

TO: Each Member Phase III of the Fairway Villas of
Miles Grant

FROM: The Board of Directors

SUBJECT: Amendments to By-Laws (Voted on by Unit Owners on
March 7, 1984 at the Annual Meeting)

Under the Condominium Act Florida Statute #718, all Condominiums are governed by an Association of Members. In the Case of Phase III, 46 Owner-Members.

The following rules and regulations have been approved and endorsed by your Board of Directors, and approved by the general membership at their annual meeting, and are effective May 1, 1984. If anything contained in these regulations is in conflict with the Fairway Villas of Miles Grant Condominium III, Inc., Condominium Documents, the Condominium Documents will prevail.

These regulations are designed to conform to Article XII of the By-Laws and Articles XI, XII, and XVIII of the Declaration of Condominiums of the Fairway Villas of Miles Grant Phase III, Inc. The intent is to make living in your Villas pleasant and comfortable as well as to protect the value of your investment.

Objectionable behavior is not acceptable even if it is not specifically covered in the Regulations. Violations of the Regulations by owner's employees, guests, children, or pets are the responsibility of the owner.

Regulations will be enforced as follows:

1. Complaints of violations are to be made to the Board of Directors in writing.
2. Violations will be called to the attention of the violator in writing.
3. The Board will assess a fine for repeated violations.

PUBLIC AREAS

1. Walkways and driveways shall not be obstructed or used for any purpose other than entering or leaving the buildings.
2. Neither the public areas of the condominium nor the exterior of any building shall be altered in appearance by any individual owner or group of owners unless the Board of Directors has, in writing specifically approved the plans for such alterations.
3. All traffic signs and posted speed limits shall be strictly observed by owners and guests.

4. Lawn furniture shall be kept on the lawns and not be used when in actual use.
5. Electric golf carts, velocipedes, baby carriages, scooters, or similar vehicles shall not be parked and shall not be allowed to stand in parking spaces, public passageways, or other common areas unless such areas are specifically set aside by the Board of Directors for such purpose. Further, no house trailers, boat trailers, boats, camping trailers, campers, trucks, or other similar vehicles shall be parked in the parking areas, driveway or carport, provided however, that while loading or unloading, trucks and other vehicles may be parked temporarily in designated driveways. Only with permission of the Board of Directors, light weight noncommercial vans, i.e., people carriers, are permitted and considered in the same category as station wagons but are not to be used for sleeping, changing clothes, etc. Motorbikes, mopeds and motorcycles are restricted to transportation use only and not allowed to stand in parking spaces, public passageways, or other common areas.
6. Bicycles shall be ridden or walked only on streets. Riding on grassed areas is strictly prohibited.
7. All notices to be displayed on bulletin boards must be approved by the Board of Directors before insertion.
8. No door to door soliciting is permitted.
9. Our limited parking areas are to be used only by guests or those using the pool.
10. All problems pertaining to exterior of villas must be reported to the Board of Directors for their approval.
11. Permission must be obtained from the Board of Directors before initiating or replacing any plantings in the common areas.

PETS

1. Owner is responsible for his pet not making a nuisance of itself, including excessive barking.
2. Pets are absolutely forbidden in the pool, recreation, or golf course areas.
3. Each pet owner must be equipped with a pooper-scooper (or tissue) and plastic bag when walking his pet and must immediately clean up after it.

NOISE AND DISTURBANCE

1. Ball playing and games are strictly prohibited in near proximity to residential units where grass or plantings can be damaged or residents disturbed.
2. Noise of all kinds shall be kept low enough so as not to disturb neighbors. Likewise, nothing shall be done that might interfere with the rights, comfort, or convenience of other owners or occupants.
3. Proper coverings shall be installed at Villa windows and doors within a reasonable time after occupancy.

WINDOWS

1. No awnings, ventilators, or air conditioning devices shall be installed without proper approval of the Board of Directors.
2. No mops, laundry, clothing, cleaning cloths, bathing attire, towels, rugs, or doormats may be hung from any window, door, driveway or carport, nor exposed on any part of the buildings. Anything protruding beyond exterior walls of buildings to be approved by the Board of Directors.
3. No signs, notices, or advertising shall be placed in the windows, on the doors, or any other exterior of the buildings, exclusive of the official bulletin boards.

