laws which shall abridge, amend or alter the right of Developer to designate members of each Board of Directors of the Association, as provided in Article IV hereof, may be adopted or become effective without the prior written consent of Developer.

The foregoing were adopted as the By-Laws of Tres Vidas Condominium One, Inc., a Corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on the 20 day of MAY, 1981.

  
David J. Steiner, Secretary

APPROVED:

  
Joseph J. Saviano, President

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EXHIBIT 3

ARTICLES OF INCORPORATION

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# State of Florida

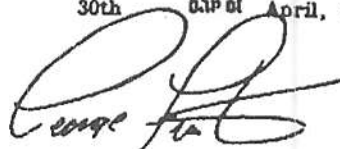


Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of TRES VIDAS CONDOMINIUM ONE, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on April 25, 1980, as shown by the records of this office.

The charter number for this corporation is 752202.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
30th day of April, 1980.



George Firestone  
Secretary of State



CSRS 101 Rev. 2-79

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ARTICLES OF INCORPORATION  
OF  
TRES VIDAS CONDOMINIUM ONE, INC.

FILED  
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SECRETARY OF STATE  
PALM BEACH COUNTY, FLORIDA

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617 of the Florida Statutes and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be TRES VIDAS CONDOMINIUM ONE, INC. For convenience the corporation shall herein be referred to as the Association.

ARTICLE II

PURPOSE

The purpose for which the Association is organized is stated as follows:

1. A condominium known as "Tres Vidas Condominium Number One" is being constructed upon the following lands in Palm Beach County, Florida:

A parcel of land lying in the Southwest one-quarter of Section 32, Township 46 South, Range 43 East, lying and being in the City of Boca Raton, Palm Beach County, Florida, said parcel being more fully described as follows: Commence at the south quarter corner of said Section 32; thence South 89 degrees 13 minutes 8 seconds West, along the southerly boundary of said Section 479.96 feet to the Point of Beginning of the herein described parcel; thence continue South 89 degrees 13 minutes 8 seconds West, 260.00 feet to a point of intersection with the existing Easterly right of way line of Northwest 2nd Avenue, said point lying on a curve concave to the Southwest, having a radius of 2050.00 feet; thence from a tangent bearing North 0 degrees 46 minutes 52 seconds West, run northerly along said curve, thru a central angle of 3 degrees 23 minutes 25 seconds, an arc distance of 121.30 feet to a point of reverse curve concave to the northeasterly having a radius of 1950.00 feet; thence from a tangent bearing North 4 degrees 10 minutes 17 seconds West, run Northerly along said curve thru a central angle of 3 degrees 23 minutes 25 seconds an arc length of 115.38 feet to the end of said curve; thence North 0 degrees 46 minutes 52 seconds West, 402.70 feet along the aforesaid easterly right of way line of Northwest 2nd Avenue to a point of intersection with the existing southerly right of way line of Northwest 70th Street; thence North 89 degrees 13 minutes 08 seconds East, 267.00 feet along said southerly line to a point; thence South 0 degrees 46 minutes 52 seconds East 639.25 feet to a point on the southerly boundary of said Section 32 and also the Point of Beginning.

Containing 3.899 acres.

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hereinafter called the land.

2. The documents creating the condominium provide for the ultimate construction of 36 apartments upon the land, together with certain other improvements. This Association is organized for the purpose of providing a means of administering the condominium by the owners thereof.

3. The Association shall make no distributions of income to its members, directors or officers.

### ARTICLE III

#### POWERS

The powers of the Association shall ~~include~~ and be governed by the following provisions:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

2. The Association shall have all of the powers reasonably necessary to implement the purposes of the Association, including but not limited to the following:

a) To make and collect assessments against members to defray the costs of the condominium.

b) To use the proceeds of assessments in the exercise of its powers and duties.

c) The maintenance, repair, replacement and operation of the condominium property.

d) The reconstruction of improvements after casualty and the further improvement of the property.

e) To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and amendments thereto shall be approved by not less than 75% of the votes of the entire membership of the Association before such shall become effective.

f) To approve or disapprove of proposed purchasers, lessees and mortgagees of apartments.

g) To enforce by legal means the provisions of the condominium documents, these Articles, the By-Laws of the Association and the regu-

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lations for the use of the property in the condominium.

h) To contract for the management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the condominium documents to have approval of the Board of Directors of the membership of the Association.

3. All funds and the titles of all properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the condominium documents.

4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the land.

