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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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**BOARD RESOLUTION
FOR THE AMENDMENT
OF THE COMMUNITY STANDARDS FOR
BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, Article VII, Section 1(b) of the Association's By-Laws provides the Association with the authority to promulgate and enforce Rules and Regulations governing the use of the Property, which includes both the Common Areas and individual Lots;

WHEREAS, Article XIII of the Declaration provides the Association, through the Architectural Control Committee (ACC), with the authority to approve or disapprove of all improvements within the Property, including imposing Community Standards on all additions, alterations and improvements to the Property;

WHEREAS, Article I, Section 23 of the Declaration provides that the Community Standards may be established by the Association and/or the ACC and may relate to architectural control;

WHEREAS, Article XIII, Section 2 of the Declaration provides that any Community Standards imposed by the Association or the ACC shall be specifically enforceable and shall have the effect of covenants as if set forth verbatim in the Declaration;

WHEREAS, the Association and ACC wishes to amend the Community Standards to create uniformity in the types of mailboxes that are constructed upon the individual Lots within the Association;

WHEREAS, the Association and ACC do not wish to force current members to replace any mailboxes that are in good condition;

THEREFORE, be it resolved as follows:

1. Any new purchaser of a Lot within the Association shall be required to replace the existing mailbox on the Lot with the type of mailbox approved by the Association, as more fully described and shown in the attached Exhibit "A" to this Board Resolution.
2. Any current owner of a Lot within the Association who desires to replace his or her existing mailbox, shall replace said mailbox with the type of mailbox approved by the Association, as more fully described and shown in the attached Exhibit "A" to this Board Resolution. Further, any owner who is required to replace his or her mailbox because it is not in a proper state of repair, shall replace said mailbox with the type of mailbox approved by the Association, as more fully described and shown in the attached Exhibit "A" to this Board Resolution.

3. Any replacement of a mailbox must take place within thirty (30) days of either (1) any new purchaser closing on a Lot within the Association; or (2) any current owner removing an existing mailbox, for any reason, from his or her Lot.

4. In the event that a current owner has transferred title to his or her Lot by purchase or any other process, said owner shall provide the purchaser of the Lot with prior notice of the requirements of this Board Resolution such that all prospective and new owners of a Lot within the Association will be deemed to have notice of the requirements under this Board Resolution to replace the existing mailbox on his or her Lot.

**BOCA ISLES SOUTH PROPERTY OWNERS
ASSOCIATION, INC.**

Date

BY: _____
Robert Wyman, President

Date

BY: _____
Chairperson, Architectural Control Committee

This instrument prepared by:
Steven G. Rappaport, Esq.
Sachs, Sax & Klein, P.A.
Suite 4150, 301 Yamato Road
Boca Raton, FL 33431

CERTIFICATE
LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC.

STATEMENT OF MARKETABLE TITLE ACTION
UNDER CHAPTER 712, FLA. STAT.

STATE OF FLORIDA)
 : ss.:
COUNTY OF PALM BEACH)

Before me, the undersigned authority, did personally appear Jean S. Pasqua and Ann C. Siegel as President and Secretary of LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC. ("Association"), who being duly sworn, did depose and state:

1. On April 4, 2006, the Board of Directors of Association caused a Statement of Marketable Title Action to be mailed to the members of Association. A copy of the aforesaid Notice is attached hereto as Exhibit "A" and incorporated herein.

2. On April 17, 2006, at a meeting of the Board of Directors at which a quorum was present and acting throughout, at least two-thirds (2/3) of the total number of Directors of Association approved the preservation of the Lucerne Lakes Master Declaration of Covenants and Restrictions, as recorded in Official Records Book 2935, Page 769 in the Public Records of Palm Beach County, Florida, as provided in the Notice attached as Exhibit "A", and Chapter 712, Fla. Stat.

3. The approval of the preservation of the Master Declaration of Covenants and Restrictions appears in the records of Association.

FURTHER AFFIANTS SAYETH NAUGHT.

Witnesses (as to both):

Lisa H. [Signature]
1st Witness

Lisa H. [Signature]
Printed Name

LUCERNE LAKES MASTER
HOMEOWNERS ASSOCIATION, INC.

