OFFERING CIRCULAR

FOR

LAUREL OAKS, A CONDOMINIUM

IN

BOCA WEST

THIS OFFERING CIRCULAR CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM APARTMENT. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS AND SALES MATERIALS. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. REFER TO THIS OFFERING CIRCULAR AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.

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OFFERING CIRCULAR AND ATTACHMENTS

FOR

LAUREL OAKS, A CONDOMINIUM

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OF

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ATTACHMENT "1"

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

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EXHIBITS TO DECLARATION OF CONDOMINIUM

EXHIBIT	TITLE
A	LEGAL DESCRIPTION OF PHASE I LAND
B	PHASE I SURVEY (SITE PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS)
C	LEGAL DESCRIPTION OF PHASE II LAND
D	LEGAL DESCRIPTION OF PHASE III LAND
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L	ARTICLES OF INCORPORATION OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.
M	BY-LAWS OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

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DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

HARLAND DEVELOPMENT, LTD. a Florida Limited Partnership, authorized to do business in the State of Florida (the "Developer"), as the owner in fee simple of the "LAND" (as hereinafter defined), hereby makes this Declaration of Condominium of LAUREL OAKS, a Condominium (the "Declaration") to be recorded amongst the Public Records of Palm Beach County, Florida, where the LAND is located and states and declares:

I SUBMISSION STATEMENT

Developer is the owner of record of the LAND (as legally described on Exhibit A to this Declaration of Condominium and incorporated by reference herein) and does hereby submit the LAND and the improvements thereon to Condominium ownership pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1978 (the "Act"). This is a "phase condominium" as contemplated by Section 718.403 of the Act. The plan for development of the four (4) phases of this Condominium is set forth in Article VIII hereof.

All restrictions, reservations, covenants, conditions and easements contained herein shall constitute covenants running with the land or equitable servitudes upon the land as the case may be, and shall be binding on each Apartment Owner, his heirs, personal representatives, successors and assigns. Both the burdens imposed and the benefits provided shall run with the title to each Apartment and their appurtenant interests in the Common Elements as defined herein.

II NAME

The name by which the Condominium created hereby (the "Condominium") and the Condominium Property are to be identified is:

LAUREL OAKS, A CONDOMINIUM

III DEFINITIONS

The terms used in this Declaration and in all its exhibits and all amendments thereof, shall have the meanings stated in the

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Condominium Act of 1978 and as follows unless the context otherwise requires.

A. "Act" means the Condominium Act, Chapter 718, Florida Statutes, 1978.

B. "Apartment" means a part of the Condominium Property as described in the Act and is that portion of the "Condominium Property" (as hereinafter defined) which is subject to exclusive ownership.

C. "Apartment Owner" means the owner or owners of an Apartment and may include a corporation or other legal entity.

D. "Articles" and "By-Laws" means the Articles of Incorporation and By-Laws of the "Association" (as hereinafter defined).

E. "ARVIDA CORPORATION" is the master planner of the BOCA WEST resort community. ARVIDA CORPORATION has developed certain condominiums and villages within BOCA WEST, but is not the Developer of LAUREL OAKS. LAUREL OAKS is being constructed by HARLAND DEVELOPMENT, LTD., "Developer" (as hereinafter defined), on a tract of land purchased from the ARVIDA CORPORATION within the BOCA WEST resort community.

F. "Assessment" means a share of funds required for the payment of "Common Expenses" (as hereinafter defined), which from time to time is assessed against an Apartment Owner.

G. "Association" means LAUREL OAKS CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, organized to administer the Condominium and having as its members the Apartment Owners.

H. "Board" means the Board of Directors of the Association.

I. "Common Elements" means the portion of the Condominium Property not included within the Apartments; the term "Common Elements" when used in these Condominium Documents, shall mean both Common Elements and Limited Common Elements unless the context otherwise specifically requires.

J. "Common Expenses" means the expenses for which the Apartment Owners are liable to the Association as set forth in various sections of the Act and in the "Condominium Documents" (as hereinafter defined) and includes:

(1) the expenses for the operation, maintenance, repair or replacement of the Common Elements, costs of carrying out the powers and duties of the Association, cost of fire and extended coverage insurance; and

(2) any other expenses designated as Common Expenses from time to time by the Board of Directors of the Association.

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(3) any valid charge against the Condominium Property as a whole.

K. "Condominium Documents" means in the aggregate this Declaration, the Articles and By-Laws of the Association, and all of the instruments and documents referred to therein and executed in connection with the Condominium.

L. "Condominium Property" means the lands and personal property that are subjected to condominium ownership, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the Condominium.

M. "Declaration" means this document.

N. "Developer" means HARLAND DEVELOPMENT LTD, a Florida limited partnership, its successors and assigns.

O. "Limited Common Elements" means those Common Elements which are reserved for the use of a certain Condominium Apartment or Apartments to the exclusion of other Apartments, as specified in this Declaration of Condominium.