#### ARTICLE IV

##### MEMBERS

The qualification of members, the manner of their admission and voting by members shall be as follows:

1. All owners of apartments and/or townhouses and owners of unimproved apartment/townhouse building sites in the condominium shall be members of the Association, and no other persons or entities shall be entitled to membership.

2. Membership in the Association shall be established by the recording in the public records of Palm Beach County, Florida, of a deed or other instrument establishing a change of record title to an apartment/townhouse or apartment/townhouse building site in the condominium and the delivery to the Association of a certified copy of such instrument, the new owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated.

3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the apartments/townhouses or apartment/townhouse building sites in the condominium.

4. Members of the Association shall be entitled to one vote for each apartment/townhouse owned by them, and owners of an unimproved apartment/townhouse building site shall be entitled to one vote for each apartment/

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townhouse allowed to be constructed upon the site by the condominium documents. Voting rights will be exercised in the manner provided by the By-Laws of the Association..

ARTICLE V

DIRECTORS

1. The affairs of the Association will be managed by a board of not less than three nor more than ten directors as shall be determined by the By-Laws, and in the absence of such determination shall consist of three directors.

2. Directors of the Association shall be appointed or elected by the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by the By-Laws.

3. The names and addresses of the members of the first board of directors who shall hold office until their successors are elected and have qualified or unit removed are as follows:

Joseph J. Saviano	2420 N.E. 32nd Court	Lighthouse Point, Fla.
John Omega	1254 N.W. 43rd Street	Pompano Beach, Fla.
Mark E. Zenobia	419 Alamanda Drive	Hallandale, Fla.

ARTICLE VI

OFFICERS

The affairs of the Association shall be administered by officers elected by the board of directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the board of directors. The names and addresses of the officers who shall serve until their successors are designated by the board of directors are as follows:

President:	Joseph J. Saviano 2420 N.E. 32nd Court Lighthouse Point, Florida
Vice President and Assistant Secretary:	John Omega 1254 N.W. 43rd Street Pompano Beach, Florida
Secretary-Treasurer:	Mark E. Zenobia 419 Alamanda Drive Hallandale, Fla.

ARTICLE VII

INDEMNIFICATION

Every officer and every director of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of wilful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the board of directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIII

BY-LAWS

The By-Laws of the Association shall be adopted by the board of directors, and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX

REGISTERED AGENT

The street address of the corporation's initial registered office is 900 North Federal Highway, Suite 240, Boca Raton, Florida and the name of the corporation's Registered Agent at that address is RICHARD A. GESCHEIDT.

ARTICLE X

AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. A resolution approving a proposed amendment may be proposed by either the board of directors or by the membership of the Association, and after being proposed and approved by one of such bodies it must be

B3558 P0321

approve' by the other. Such approvals must be by all of the directors and by not less than 75% of the members of the Association. Directors and members not present at the meetings considering the amendment may express their approval in writing.

3. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Palm Beach County, Florida.

#### ARTICLE XI

##### TERM

The term of the Association shall be the life of the condominium, unless the Association is terminated sooner by unanimous action of its members. The Association shall be terminated by the termination of the condominium in accordance with the provisions of the condominium documents.

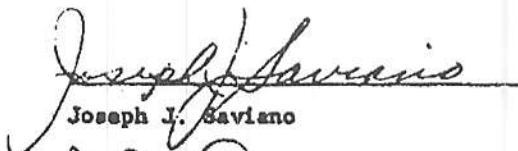
#### ARTICLE XII

##### SUBSCRIBERS

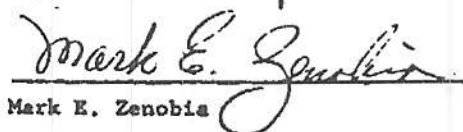
The names and residences of the subscribers of these Articles of Incorporation are as follows:.

Joseph J. Saviano	2420 N.E. 32nd Court	Lighthouse Point, Fla.
John Omega	1254 N.W. 43rd Street	Pompano Beach, Fla.
Mark E. Zenobia	419 Alamanda Drive	Hallandale, Fla.

IN WITNESS WHEREOF, the subscribers have hereto affixed their signatures this 29th day of February, 1980.