By:

Jean S. Pasqua
Signature
Jean S. Pasqua President

Barbara E. Sonner
2nd Witness

BARBARA E. SONNER
Printed Name

ATTEST:

Ann C. Siegel
Signature

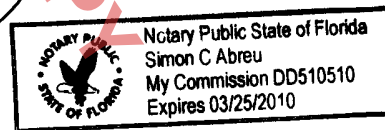
Ann C. Siegel, Secretary
Printed Name

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 17TH day of APRIL, 2006 by JEAN PASQUA, as President, and ANN SIEGEL, as Secretary of LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the Association. They are personally known to me or have produced _____ as identification.

[Signature]
NOTARY PUBLIC, State of Florida

M:\Association\Lucerne Lakes Master\Certificate of Marketable Title Action 3-13-06.wpd



AFFIDAVIT
OF
MAILING NOTICE
OF
MEETING OF THE BOARD OF DIRECTORS
OF
LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC.
("Association")

STATE OF FLORIDA)

: ss.:

COUNTY OF PALM BEACH)

I, Ann C. Siegel, being Secretary of the Association, do hereby state and affirm as follows:

1. That I caused to be placed in the United States Mail, first class, postage prepaid, on the 4th day of April, 2006, the Notice of Meeting of the Board of Directors of Association to be held on April 17, 2006, addressed to the members of record of the Association, at their latest addresses on file with the Association, a true copy of which Notice is attached hereto and made a part hereof.

Ann C. Siegel

Printed Name: Ann C. Siegel
Title: Secretary

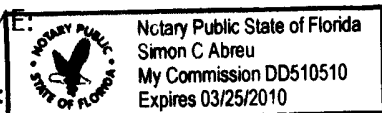
The foregoing instrument was acknowledged before me this 4th day of APRIL, 2006, by ANN C. SIEGEL, as Secretary of LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the Corporation. He/she is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

PRINT/STAMP/TYPE NAME:

COMMISSION EXPIRES:

COMMISSION NUMBER:





Associated Property Management
of the Palm Beaches, Inc.

LUCERNE LAKES MASTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

NOTICE

MONDAY, APRIL 17, 2006

The Board of Directors of the Lucerne Lakes Master Homeowners' Association, Inc. will hold a regular Board Meeting on Monday, April 17, 2006, at 10:15 A.M. at the South Swim Clubhouse, 4400 Lucerne Lakes Boulevard. The purpose of this meeting is to discuss the general business of the Association. All unit owners are strongly encouraged to attend.

The Board of Directors
Lucerne Lakes Master Homeowners' Association, Inc.

AGENDA

1. Call to Order/Calling of the Roll
2. Proof of Due Notice of Meeting
3. Reading and Disposal of Previous Meeting's Minutes
4. Treasurer's Report
5. Manager's Report
6. Committee Reports
 - a. C.O.P. – Ralph Hirsch
 - b. Landscaping
7. Open Forum
8. Old Business
 - a. Re-recording of Documents MRTA – Vote
 - b. Bathroom facilities for maintenance men
 - c. Annual Meeting date correction
 - d. Report of repairs throughout community
9. New Business
 - a. Signage from Symphony Builders
 - b. Copies of LLH Documents to Board members
 - c. Overpayment from Phase II on Special Assessment
10. Adjournment

RE-CERTIFICATION OF COVENANTS

Under the recently enacted amendments to Chapter 712, Fla. Stat., by the State Legislatures, our Covenants must be re-certified in the present form. The Lucerne Lakes Master Homeowners Association Board of Directors will be asked to re-certify our Covenants. The Board will vote on the re-certification and at least 2/3rds of the Board must approve the following motion:

RESOLVED, that the Lucerne Lakes Master Declaration of Covenants and Restrictions, recorded in Official Records Book 2935, page 769 et seq, of the Public Records of Palm Beach County, Florida, together with all amendments thereto, shall be preserved pursuant to Chapter 712, Fla. Stat.

The yes vote will set our Covenants for thirty years. At the Board Meeting which will be held on Monday, April 17, 2006 at 10:15 a.m. at the South Swim Clubhouse, 4400 Lucerne Lakes Blvd., the following will be enacted:

STATEMENT OF MARKETABLE TITLE ACTION

The Lucerne Lakes Master Homeowners Association, Inc. ("Association") has taken action to ensure that the Lucerne Lakes Master Declaration of Covenants and Restrictions, recorded in Official Records Book 2935, page 769 et seq., of the Public Records of Palm Beach County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Fla. Stat., to be recorded in the Public Records of Palm Beach County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

Jean S. Pasqua, President
April 3, 2006