IV DESCRIPTION OF IMPROVEMENTS AND PLANS

This is a phase development which is fully described in Article VIII of this Declaration.

Phase I of LAUREL OAKS consists of one (1) residential building containing sixty-two (62) apartments, together with the subject lands, as more particularly described in this Declaration. The building will be equipped with all pertinent electrical, elevator, plumbing and air-conditioning facilities as provided in the plans and specifications of the Developer.

A. Survey, Plot Plans and Graphic Description of Improvements.

Attached as Exhibit B hereto is the "Survey, Plot Plan and Graphic Description of Improvements" for Phase I which includes a survey of the Phase I land, a graphic description of the improvements on which the Apartments and Common Elements are located and a plot plan thereof (all of which are herein collectively referred to as the Phase I Survey).

(1) The improvements upon the land will be constructed substantially in accordance with the plans and specifications

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prepared by the Developer's architect; a portion of the plans is included in Exhibit B.

The identification, location and dimensions of each Apartment and the Common Elements appear on the aforementioned exhibit. Together with this Declaration, they are in sufficient detail to identify the Common Elements, each Apartment, and its location and dimensions. The legend and notes contained in Exhibit B are incorporated herein and made a part hereof by reference.

(2) Apartment Building. The Condominium includes sixty-two (62) residential apartments identified on Exhibit B.

(3) Other Improvements. The Condominium includes landscaping, automobile parking areas, bike paths and other facilities located substantially as shown upon the plans and specifications such as the pools and sauna baths. However, the bike paths are for the exclusive use and benefit of all owners withing BOCA WEST.

B. Amendment of Plans.

(1) Alteration of Apartment plans. The Developer reserves the right to change the interior design and arrangement of all Apartments as long as Developer owns the Apartment so changed and altered, provided such change shall be contained in an amendment to this Declaration, and provided further, that an amendment for such purpose need be executed and acknowledged only by the Developer and need not be approved by the Association, its Officers, Directors and members, or Apartment Owners, whether or not elsewhere required for an amendment to this Declaration.

Developer reserves the right to alter the boundaries between Apartments so long as Developer owns the Apartment so altered; to increase or decrease the number of Apartments and to alter the boundaries of the Common Elements, as long as the Developer owns the Apartments abutting the Common Elements where the boundaries are being altered, provided no such change shall be made without amendment of this Declaration, and provided further, that an amendment for such purpose need be executed and acknowledged only by the Developer and approved by the institutional mortgagee of an

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institutional first mortgage covering the Apartment affected, whether the said Apartments are encumbered by original mortgages, or whether they are included in an overall construction mortgage on the Condominium Property but such amendment shall not require the approval of the Association, its Officers, Directors or members, or Apartment Owners.

C. Apartment Boundaries. Each Apartment shall include that part of the building containing the Apartment that lies within the boundaries of the Apartment, which boundaries are as follows:

(1) Upper and lower boundaries. The upper and lower boundaries of an Apartment shall be the following boundaries extended to an intersection with the perimetrical boundaries:

(a) Upper boundaries - the horizontal plane of the undecorated finished ceiling..

(b) Lower boundaries - the horizontal plane of the undecorated finished floor.

(2) Perimetrical boundaries. The perimetrical boundaries of the Apartment shall be the vertical planes of the undecorated finished interior of the walls bounding the Apartment extended to intersection with each other and with the upper and lower boundaries. Provided, however, all glass and other transparent and/or translucent material, insect screens and screening in windows and doors and the material covering other openings in the exterior walls of the Apartments shall be construed to be within the boundaries or limits and part of the Apartment exclusively served by such windows, doors and other openings.

D. The construction of the Condominium residences is not substantially completed. Developer covenants that the Condominium residences will be completed substantially in accordance with the Phase I Survey attached as Exhibit B. Upon completion of the improvements, the Developer shall file and place of public record an amendment to this Declaration, together with a final Phase I Survey, which will contain a certification of a surveyor as to the completed construction. The certification shall be as required in Chapter 718.104(4)(e) of the Act, but the amendment shall be signed

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and acknowledged by the Developer alone, pursuant to its rights to amend the Declaration as set forth in Article VIII.

V LIMITED COMMON ELEMENTS

A. The areas reserved for the use of certain Apartment Owners or a certain Apartment Owner to the exclusion of other Apartment Owners, are designated as "Limited Common Elements" and are shown and located on Exhibit B. Any expense for the maintenance, repair or replacement relating to Limited Common Elements shall be treated as and paid for as part of the Common Expenses of the Association unless otherwise specifically provided in this Declaration and Exhibits attached hereto. Should said maintenance, repair or replacement be caused by the Apartment Owner, his family, guests, servants or invitees, he shall be responsible therefor, and the Association shall have the right to levy an assessment against the Owner of said Apartment, which assessment shall have the same force and effect as all other special assessments.