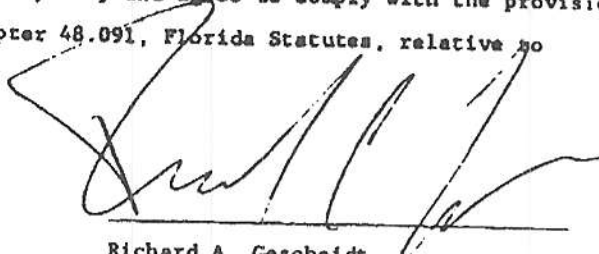
  
Joseph J. Saviano

  
John Omega

  
Mark E. Zenobia

B3858 P0322

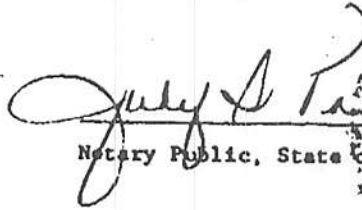
Having been named to accept service of process for the above stated corporation, at place designated in these Articles of Incorporation, I hereby accept to act in the capacity and agree to comply with the provisions of said Chapter 607 and Chapter 48.091, Florida Statutes, relative to keeping open said office.



Richard A. Gescheidt  
Registered Agent  
900 North Federal Highway  
Suite 240  
Boca Raton, Florida 33432

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared JOSEPH J. SAVIANO, JOHN OMAGE and MARK E. ZENOBIA, who after being duly sworn acknowledge that they executed the foregoing Articles of Incorporation for the purposes therein expressed, this 29th day of February, 1980.

  
Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA BY LARGE  
MY COMMISSION EXPIRES NOV. 1, 1981  
BONDABLE THAN GENERAL AND UNDERWRITERS

83558 P0923

Prepared by and return to:

LAW OFFICE  
RICHARD A. GESCHEIDT, P.A.  
800 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33432

JOINDER OF MORTGAGEE

FIDELITY BOND AND MORTGAGE COMPANY, a Pennsylvania corporation, successor by merger to FIDELITY BOND FINANCIAL CORP., a Pennsylvania corporation, the Articles of merger having been filed in the Department of State for the Commonwealth of Pennsylvania on November 19, 1980 with an effective date of November 30, 1980, the owner and holder of a mortgage upon the real property identified in Article I of the preceding Declaration of Condominium of TRES VIDAS CONDOMINIUM NUMBER ONE, said mortgage dated October 10, 1980 and recorded October 10, 1980 in Official Record Book 3382, page 1796 of the Public Records of Palm Beach County, Florida, joins in the making of the foregoing Declaration of Condominium, and the mortgagee agrees that the lien of its mortgage shall be subordinate to all of the terms, conditions and restrictions set forth in said Declaration of Condominium.

Signed, sealed and delivered  
in the presence of:

[Signature]  
[Signature]

FIDELITY BOND AND MORTGAGE COMPANY

BY [Signature]

(Corporate Seal)

STATE OF PENNSYLVANIA )  
COUNTY OF PHILADELPHIA )

The foregoing instrument was acknowledged before me by  
WILLIAM J. MOORE as Senior Vice-President  
FIDELITY BOND AND MORTGAGE COMPANY.

WITNESS my hand and official seal in said County and  
State this 6<sup>th</sup> day of JULY

RECORD VERIFIED  
PALM BEACH COUNTY, FL  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

[Signature]  
NOTARY PUBLIC

My commission  
expires:

WASEN ANN FLEMING, NOTARY PUBLIC  
PHILADELPHIA, PHILADELPHIA COUNTY  
MY COMMISSION EXPIRES 06/30/81  
Member, Pennsylvania Association of Notaries

83580 P0924

CERTIFICATE

This is to certify that the attached is a true copy of a resolution amending the bylaws of Tres Vidas Condominium No. 1, Inc., a condominium pursuant to the Declaration of Condominium filed in the official record book 3558 page 272 of the public records of Palm Beach County, Florida.

Said resolution was approved by two-thirds of the members owning units in Tres Vidas Condominium No. 1, Inc. on March 14, 1986.

In accordance with the requirements of the Declaration of Condominium, and Chapter 718 Florida statutes,

The adoption of the resolution appears upon the minutes of Tres Vidas Condominium No. 1, Inc. and is unrevoked.

Executed at Boca Raton, this 8th day of December, 1986.