POOL

1. Use of the pool is strictly at the swimmer's own risk.
2. Pool hours shall be from 8:00 A.M. to 10:00 P.M.
- *3. A shower must be taken before entering the pool and upon re-entering the pool if oil or tanning lotion is used. However, this shower is not to be used as a personal bathing facility for shampooing and overall body soaping.
- *4. Diving or jumping into the pool is forbidden.
- *5. No glass or breakable containers are to be used in the pool area.
6. Children under 16 must be accompanied by an adult whenever in the pool area.
7. No rafts, floats, scuba gear, or fins may be used in the pool. Life vests are permitted.

* State Regulations.

O R
BOOK 601 PAGE 1510

POOL - (continued)

8. No ball playing, running, shouting, or excessive noise in the pool area is permitted.
9. Individuals (both male and female) walking to and from the pool must wear a "cover-up" over their bathing suit; regulation swim wear only at the pool - no cut-off jeans or substitutes permitted. Infants must wear protective waterproof covering over their diapers while in the pool.
10. To minimize staining the pool furniture while wearing wet bathing suits or suntan lotions or creams, the furniture must first be covered with a large towel.
11. Pool parties may be held provided prior arrangements have been made with the President or Vice-President of the Board or Social Director
12. Pool furniture shall not be removed from the pool area without specific approval of the Board of Directors.
13. House guests have unlimited privileges to use the pool, provided they observe all rules. Regarding local guests - the host must be present at the pool with the guest. The host should limit a local guest to minimal visits to the pool per month.

SALES, LEASES, AND OTHER CONVEYANCES

1. Condominium residences were conceived to provide individual ownership and occupancy in multi-unit structures. They were not conceived for overnight occupancy or short term rentals; such occupancy creates difficult security problems and, in most instances, an inconvenience to permanent residents. Accordingly, the rental period for any unit shall be a minimum of three months and limited to one rental per calendar year.
2. The provisions of Article XII of Declaration of Condominium, Fairway Villas of Miles Grant Phase III shall apply to all unit sales, leases/rentals. Said provisions may be enforced by legal proceedings, or by any legal means calculated to produce compliance.
OR
BOOK 601 PAGE 1511
3. Owner shall present to the Board of Directors, in writing, thirty (30) days in advance, notice of intention to sell or lease/rent his villa, complete with name and present address of intended purchaser or lessee/tenant, according to Article XII. Said prospect to be investigated by the Board and notice of its decision, signed by an officer of Phase III, in writing, shall be furnished to seller/orlessor/landlord promptly. Owner, lessor/landlord to pay the sum of Ten Dollars (\$10.00) costs for each original investigation, plus reimbursement for any unusual costs expended by the Board conducting such investigation.

SALES, LEASES, ETC. (continued)

- 4. If an owner shall lease, rent, or otherwise permit use of his unit, he shall remain liable for the performance of all the covenants and agreements in the Condominium Documents and these Rules and Regulations. The owner shall provide a copy of these rules and regulations to the user of his unit; such copy to be displayed in a prominent place in the unit involved.
- 5. The Board of Directors must be informed whenever a villa is to be occupied by relatives or friends in owners absence.

24 MAY 3 11:07
 FAIRWAY VILLAS
 MARTIN COUNTY FLORIDA

STATE OF FLORIDA)
)
 COUNTY OF MARTIN)

THIS IS TO CERTIFY THAT THE ABOVE AMENDMENTS TO BY-LAWS HAVE BEEN APPROVED BY AND ENDORSED BY THE BOARD OF DIRECTORS OF FAIRWAY VILLAS OF MILES GRANT, PHASE III, AND APPROVED BY UNIT OWNERS AT THEIR ANNUAL MEETING.

BY: Arthur J. Kamm
 President

ATTEST: Janet H. Slote
 Secretary

WITNESS my hand and official seal in the State and County aforesaid this 3rd day of May, 1984.