B. The Developer shall assign specific parking spaces to the Apartment Owners in this Condominium. All parking spaces are located within the parking area shown and designated on Exhibit B. Each condominium apartment shall be entitled to the exclusive use of at least one (1) parking space by the Developer. When a specific parking space is assigned to an Apartment Owner, it shall be deemed a Limited Common Element for the exclusive use of the Apartment Owner.

A portion of the parking spaces may be for the use of guest parking and/or additional parking spaces for condominium apartments in the Condominium as determined by and pursuant to the Rules and Regulations adopted by the Association. Each parking space is given an identifying number or letter and no parking space bears the same identifying number or letter as any other parking space.

The Association shall have the authority to make reasonable regulations for the control of automobile parking and the use of parking spaces; provided, however, that the use shall be limited to the residents of the Condominium and their guests.

The Developer retains the exclusive right to construct covered parking structures in its sole discretion until such time

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as Developer has conveyed title to all Apartments in all phases of LAUREL OAKS. Developer shall have the right to assign covered parking spaces to particular Apartments for additional consideration paid by Apartment Owner or purchaser.

C. The tenant storage lockers located on each floor of the Condominium, having the same identifying number as the Apartment, shall be deemed a Limited Common Element for the exclusive use of that Apartment Owner.

VI SHARES IN COMMON EXPENSES, COMMON SURPLUS AND COMMON ELEMENTS

Subject to the provisions of Article VIII of this Declaration, entitled Plan of Phase Development, the Owner of each condominium apartment in Phase I shall own an undivided share and interest in the Condominium Property, which share and interest shall be appurtenant to the Apartment, said undivided interest in the Condominium Property and Common Elements is set forth on the "Schedule of Percentage Interest in Common Elements, Common Expenses and Common Surplus" attached as Exhibit G.

Subject to the provisions of Article VIII of this Declaration, entitled Plan of Phase Development, the Common Expenses shall be shared and the common surplus shall be owned by all Apartment Owners at LAUREL OAKS in the percentages as set forth on Exhibit G.

The fee title to each condominium parcel shall include both the condominium apartment and the above respective undivided interest in the Common Elements and common surplus, said undivided interest in the Common Elements and common surplus to be deemed to be conveyed or encumbered with its respective condominium apartments. Any attempt to separate the fee title to a condominium apartment from the undivided interest in the Common Elements and common surplus appurtenant to each Apartment shall be null and void.

VII VOTING RIGHTS OF APARTMENT OWNERS

There shall be one (1) person with respect to each Apartment ownership who shall be entitled to vote at any meeting of the Association, and such person shall be known (and is herein referred to) as a "Voting Member". If an Apartment is owned by more than one (1) person, the owners of said Apartment shall designate one (1)

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of them as the Voting Member, or in the case of a corporate owner, an Officer or employee thereof shall be the Voting Member. The designation of the Voting Member shall be made as provided by and subject to the provisions and restrictions set forth in the By-Laws of the Association. The vote of a condominium apartment is not divisible.

VIII PLAN OF PHASE DEVELOPMENT

A. (1) The Developer is developing the land according to a plan of development (the "LAUREL OAKS PLAN") as set forth in this Article VIII as a phase condominium as provided for by Section 718.403 of the Act. The Phase I land and improvements thereon, as described on the Phase I Survey, constitute the first phase ("Phase I") of the Condominium. In addition to Phase I, the Developer anticipates that certain other portions of adjacent land and any improvements now or hereafter located thereon (which is hereinafter referred to as "Phase I Phase III and Phase IV") may, by an amendment to this Declaration, executed by the Developer alone as provided in Section 718.403(6) of the Act ("Amendment"), be added as part of the Condominium pursuant to this Declaration. If and when Phases II, III and IV are added and made a part of the Condominium, the Condominium Property shall be enlarged and expanded so as to encompass and include the portions of the adjacent property, improvements thereon including the Apartments, the Common Elements and all easements and rights appurtenant thereto which are intended for use in Phases II, III and IV as set forth on the "Phase II, Phase III and Phase IV Surveys" hereinafter defined.

(2) Attached hereto and made a part hereof as Exhibit F is the Plot Plan which shows thereon the configuration of Phases I, II, III and IV, their locations on the land and the improvements to be located thereon. If and when Phases I III and IV are completed and submitted to condominium ownership, the Condominium will consist of four (4) buildings (referred to as the "Buildings") containing a total of two hundred (200) apartments.

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(3) Phase II, when and if submitted to condominium ownership by the recording of an amendment shall consist of the portion of the adjacent land more particularly described on Exhibit C attached hereto and made a part hereof (the "Phase II Land"), and those improvements including, but not limited to, the building and parking facilities more particularly set forth on the "Phase II Survey" attached hereto as Exhibit H and hereby made a part hereof.