Susan D Perkins  
witness

Miriam B. Walling  
Tres Vidas Condominium  
No. 1, Inc.  
By Miriam B. Walling  
its President

9.60

Susan D Perkins  
witness

Attest:  
Ann Marie Chlupsa  
Secretary

State of Florida, County of Palm Beach

I hereby certify that on this day before me an officer duly qualified to take acknowledgments, personally appeared Miriam B. Walling and Ann Marie Chlupsa, President and Secretary, respectively, of Tres Vidas Condominium No. 1, Inc., a Florida nonprofit corporation, in and who executed the foregoing instrument and acknowledge before me that they executed the foregoing instrument in the name of and on behalf of that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officers they are duly authorized by the corporation to do so; and that the foregoing instrument is the certificate of that corporation.

Witness my hand and official seal in the County and State last aforesaid this 8th day of December, 1986.

85204 P1200

This document prepared by  
and return to: Miriam B. Walling  
355 N.E. 5th Avenue  
Delray Beach, FL 33444

JE

Ann Marie Chlupsa  
Notary Public, State  
of Florida

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires June 02, 1989  
BONDED THRU HUCKLEBERRY, SIBLEY &  
HARVEY INSURANCE & BONDS, INC.

87 073002

1987 MAR 13 PM 12:54

RESOLUTION that:

1. Article IV, section B(4), of the bylaws of Tres Vidas Condominium No. 1, Inc. shall be amended to read as follows:

The term for each director's service shall extend until the next annual meeting and thereafter until his successor is duly elected and qualified or until he is removed in the following manner:

Subject to the provisions of s.718.301, any member of the board of administration may be recalled and removed from office with or without cause by the vote or agreement in writing by two-thirds of all the voting interests. A special meeting of the unit owners to recall a member or members of the board of administration may be called by ten percent of the voting interests giving notice of the meeting as required for a meeting of unit owners, and the notice shall state the purpose of the meeting.

a. If the recall is approved by two-thirds of all voting interests by a vote at a meeting, the recall will be effective immediately, and the recalled member or members of the board of administration shall turn over to the board any and all records of the association in their possession within 72 hours after the meeting.

b. If the proposed recall is by an agreement in writing by two-thirds of all voting interests, the agreement in writing shall be served on the association by certified mail. The board of administration shall call a meeting of the board within 72 hours after receipt of the agreement in writing and shall either certify the written agreement to recall a member or members of the board, in which case such member or members shall be recalled effective immediately and shall turn over to the board within 72 hours any and all records of the association in their possession, or proceed as described in subparagraph c.

c. If the board determines not to certify the written agreement to recall a member or members of the board, or if the recall by a vote at a meeting is disputed, the board shall within 72 hours, file with the division a petition for binding arbitration pursuant to the procedures in s.718.1255. For the purposes of this section, the unit owners who voted at the meeting or who executed the agreement in writing shall constitute one party under the petition for arbitration. If the arbitrator certifies the recall as to any member or members of the board, the recall will be effective upon service of the final order of arbitration upon the association. If the association fails to comply with the order of the arbitrator, the division may take action pursuant to s.718.501. Any member or members so recalled shall deliver to the board any and all records of the association in their possession within 72 hours of the effective date of the recall.

B5204 P1201

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

CERTIFICATE

87 116070

1987 APR 20 PM 4:21

This is to certify that the attached is a true copy of a resolution adding to the bylaws of Tres Vidas Condominium No. 1, Inc., a condominium pursuant to the Declaration of Condominium filed in the official record book 3558 page 272 of the public records of Palm Beach County, Florida.

Said resolution was unanimously approved by the Board of Directors members of Tres Vidas Condominium No. 1, Inc. on March 31, 1987.

In accordance with the requirements of the Declaration of Condominium, and Chapter 718 Florida statutes,

The adoption of the resolution appears upon the minutes of Tres Vidas Condominium No. 1, Inc. and is unrevoked.

Executed at Boca Raton, this 15th day of April, 1987.

*Miriam B. Walling*  
witness

*Miriam B. Walling*  
witness

*Diane S. Adelson*  
Tres Vidas Condominium  
No. 1, Inc.  
By Diane S. Adelson  
its President

Attest:

*Catherine Clark*  
Secretary

State of Florida, County of Palm Beach

I hereby certify that on this day before me an officer duly qualified to take acknowledgments, personally appeared Diane S. Adelson and Catherine Clark, President and Secretary, respectively, of Tres Vidas Condominium No. 1, Inc., a Florida nonprofit corporation, in and who executed the foregoing instrument and acknowledge before me that they executed the foregoing instrument in the name of and on behalf of that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officers they are duly authorized by the corporation to do so; and that the foregoing instrument is the certificate of that corporation.

