Instr# 120247801 , Page 1 of 2, Recorded 06/02/2025 at 01:30 PM Broward County Commission

This Instrument Prepared by and Return to: Rachel E. Frydman, Esq. RACHEL E. FRYDMAN, PA 9825 Marina Boulevard, Suite 100 Boca Raton, FL 33428 954-227-3916

## CERTIFICATE OF AMENDMENT TO THE BYLAWS FOR WHITTIER TOWERS APARTMENTS ASSOCIATION, INC.

THIS AMENDMENT is made this <u>J3rd</u> day of May 2025, by WHITTIER TOWERS APARTMENTS ASSOCIATION, INC., (hereinafter "ASSOCIATION") pursuant to the Amended and Restated Bylaws of Whittier Towers Apartments Association, Inc. (hereinafter "BYLAWS"), which has been duly recorded in the Public Records of Broward County, Florida at Instrument #117776049 Pages 1 through 29.

WHEREAS, at a duly called and noticed meeting of the membership of ASSOCIATION, held on May 21, 2025, the BYLAWS was amended by a majority vote of the membership;

WHEREAS, the Amendments set forth herein are for the purpose of amending the BYLAWS;

WHEREAS, the Amendments set forth herein do not materially or adversely alter the proportionate voting interest appurtenant to any parcel, do not increase the proportion or percentage by which a parcel shares in the common expenses of the ASSOCIATION, nor impair the rights and priorities of any lienors or mortgagees:

NOW, THEREFORE, the undersigned hereby certify that the Amendments to the BYLAWS set forth herein are a true and correct copy of the Amendments as amended by the membership:

1. Amendment to Article XIV of the Bylaws, by adding Section 10, as set forth in the proposed language below. (Additions are noted as <u>underlined</u> and deletions are noted as <u>strikeout</u>).

"Section 10. NO SMOKING. Smoking of any kind, including the use of cigarettes, cigars, electronic cigarettes, vaping devices, marijuana or any other substance, is prohibited on the entirety of the cooperative property, including in all common areas, cat walks, common ground, and inside the units of the cooperative property. However, smoking will be permitted no less than 50 feet from outside the front door of the building. Any violation of this prohibition may result in the levying of fines, suspension of use privileges, and/or legal action."

Except as proposed above, all other terms and conditions of Article XIV of the Bylaws, shall remain unchanged and in full force and effect according to their terms.

IN WITNESS WHEREOF, the Association has caused these Amendments to the Bylaws of WHITTHER TOWERS APARTMENTS ASSOCIATION, INC. to be executed by the duly authorized officer on this
WHITTIER TOWERS APARTMENTS ASSOCIATION, INC.
CAN La de la
WANCY J. HOARD President
By: Xacce W La Contra de la Contra del Contra de la Contra del la Contra de la Contra del la Contra de la Contra del la Contra de la Contra de la Contra del la Contra de la Contra de la Contra del la Contra de la
witnessed by:
KATHY GALUITO Cosmo (1) Illiams
Printed Name Witness 1  Ya Huy Jalullo  Printed Name Witness A  Printed Name Witness A  Printed Name Witness A  Printed Name Witness A
Tathy Salullo 2001 et 200
Signature Signature
O .
STATE OF FLORIDA )
COUNTY OF BROWARD )
THE FOREGOING instrument was sworn to and acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29 day of May, 2025, by
,
WITNESS my hand and official seal at the County and State aforesaid this 27 day of May, 2025.
Houseup Mediliea
Notary Public
My commission expires:
Notary Public State of Florida  Jenny A. Medina Ospina  My Commission HH 359826  Expires 2/8/2027