(4) Phase III, when and if submitted to condominium ownership by the recording of an amendment shall consist of the portion of the adjacent land more particularly described on Exhibit D attached hereto and made a part hereof (the "Phase III Land"), and those improvements including, but not limited to, the building and parking facilities more particularly set forth on the "Phase III Survey" attached hereto as Exhibit I and hereby made a part hereof.

(5) Phase IV, when and if submitted to condominium ownership by the recording of an amendment shall consist of the portion of the adjacent land more particularly described on Exhibit E attached hereto and made a part hereof (the "Phase IV Land"), and those improvements including, but not limited to the building, parking facilities, recreational areas, more particularly set forth on the "Phase IV Survey" attached hereto as Exhibit J and hereby made a part hereof.

B. There are reflected on the Phase II, III and IV Surveys certain areas designated as "Limited Common Elements". These Limited Common Elements are Common Elements which are reserved for the exclusive use of the Apartment Owners in Phases II, III and IV respectively, their family members, invitees, licensees and guests. The Association shall be responsible for the maintenance, repair or replacement of the Limited Common Elements and all Apartment Owners in the Condominium shall be assessed for such maintenance, repair or replacement in the same manner as with all other Common Elements.

C. The number and general size of the Apartments to be included in Phases II, III and IV, if and when submitted to condominium ownership by the recording of an amendment, is described on

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Exhibit K, attached hereto and hereby made a part hereof.

D. Exhibit G lists the percentage ownership in the Common Elements of each Apartment in the Condominium if and when Phases II, III and IV are added by the amendments.

E. Completion of Phases II, III and IV will have the impact of increasing the number of Apartments in the Condominium and consequently the number of persons using the Common Elements. However, regardless of whether Phases II, III or IV are developed, each Apartment in the Condominium shall have one (1) vote in the Association.

F. (i) The latest date of completion of Phase II, if submitted to condominium ownership by amendment, is March 1, 1981.

(ii) The latest date of completion of Phase III, if submitted to condominium ownership by amendment, is October 1, 1981.

(iii) The latest date of completion of Phase IV, if submitted to condominium ownership by amendment, is May 1, 1982.

G. In addition to the swimming pool and related facilities being constructed as part of Phase I, if Phase III is constructed and submitted to condominium ownership by amendment, the Developer shall construct a similar swimming pool and related facilities as more fully described on the Phase III Survey. Both swimming pools and related facilities may be used by apartment owners in all phases of LAUREL OAKS.

H. The Developer shall notify all Apartment Owners of the commencement of construction of Phases II, III and IV. However, Developer reserves the absolute right, in its sole discretion, not to develop and add Phases II, III or IV. In the event that Developer decides not to add Phases II, III or IV, Developer shall give notice of such decision to all Apartment Owners and shall also file amongst the Public Records of Palm Beach County, Florida, a statement that Developer has terminated the LAUREL OAKS PLAN ("Termination Statement"), which statement shall set forth the total number of Apartments in the Condominium. The effect of filing the termination statement shall be that the portion of the land not submitted to condominium ownership pursuant to the LAUREL OAKS PLAN as of the

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filing of the termination statement shall not become part of the Condominium. Any notice required by the provisions of this Paragraph H shall be by certified mail addressed to each Apartment Owner at the address of his Apartment or at his last known address as set forth on the books of the Association.

I. Notwithstanding anything contained in this Declaration to the contrary, no portion of Phase II, III or IV shall be affected or encumbered by this Declaration unless and until the amendment is recorded amongst the Public Records of Palm Beach County, Florida.

J. Time share estates shall not be created with respect to apartments in any phase of LAUREL OAKS.

IX THE ASSOCIATION

A. The operation of the Condominium shall be by the LAUREL OAKS CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit. Each Apartment Owner shall become a member of the Association upon acquiring title to an Apartment and shall terminate membership upon the conveyance of said Apartment. Copies of the Articles and By-Laws of the Association are attached hereto as Exhibits L and M respectively, and are hereby made a part hereof.

B. The Association is responsible for the operation of the Condominium and has been organized to maintain, operate and manage the Condominium and own, operate, lease, sell, trade and otherwise deal with the Condominium, the buildings and the improvements located therein, all in accordance with the Condominium Documents.

X EASEMENTS

A. Easements in all phases of the Condominium

Developer declares that the Apartment Owners, their family members, guests, licensees and invitees shall have the right to use and enjoy the driveways, roadways, walks and other rights-of-way comprising a portion of the Common Elements within all phases of the Condominium, now or hereafter submitted to condominium ownership, as shown on the plot plan attached hereto as Exhibit F for ingress, egress and pedestrian and vehicular traffic to and from all phases, and to and from public ways and dedicated streets; for the furnishing of any and all utility services; and for the purpose of providing access for governmental services. The Association is duly authorized to execute such instruments as may be required to

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effectuate or further establish the easements described in this Article X.