Witness my hand and official seal in the County and State last aforesaid this 15th day of April, 1987.

85250 P0522

This document prepared by  
and return to: Miriam B. Walling  
355 NE 5th Ave #6  
Delray Beach, FL 33444

*Cynthia M. [Signature]*  
Notary Public, State  
of Florida

My commission expires

Notary Public, State of Florida at Large  
My Commission Expires June 02, 1989  
BONDED THRU MUCKLEBERRY, SIBLEY &  
HARVEY INSURANCE & BONDS, INC.

RESOLVED that:

1. Article X of the bylaws of Tres Vidas Condominium No. 1, Inc. shall be added to read as follows:

X. RULES AND REGULATIONS

For most of us, regulations, restrictions and standards of conduct are not necessary. We are confident that we all have an innate desire to treat each other with mutual respect, courtesy, dignity and congeniality. We have established these standards as guidelines for compatible, comfortable and harmonious living at Tres Vidas.

These standards conform with our Certificate of Incorporation, our bylaws and the Tres Vidas Declaration of Condominium and they are not intended to supersede these documents not to alter any of your legal rights or obligations as owners in Tres Vidas.

Observance of these standards by each owner, his family and guests are the responsibility of the owner. Violations should be brought to the attention of our President, in writing. Disagreements concerning interpretations or violations will be referred to your Board of Directors for consideration and appropriate action.

Maintenance assessments are payable quarterly in advance and shall be due on the first day of January, April, July and October. All owners are required to pay when due. After fifteen (15) days delinquency invoices will be mailed. Assessments unpaid for over thirty (30) days shall bear interest of ten percent (10%) from due date until paid.

Building

Owner shall not make any structural additions or alterations to his unit, or to common elements without written consent of the Association.

Written approval from the Board of Directors or assigned committee must be obtained before making the following alterations and additions including all types of material and color to be used.

Patio Enclosures  
Screening of Atriums  
Installation of a Jacuzzi  
Affixing Materials to Floor Surface  
(patio or atrium extending beyond gate  
with paint or permanent substance such as tile)  
Hurricane Shutters  
Planting of Shrubs or Trees  
(outside confines of unit such as around patio)

Maintenance of the above additions are the responsibility of the unit owner.

Windows and doors may be tinted provided a mirror reflecting type film is not used. Window and door treatments must be installed within thirty (30) days of owner or tenant occupying unit. Blinds, drapes and verticals used for this purpose must be of neutral color facing outward to coordinate with the complex coloring.

Owner or tenant will show no signs, advertisement, notices of any type or shall not erect an exterior T.V. antenna or aerial on his unit or any common elements. (Units are wired for cable and T.V. antenna is in crawl space).

#### Swimming Pool and Pool Area

Anyone using the pool is required to do so in a manner considerate of others and to comply with the following regulations.

Use of the pool is restricted to owners, their guests and tenants. Owners' and tenants' guests are described as those persons who are visiting the owner or tenant, not friends or relatives who may wish to use the pool at any time.

Pool will be open for use between the hours of 9:00 am and 9:00 pm.

Owners and their guests using the swimming pool do so at their own risk.

Showers must be taken immediately before entering the pool and all sun tan oils removed.

Floats, rafts, underwater gear, toys or similar items are not permitted in the pool except float aids that are attached to the bather's body.

Shouting, running, diving and playing games around the pool area is prohibited.

All objects must be removed from the pool area when not being used. All users are requested to return chairs and lounges to their proper places after use.

No glass articles are to be taken into the pool area. All refuse must be placed in trash containers.

Pets are absolutely not permitted in the pool or pool area.

Children under 15 years of age are not allowed in the pool area or the pool unless attended by an adult.

Lights should be turned off after use in the shower, sauna and rest rooms.

Kitchen facilities or pool area may be used for special occasions only with permission of the Board of Directors. Clean up after use is the responsibility of the parties using the facilities.

BY 150 10000

## Pets

No pets other than domestic animals such as dogs, cats and birds are permitted to be housed by a unit owner. Tenants may not have pets of any kind. Only one cat or dog is permitted providing it does not weigh more than fifteen (15) pounds and this pet may not be replaced.

The housing of a pet is subject to termination by the Board of Directors if the pet becomes a nuisance or the pet owner does not conform to the following rules.

Pets must be leashed or carried at all times when outside the confines of its owner's unit.