SEAL



D.R. BOOK 601 PAGE 1512

Joseph L. Cerquemoni
 NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 MY COMMISSION EXP: AUG 24, 1987
 BONDED THRU GEN. INSURANCE UND

FAIRWAY , AS OF MILES GRANT ASSOCIATION, C.

649353

5276 S. E. SEA ISLAND WAY

STUART, FLORIDA 33494

AMENDMENTS TO BY-LAWS, approved at the Annual Meeting of the Unit Owners on March 4, 1987.

1.2 The fiscal year of the Association shall be the fiscal year, July 1 to June 30.

2.2 Annual Meeting. The annual members' meeting shall be held on the first Wednesday in March each year at 7:30 p.m. local time in the Miles Grant Clubhouse or at such other place in Stuart, Florida as the President or a majority of the board of directors shall determine; provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day which is not a holiday.

The balance of the paragraph shall remain the same.

6.2 Budget. The board of directors shall adopt a budget for each fiscal year, July 1 to June 30, that shall include the estimated funds required to defray the common expense and to provide and maintain funds for the foregoing accounts to good accounting practices as follows:

The balance of the paragraph shall remain the same

6.3 Assessments. Assessments against the unit owners for their shares of the items of the budget shall be made by the board of directors for the fiscal year annually in advance on or before March 20 preceding the year for which the assessments are made.

The balance of the paragraph shall remain the same.

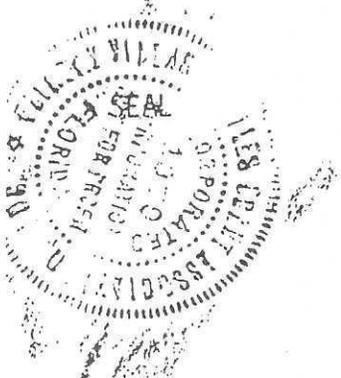
6.7 An audit of the accounts of the Association shall be made annually by any qualified accountant, and a copy of the audit report shall be furnished to each member no later than October 1 of the year following the year for which the audit is made.

STATE OF FLORIDA)
COUNTY OF MARTIN)

THIS IS TO CERTIFY THAT THE ABOVE AMENDMENTS TO BY-LAWS HAVE BEEN APPROVED BY AND ENDORSED BY THE BOARD OF DIRECTORS OF FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC., PHASE III, AND APPROVED BY UNIT OWNERS AT THEIR ANNUAL MEETING HELD ON MARCH 4, 1987

BY William L. Hicks
William L. Hicks, President

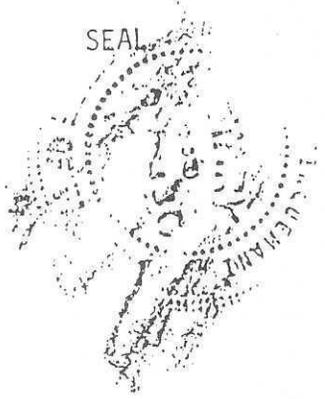
ATTEST Jean Asher
Jean Asher, Secretary



WITNESS my hand and official seal in the State and County aforesaid this 31st day of March, 1987.

Dorothy L. Copenhaver
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSION EXP: AUG 24, 1987
BONDED THRU GEN. INSURANCE UND



FILED
CLERK OF DISTRICT COURT
BY WRC
D.C.

87 APR 2 P12: 24

FILED
MILES GRANT ASSOCIATION
COUNTY OF MARTIN, FLA.

**CERTIFICATE OF AMENDMENT
 TO THE
 BYLAWS
 OF
 FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC.**
 (a corporation not-for-profit under the laws of the State of Florida)

The By-Laws of Fairway Villas of Miles Grant Association, Inc., were recorded in the public records of Martin County, Florida at Official Records Book 471, Page 1505, et. seq., as amended at Official Records Book 713, Page 2271, et. seq. The same By-Laws are amended as approved by the membership by vote sufficient for approval at the Unit Owners Meeting held on March 4, 1981 at the Miles Grant Country Club.