B. Perpetual Nonexclusive Easement to Public Ways.

The roadway and parking portions of the Common Elements (to the extent such areas are not assigned to Apartments as apartment parking spaces as more particularly described in Article V of this Declaration) and any walks or other rights-of-way in this Condominium as shown on the Phase I Survey or hereafter located within this Condominium shall be, and the same are hereby declared to be, subject to a perpetual nonexclusive easement for ingress and egress and access to, over and across the same to public ways, including dedicated streets, which easement is hereby created in favor of all the Apartment Owners in the Condominium in all of LAUREL OAKS now or hereafter existing for their use and for the use of their family members, guests, invitees and licensees and the Developer for all proper and normal purposes and for the furnishing of services and facilities for which the same are reasonably intended. The Association shall have the right to establish the rules and regulations governing the use and enjoyment of the Common Elements and all easements over and upon same.

C. Easements and Cross-Easements on Common Elements.

Inasmuch as the Condominium constitutes a part of LAUREL OAKS, the Common Elements of the Condominium shall be and the same are hereby duly declared to be subject to perpetual nonexclusive easements in favor of the balance of LAUREL OAKS and the Owner or Owners of any portions thereof, including the Developer, their family members, guests, invitees or licensees, to and from all portions of LAUREL OAKS for ingress and egress, and for the installation, maintenance, construction and repair of facilities, including, but not limited to, electric power, telephone, sewer, water, gas, drainage, irrigation, lighting, television transmission, security, garbage and waste removal and the like. The Developer, for itself, its nominees and the Association, reserves the right

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to impose upon the Common Elements henceforth and from time to time such additional easements and cross-easements for any of the foregoing purposes as it deems to be in the best interests of and necessary and proper for the Condominium and the balance of LAUREL OAKS. This grant of easement includes the right to install and maintain all necessary equipment upon the Condominium Property and to enter upon the Condominium Property to service it.

D. Easement for Encroachments.

All the Condominium Property, including any portion of the LAND which, together with the improvements thereon, is hereafter submitted to condominium ownership as Phases II, III and IV, shall be subject to easements for encroachments, which now or hereafter exist, caused by settlement or movement of any improvements upon the Condominium Property or improvements contiguous thereto or caused by minor inaccuracies in building or rebuilding of such improvements. The above easements shall continue until such encroachments no longer exist.

XI APPORTIONMENT OF TAX OR SPECIAL ASSESSMENT IF LEVIED AND ASSESSED AGAINST THE CONDOMINIUM AS A WHOLE

A. In the event that any taxing authority having jurisdiction over this Condominium shall levy or assess any tax or special assessment against this Condominium as a whole as opposed to levying and assessing such tax or special assessment against each Apartment and its appurtenant undivided interest in the Common Elements, as now provided by law (herein called the "New Total Tax"), then such new total tax shall be paid as a Common Expense by the Association, and any taxes or special assessments which are to be so levied shall be included in the budget of the Association, or shall be separately levied and collected as a special assessment by the Association against all of the Apartment Owners. Each Apartment Owner shall be assessed by and shall pay to the Association a percentage of the new total tax equal to that Apartment Owner's percentage interest in the Common Elements. In the event that any new total tax shall be levied, then the assessment by the Association shall separately specify and identify the portion of

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such assessment attributable to such new total tax and such portion shall be and constitute a lien prior to all mortgages and encumbrances upon any Apartment and its appurtenant undivided interest in the Common Elements, regardless of the date of the attachment and/or recording of such mortgage or encumbrances, to the same extent as though such portion of the new total tax had been separately levied by the taxing authority upon each Apartment and its appurtenant undivided interest in Common Elements.

B. All personal property taxes levied or assessed against personal property owned by the Association and all Federal and State income taxes levied and assessed against the Association shall be paid by said Association and shall be included as a Common Expense in the budget of the Association.

XII OCCUPANCY AND USE RESTRICTIONS

A. (1) The Apartments shall be used for single-family residences only. No portion of the Condominium Property or Apartments shall be used for business or commercial purposes; ie., the leasing of Apartments to others as a regular practice for business, commercial, speculative, investment or other similar purposes is not permitted. No Apartment may be rented more than two (2) separate times during any twelve (12) month period. A lease shall not be made for a period of less than four (4) months.

(2) The provisions of subparagraph A(1) above shall not be applicable with respect to any Apartments which are owned by the Association.

(3) The provisions of subparagraph A(1) above shall not preclude the use of a portion of the Condominium Property for a management or Association office serving LAUREL OAKS.

B. An Apartment Owner shall not permit or suffer anything to be done or kept in his Apartment which will increase the insurance rates on his Apartment or the Common Elements, commit or permit to be committed any nuisance, immoral or illegal act in his Apartment or on the Common Elements, interfere with the rights, comfort or convenience of other Apartment Owners or the Association or annoy other Apartment Owners by unreasonable noises or otherwise. Except for bathroom and kitchen areas, no floor covering other than carpeting shall be permitted without written approval of the Board.