The pet owner is responsible for the immediate removal in a sanitary manner of deposits left by the pet.

No dog or cat may be left in the unit unattended for any period of time if the animal creates a nuisance to other residents.

Under no circumstances are pets permitted in the pool area.

## Garbage

All garbage should be in tightly closed plastic bags and placed in one of the dumpsters located in the center and north entrance of the complex. Loose garbage remains in the container causing odor and decay which creates a health hazard to all and subject to fine by the City of Boca Raton. Covers are to be closed after garbage is placed in the container.

Pickup is scheduled for Tuesday and Friday mornings.

Boxes, cartons and magazines go into the dumpster. Large cartons should be broken down and placed in the container.

Newspapers should be bundled and placed next to the dumpster for pickup on Wednesdays.

## Parking and Vehicles

Legally parked vehicles are those that are parked in the following manner:

Residents' vehicles parked in their unit's garage or driveway

Guests' vehicles parked in guest parking

Any other parking will be considered illegal parking. At no time is parking on the grass allowed, on the common elements or frontage grass along N.W. 2nd Avenue. This parking destroys the grass, damages the sprinkler heads and breaks the underground pipes.

Parking along the roadways within the complex is not allowed. In case of emergency, fire trucks and other emergency vehicles must have unblocked access to each unit.

No resident is allowed to park any car belonging to their household in guest parking. Guest vehicles are defined as those vehicles belonging to persons who are on the condominium property at the invitation of a resident. A guest is defined as a person who is on the premises for a few hours or as a person who is a houseguest of a resident for a few days. Continued and prolonged parking in guest parking by a guest may redefine him as a resident and subject his vehicle to resident rules and regulations.

Cars illegally parked will be towed away at the vehicle owner's expense.

No trucks, boats, boats on trailers, or recreational vehicles such as trailers, RV's, motor homes, or campers are permitted to park on the complex premises.

Oil and water leakage from cars must be held to an absolute minimum. It is the responsibility of the unit owner or his tenant to clean up spills. Driveways not kept in a reasonably clean manner will be cleaned by the Association and the charges will be assessed to the unit owner.

#### Selling or Leasing Units

An application for the prospective new owner or lessee must be completed and returned to the Committee.

The Admissions Committee of the Board of Directors will review the application and interview the applicants.

Upon approval, required certificates or letters will be provided.

Approval will not be granted to a unit in arrears for any regular or special assessment.

The fee for processing is \$50.00.

There can be only one (1) lease per twelve (12) month period.

No units will be leased to tenants with pets.

Tenants cannot sub-lease a unit and no individual rooms may be rented and no transient tenants (roommates) may be accommodated. The unit may only be occupied by the lessee as stated on the application, his family and guests.

#### Complaints

All complaints are to be made to the President in writing at:

6850 NW 2nd Avenue, Box 37  
Boca Raton, FL 33431

BY 150 70200

ENFORCEMENT OF RULES

IN THE EVENT THERE IS A CONTINUAL OR WILLEFUL VIOLATION OF ANY OF THE RULES, THE BOARD OF DIRECTORS MAY ELECT TO TAKE LEGAL ACTION TO ENFORCE THESE RULES. THE COST OF THE LEGAL ACTION MAY BE CHARGED, IN ACCORDANCE WITH THE CONDOMINIUM DOCUMENTS, TO THE OWNER WHO VIOLATES THE RULES. PLEASE TRY TO GOVERN YOURSELF ACCORDINGLY.

Tres Vidas Condominium Association

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

( 5250 P0521

Prepared by:

Return to:

JUL-19-1990 03:00pm 90-208116

Tres Vidas Condominium One, Inc.  
6850 N.W. 2nd Ave.#37  
Boca Raton, Fl. 33487

ORB 6522 Pg 1700

CERTIFICATE

This is to certify that the attached is a true copy of a resolution adding to the bylaws of Tres Vidas Condominium One, Inc. a condominium pursuant to the Declaration of Condominium filed in the official record book 3558 page 272 of the public records of Palm Beach County, Florida.

Said resolution was unanimously approved by the Board of Directors members of Tres Vidas Condominium One, Inc. on June 26, 1990.

In accordance with the requirements of the Declaration of Condominium, and Chapter 718 Florida statutes,

The adoption of the resolution appears upon the minutes of Tres Vidas Condominium One, Inc., and is unrevoked.

