

This instrument was prepared by
and should be returned to:
Matthew Zifrony, Esq.
Tripp Scott, P.A.
110 S.E. 6th Street, 15th Floor
Fort Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE
BYLAWS OF
NOVA GARDENS CONDOMINIUM ASSOCIATION, INC.**

The undersigned, as the President of Nova Gardens Condominium Association, Inc. (the "Association") and as the Secretary and keeper of the minutes and records of the Association, certify that:

1. The following is a true and accurate copy of an amendment to the bylaws of the Association, as set forth in the Declaration of Condominium (the "Declaration") of the Association as described in O.R. Book 8129 at Page 365 of the Official Records of Broward County, Florida, including all exhibits and amendments thereto, if any, duly adopted at a meeting of the shareholders of the Association duly called and held on Sept 17, 2002 and approved by the directors of the Association at a meeting of the directors duly called and held on Sept 17, 2002:

**AMENDMENT TO THE
BYLAWS OF
NOVA GARDENS CONDOMINIUM ASSOCIATION, INC.**

(Additions are indicated by underline; deletions by ~~strikethrough~~)

Article IX., Section 1., of the By-Laws of Nova Gardens Condominium Association, Inc. is hereby completely deleted and the remaining "Section 2." subheading is deleted as follows:

ARTICLE IX

ACQUISITION OF UNITS

~~Section 1. Voluntary Sale or Transfer. Upon receipt of an Owner's written notice of intention to sell or lease, as described in the Declaration, the Board shall have full power and authority to consent to the transaction as specified in said notice, or to designate a person other than the Corporation to purchase or lease the Unit without having to obtain the consent of the Membership. The Board shall have the further right to designate the Corporation as being "willing to purchase, lease or rent", upon the proposed terms, upon the Board's adoption of a resolution to the Membership recommending such purchase or leasing. Notwithstanding the adoption of such resolution and such designation by the Board, the Corporation shall not be bound and shall not purchase or lease, except upon the authorization and approval of an affirmative vote of a majority of Voting Members present at any regular or special meeting of Owners.~~

~~Section 2. Acquisition on Foreclosure.~~

Article XVII., Section 4.(a), of the By-Laws of Nova Gardens Condominium Association, Inc. is amended as follows:

(a) An Owner shall occupy and use his Unit as a single family private dwelling, for himself, the members of his family, his social guests, and for no other purposes. The maximum number of people that shall be allowed to live in a Unit at one time shall be equal to the number of bedrooms located in such Unit multiplied by two (2). Therefore, for example, no more than six (6) people may live in a Unit containing three (3) bedrooms. For purposes of this section, "bedroom" does not include a living room or other room which has been converted into a sleeping quarters, such as a room containing a foldout bed or couch or cot or air mattress or any temporary sleeping item or device.

2. The number of shares of the Association outstanding at the time of adoption was 120, and the number of shares entitled to vote thereon was 120.

3. The number of shares voted in favor of such amendment was 62, and the number of shares voted against such amendment was 9.

4. The number of directors of the Association at the time of adoption was 4, and the number of directors who voted thereon was 4.

5. The number of directors who voted in favor of such amendment was _____, and the number of directors who voted against such amendment was _____.

Dated: 9-17-02, 2002.

Nova Gardens Condominium Association, Inc.

By: *Anthony Pitrelli*
Name: Anthony Pitrelli
Title: President

By: *Florence Schernoff*
Name: Florence Schernoff
Title: Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20 day of September 2002, by Anthony Pitrelli, as President of Nova Gardens Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation and who is personally known to me or who has produced _____ as identification.

Case Marie Waldron

Notary Public, State of Florida

Serial Number:

My Commission Expires:




★ Anne Marie Waldron
★ My Commission CC924037
★ Expires May 21, 2004

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25 day of September 2002, by Florence Schernoff, as Secretary of Nova Gardens Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation and who is personally known to me or who has produced _____ as identification.

 Marie Waldron

Notary Public, State of Florida

Serial Number:

My Commission Expires:



Anne Marie Waldron
★ My Commission CC924037
Expires May 21, 2004