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C. No Apartment Owner shall display any sign, advertisement or notice of any type on the Common Elements or in or upon his Apartment so as to be visible from the Common Elements, or other portion of LAUREL OAKS or any public way. Further the Apartment Owner shall erect no exterior antennae or aerials upon any portion or part of his Apartment or the Common Elements.

D. All draperies, curtains, shades or other window or door coverings installed within an Apartment which are visible from the exterior of the Apartment or the Common Elements shall have a white backing unless otherwise approved in writing by the Board.

E. An Apartment Owner shall not keep any pet in his Apartment without the prior written permission of the Board, and in no event may an Apartment Owner keep any pet in his Apartment which weighs more than twenty (20) pounds. An Apartment Owner shall not keep any other animals, livestock or poultry in his Apartment, nor may any animal be raised, bred or kept upon any portion of the Condominium Property. No clothesline or other similar device shall be allowed in any portion of the Condominium Property. In addition, the Board shall adopt rules and regulations from time to time regulating and limiting the size, weight, type and place and manner of operation of vehicles on the Condominium Property.

F. An Apartment Owner shall maintain in good condition and repair his Apartment and all interior surfaces within or surrounding his Apartment (such as the surfaces of the walls, ceilings, floors), whether or not a part of the Apartment or Common Elements, and maintain and repair the fixtures therein and pay for any utilities which are separately metered to his Apartment.

G. An Apartment Owner shall conform and abide by the By-Laws and uniform rules and regulations in regard to the use of the Apartment and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using Owner's property, by, through or under him do likewise.

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XIII. MAINTENANCE OF COMMUNITY INTERESTS

In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the Apartments, the transfer of Apartments by any Owner other than the

Developer shall be subject to the following provisions as long as the Condominium exists and the buildings are habitable. Each Apartment Owner covenants to observe the following provisions:

A. Transfers Subject to Approval.

1. Sale. No Apartment Owner or lessee of an Apartment may dispose of an Apartment or any interest in an Apartment by sale without approval of the Association, except to the Owner of another Apartment.

2. Lease. No Apartment Owner or lessee of an Apartment may dispose of an Apartment or any interest in an Apartment by lease without approval of the Association, except to the Owner of another Apartment.

3. Gift. If any Apartment Owner shall acquire his title by gift, the continuance of his ownership of his Apartment shall be subject to the approval of the Association.

4. Devise or Inheritance. If any Apartment Owner shall acquire his title by devise or inheritance, the continuance of his ownership of his Apartment shall be subject to the approval of the Association.

5. Other Transfers. If any Apartment Owner shall acquire his title by manner not considered in the foregoing sub-sections, the continuance of his ownership of his Apartment shall be subject to the approval of the Association.

B. Approval by Association. The approval of the Association that is required for the transfer of ownership of Apartments shall be obtained in the following manner:

1. Notice to Association.

(a) Sale. An Apartment Owner intending to make a bona fide sale of an Apartment or any interest in it shall give to the Association notice of that intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require. The notice, at the Apartment Owner's option, may include a demand by the Apartment Owner that the Association furnish a purchaser of the Apartment if the proposed purchaser is not approved;

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and if that demand is made, the notice shall be accompanied by an executed dopy of the proposed contract to sell.

(b) Lease. An Apartment Owner intending to make a bona fide lease of an Apartment or any interest in it shall give to the Association notice of that intention, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require and an executed copy of the proposed lease.

(c) Gift, Devise or Inheritance; Other Transfers. An Apartment Owner intending to make a gift of an Apartment or any interest in an Apartment, and an Apartment Owner who has obtained his title by gift, devise or inheritance, or by any other manner not previously approved by the Association, shall give to the Association notice of the proposed gift or of the acquiring of title, together with such information concerning the transferee as the Association may reasonably require, and a certified copy of the instrument evidencing a transferee's title.

(d) Failure to Give Notice. If the above-required notice to the Association is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession or an Apartment, the Association, at its election and without notice, may approve or disapprove the transaction or ownership. If the Association disapproves the transaction or ownership, the sale, transfer, or lease shall be null and void and confer no right, title or interest in the intended purchaser, lessee, or transferee.

2. Certificate of Approval.

(a) Sale. If the proposed transaction is a sale, then within thirty (30) days after receipt of the notice and information, the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President and Secretary of the Association in recordable form. The certificate shall be recorded in the public records of Palm Beach County, Florida, at the expense of the purchaser.

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(b) Lease. If the proposed transaction is a lease, then within thirty (30) days after receipt of the notice and information, the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President and Secretary of the Association in non-recordable form.