Executed at Boca Raton, this 16<sup>th</sup> day of July 1990

11.10

\_\_\_\_\_

Witness

\_\_\_\_\_

Tres Vidas Condominium One, Inc.  
By James F. Cleary its Pres.

\_\_\_\_\_

Witness

Attest:

\_\_\_\_\_

State of Florida, County of Palm Beach

I hereby certify that on this day before me an officer duly qualified to take acknowledgments, personally appeared James F. Cleary and Doris J. Podina, President and Treasurer, respectively, of Tres Vidas Condominium One, Inc., a Florida nonprofit corporation, in and who executed the foregoing instrument and acknowledge before me that they executed the foregoing instrument in the name of and on behalf of that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officers they are duly authorized by the corporation to do so; and that the foregoing instrument is the certificate of that corporation.

Witness my hand and official seal in the county and State last aforesaid this 16<sup>th</sup> day of July 1990

*Janice R. Brumbaugh*  
Notary Public, State of  
Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. OCT. 31, 1993  
BORNED THRU GENERAL INS. UND.

Resolved that:

1. Article X of the bylaws of Tres Vidas Condominium One, Inc.  
shall be added to read as follows:

X RULES AND REGULATIONS

A twenty five dollar (\$25) late fee on assessments fifteen  
(15) days past due, and an additional twenty five dollars (\$25)  
every thirty (30) days thereafter until all charges are paid in  
full.

Tres Vidas Condominium One, Inc.  
6850 N.W. 2nd Ave.#37  
Boca Raton, Fl. 33487

ORB 6292 Pg 17

prepared by: Return to: CERTIFICATE

This is to certify that the attached is a true copy of a resolution adding to the bylaws of Tres Vidas Condominium One, Inc. a condominium pursuant to the Declaration of Condominium filed in the official record book 3558 page 272 of the public records of Palm Beach County, Florida.

Said resolution was unanimously approved by the Board of Directors members of Tres Vidas Condominium One, Inc. on December 5, 1989.

In accordance with the requirements of the Declaration of Condominium, and Chapter 718 Florida statutes,

The adoption of the resolution appears upon the minutes of Tres Vidas Condominium One, Inc., and is unrevoked.

Executed at Boca Raton, this // day of December 1989.


11.10

Jeanette Krull  
Witness

James F. Cleary  
Tres Vidas Condominium One, Inc.  
By James F. Cleary, its Pres.

Jeanette Krull  
Witness

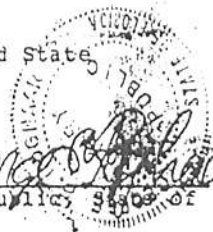
Attest:

Doris Podina  


State of Florida, County of Palm Beach

I hereby certify that on this day before me an officer duly qualified to take acknowledgments, personally appeared James F. Cleary and Doris J. Podina, President and Treasurer, respectively, of Tres Vidas Condominium One, Inc., a Florida nonprofit corporation, in and who executed the foregoing instrument and acknowledge before me that they executed the foregoing instrument in the name of and on behalf of that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officers they are duly authorized by the corporation to do so; and that the foregoing instrument is the certificate of that corporation.

Witness my hand and official seal in the county and State last aforesaid this // day of December, 1989.

George ...  
Notary Public, State of Florida  


My Commission Expires:

May 31, 1991

RESOLVED that:

1. Article X of the bylaws of Tres Vidas Condominium One, Inc. shall be added to read as follows:

X RULES AND REGULATIONS

Selling or Leasing Units

Should the unit be leased at the time of sale: (1) said lease must be terminated in agreement by the owner and lessee. or (2) no new or renewal lease maybe entered into within twelve (12) months from the expiration of the existing lease.

An owner, upon leasing a unit, should inform the prospective lessee that, should he/she list the unit for sale, there is the possibility that the lessee will have to terminate the lease agreement prior to the one (1) year lease term.

Lease renewals require the approval of the Board of Directors. In the event the present lessee intends to renew the lease, the Board requests such information be received, in writing with a copy of the renewal lease, thirty (30) days prior to the lease expiration date. Otherwise, the Board will assume the present renter (s) have vacated the unit, and note their records accordingly.

A single, one (1) year lease may be executed per unit, in a twelve (12) month period, unless a renter is evicted by order of the Board. If a renter moves of his/her own free will during the lease term, the unit owner may not lease to another tenant for the remaining portion of the previous lease. Should this occur, the new lessee will be considered an illegal resident and face eviction by the Board with all legal costs to be charged to the unit owner.