1. Article 3 - Directors, is amended to read as follows:

3.1 Membership: The affairs of the Association shall be managed by a Board of seven (7) Directors.

3.3 Term: The term of each Director's service shall be for two (2) years until his successor is duly elected and qualified or until removed in the manner elsewhere provided.

(THE BALANCE OF ARTICLE 3 REMAINS UNCHANGED)

2. The foregoing Amendments to the By-laws were adopted as approved by the membership by vote sufficient for approval at a meeting of the Unit Owners' held on March 4, 1981.

3. The adoption of these amendments appear upon the minutes of said meeting and is unrevoked.

4. All provisions of the By-laws for Fairway Villas of Miles Grant Association, Inc. are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 8th day of May, 2002.

WITNESSES:

Gwen Rose
 Witness Signature

Gwen Rose
 Printed Name of Witness

Vicki Tuccillo
 Witness Signature

Vicki Tuccillo
 Printed Name of Witness

Gwen Rose
 Witness Signature

Gwen Rose
 Printed Name of Witness

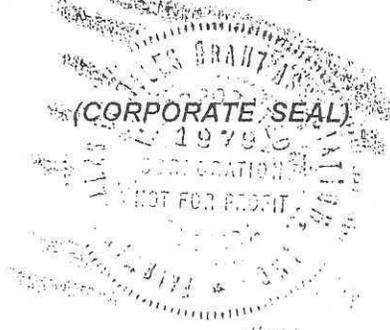
Vicki Tuccillo
 Witness Signature

Vicki Tuccillo
 Printed Name of Witness

FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC.,

By: William L. Hicks
 William L. Hicks, President

By: Sandra Hicks
 Sandra Hicks, Secretary



INSTR # 1572247 OR BK 01645 PG 2949 RECD 05/16/2002 08:38:37 AM
 MARSHA EWING MARTIN COUNTY DEPUTY CLERK S Phoenix

CERTIFICATE

Fairway Villas of Miles Grant Association, Inc., by its duly authorized officers, hereby certifies that the Amendments to the By-laws, a copy to which this is attached hereto, were duly and regularly adopted and passed by a vote sufficient for approval by the membership at a meeting of the Unit Owners held on March 4, 1981 at the Miles Grant Country Club.

WITNESSES:

FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC.,

Gwen Rose
Witness #1 Signature

Gwen Rose
Printed Name of Witness

Vicki Tuccillo
Witness #2 Signature

Vicki Tuccillo
Printed Name of Witness

Gwen Rose
Witness #1 Signature

Gwen Rose
Printed Name of Witness

Vicki Tuccillo
Witness #2 Signature

Vicki Tuccillo
Printed Name of Witness

By: William L. Hicks
William L. Hicks, President

By: Sandra Hicks
Sandra Hicks, Secretary

CORPORATE SEAL



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on the 8th day of May, 2002, by WILLIAM L. HICKS as President and SANDRA HICKS as Secretary of FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC., who are personally known to me, or who have produced identification [Type of Identification: _____].



Notarial Seal

OFFICIAL NOTARY SEAL
KATHLEEN E YOHO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC957653
MY COMMISSION EXP. AUG. 28, 2004

Kathleen E. Yoho
Notary Public
KATHLEEN E. YOHO
Print, Type or Stamp Name of Notary
My Commission Expires: AUG. 28, 2004

Record and Return to:
Jane L. Cornett, Esquire
Cornett, Gooze, Ross & Earle, P.A.
P.O. Box 66
Stuart, Florida 34995-0066
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STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 8th day of May, 2002, by WILLIAM L. HICKS, as President, and SANDRA HICKS, as Secretary of FAIRWAY VILLAS OF MILES GRANT ASSOCIATION, INC., who are personally known to me or who have produced identification [Type of Identification: _____].

OFFICIAL NOTARY SEAL
KATHLEEN E YOHO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC957653
MY COMMISSION EXP. AUG. 28, 2004

SEAL

Kathleen E. Yoho
Signature of Notary

KATHLEEN E. YOHO
Print. Type or Stamp Name of Notary
My Commission Expires: AUG. 28, 2004