(c) Gift; Devise or Inheritance; Other Transfers. If the notice is of an intended gift or the Apartment Owner giving notice has acquired his title by gift, devise or inheritance or in any other manner not previously approved by the Association, then within thirty (30) days after receipt of the notice and information, the Association must either approve or disapprove the donee or the continuance of the transferee's ownership of his Apartment. If approved, the approval shall be stated in a certificate executed by the President and Secretary of the Association in recordable form. The certificate shall be recorded in the public records of Palm Beach County, Florida, at the expense of the Apartment Owner.

C. Disapproval by the Association. If the Association shall disapprove a transfer of ownership of an Apartment, the matter shall be treated in the following manner:

1. Sale. If the proposed transaction is a sale and if the notice of sale given by the Apartment Owner shall so demand, then within thirty (30) days after receipt of the notice and information, the Association shall deliver or mail by certified mail to the Apartment Owner an agreement signed by a purchaser approved by the Association and obligating the purchaser to buy the Apartment upon the terms hereafter stated. The seller shall be obligated to sell the Apartment to the purchaser upon the following terms:

(a) At the option of the purchaser to be stated in the agreement, the price to be paid shall be that stated in the disapproved contract to sell or shall be the fair market value determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two (2) M.A.I. appraisers appointed by the American Arbitration Association, who shall base their determination

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upon an average of their appraisals ...

of specific performance of the sale upon the decision rendered by the arbitrators may be entered in any court of competent jurisdiction. In any such action for specific performance, the prevailing party shall be entitled to receive reasonable attorney's fees and court costs incurred.

(b) The purchase price shall be paid in cash, or upon terms approved by the seller.

(c) The sale shall be closed within thirty (30) days after the delivery or mailing of the agreement to purchase or within ten (10) days after the determination of the sales price, if it is by arbitration, whichever is the later.

(d) A certificate of the Association executed by its President and Secretary and approving the purchaser shall be recorded in the Public Records of Palm Beach County, Florida, at the expense of purchaser.

(e) If the Association shall fail to provide a purchaser upon the demand of the Apartment Owner in the manner provided, or if a purchaser furnished by the Association shall default in his agreement to purchase, then notwithstanding the disapproval the proposed transaction shall be deemed to have been approved and the Association shall furnish a certificate of approval as elsewhere provided. The certificate shall be recorded in the Public Records of Palm Beach County, Florida, at the expense of the purchaser.

2. Lease. If the proposed transaction is a lease, and if the notice of lease given by the Apartment Owner shall so demand, then, within twenty (20) days after receipt of such notice and information, the Association shall deliver or mail by certified mail to the Apartment Owner an agreement to lease by the Association, or a lessee approved by the Association who will lease and to whom the Apartment Owner must lease the Apartment, upon the following terms:

(a) The rental to be paid by the lessee, to be identified in the Agreement, shall be that stated in the disapproved lease.

(b) The rental shall be paid in cash.

(c) The lease term, and the other conditions and terms of the lease shall be those stated in the disapproved lease.

(d) If the Association shall fail to provide a Lessee upon the demand of the Apartment Owner in the manner provided, or if a Lessee furnished by the Association shall default in his agreement to lease, the proposed transaction shall be deemed to have been approved and the Association shall furnish a certificate of approval as elsewhere provided.

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Provided, however, in no event shall the lease term be for a period of less than four (4) months and the Apartment shall not be leased more than twice in any twelve (12) month period.

3. Gifts; Devise or Inheritance; Other Transfers. If the notice is of a proposed gift, the Apartment Owner shall be advised in writing of the disapproval and the gift shall not be made. Any attempted gift to a party who is not approved by the Association shall be void. If the Apartment Owner giving notice has acquired his title by gift, devise or inheritance, or in any other manner, then within thirty (30) days after receipt from the Apartment Owner of the notice and information required to be furnished, the Association shall deliver or mail by certified mail to the Apartment Owner an agreement signed by a purchaser approved by the Association and obligating the purchaser to buy the Apartment upon the terms hereafter stated. The seller shall be obligated to sell the Apartment to the purchaser upon the following terms:

(a) The sales price shall be the fair market value determined by agreement between the seller and purchaser within thirty (30) days from the delivery or mailing of the agreement. In the absence of agreement as to price, the price shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two (2) M.A.I. appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Apartment. A judgment of specific performance of the sale upon the decision rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser. In any action for specific performance, the prevailing party shall be entitled to receive reasonable attorney's fees and court cost incurred.

(b) The purchase price shall be paid in cash or upon terms approved by the seller.

(c) The sale shall be closed within ten (10) days followi the determination of the sales price.

(d) A certificate of the Association executed by its President and Secretary and approving the purchaser shall be recorded ir the Public Records of Palm Beach County, Florida, at the expense of the purchaser.

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(e) If the Association shall fail to provide a purchaser in the manner provided, or if a purchaser furnished by the Association shall default in his agreement to purchaser, then notwithstanding the disapproval, the ownership shall be deemed to have been approved, and the Association shall furnish a certificate of approval as elsewhere provided. The certificate shall be recorded in the Public Records of Palm Beach County, Florida, at the expense of the Apartment Owner.

D. Mortgage. No Apartment Owner may mortgage an Apartment nor any interest in it without the approval of the Association except to a bank, life insurance company or a savings and loan association, or to a vendor to secure a portion or all of the purchase price. The approval of any other mortgagee may be upon conditions determined by the Association or may be arbitrarily withheld.

E. Exceptions. The foregoing provisions of the section entitled "Maintenance of Community Interest" shall not apply to:

1. A transfer to or purchase by a bank, life insurance company or savings and loan association that acquired its title as the result of owning a mortgage upon the Apartment concerned whether the title is acquired by deed from the mortgagor, his successors or assigns, or through foreclosure proceedings.

2. A transfer, sale or lease by a bank, life insurance company or savings and loan association that so acquires its title.

3. A transfer to a purchaser who acquired the title to an Apartment at a duly advertised public sale with open bidding that is provided by law, such as, but not limited to, execution sale, foreclosure sale, judicial sale or tax sale.

4. A mortgage or transfer to or a purchase or other acquisition by Developer.

F. Unauthorized Transactions. Any sale, mortgage, lease or assignment of lease that is not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

XIV MAINTENANCE, REPAIRS AND ALTERATIONS

A. By Apartment Owner. The responsibility of the Apartment Owner for maintenance, repair and replacement shall be as follows:

1. To maintain, repair and replace at his expense all portions of his Apartment except the portions to be maintained, repaired

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and replaced by the Association. Included within the responsibility of the Apartment Owner shall be windows, screens (including the balcony screen enclosures) and doors opening into or onto his Apartment and interior plumbing and electrical fixtures. All such maintenance, repairs and replacement shall be done without disturbing the rights of other Apartment Owners.

2. To promptly report to the Association any defect or need for repairs for which the Association is responsible.

3. An Apartment Owner shall not paint or otherwise decorate or change the appearance of any portion of the exterior of the building or any exterior surface of any doors, windows or screen enclosures to his condominium apartment without the prior approval, in writing, of the Association.

B. The Association. The Association shall maintain, repair and replace at the Association's expense:

1. All Common Elements, and all Limited Common Elements which are assigned or granted to, and exclusively serve, a certain Apartment or Apartments to the exclusion of other Apartments.

2. All portions of an Apartment, except interior surfaces, contributing to the support of the building, which portion shall include but not be limited to load-bearing columns and load-bearing walls.

3. All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services contained in the portions of an Apartment that service part or parts of the Condominium other than the Apartment within which contained.

4. All incidental damage caused to an Apartment by reason of maintenance, repair and replacement accomplished pursuant to the above provisions.

5. Notwithstanding any other provisions of this Article, in the event of an insurable loss, the Association shall be considered as solely responsible for the maintenance, repair and replacement of walls, fixtures, installations, conduits, ducts, plumbing, wiring and other facilities for furnishing utility services within an Apartment, and for any other items not otherwise mentioned, to the full extent of the coverage provided under the Association's insurance policies. The amount of such insurable loss not actually paid because of a deductible provision of the policy, shall be a Common Expense of the Association.

C. Parking Spaces. The Association shall maintain and repair at

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the Association's expense, all parking spaces, including those which have been assigned as appurtenances to an Apartment.

D. Alteration and Improvement. (i) Common Elements: After completion of the improvements included in the Common Elements which are contemplated in the Declaration, there shall be no alteration or further improvements of Common Elements without the prior approval in writing by record owners of a majority of all Apartment Owners in the Condominium. The cost of such alteration or improvement shall be a Common Expense and so assessed. Provided, however, there shall be no assessment of the Developer-owned Apartments for alterations or further improvements unless consented to in writing by the Developer. Further, this paragraph shall have no application to the rights vested in the Developer in other Articles of this Declaration. (ii) Apartments and Limited Common Elements: An Apartment Owner shall not construct, erect or install or make any alteration, improvements or additions to an Apartment, or to any limited common element nor shall any Apartment Owner: (1) remove, in whole or in part, replace reroute, or otherwise affect any column, bearing wall or partition, pipe duct, wire or conduit, or obstruct any easement herein provided for, or (2) remove, or change the style, pattern, material, texture or outside color of, any door, window, screen, fixture, equipment or appliance in or on an exterior Apartment or building wall, or (3) cover, from the inside or outside, the glass or other transparent and/or translucent material in any exterior door or window with, or apply or affix thereto, any material or substance which shall render the same opaque or change the exterior color thereof, except interior draperies, curtains, shades or shutters which are lined, backed, covered or painted on the side visible from the exterior with a white material, or (4) affix to or over any exterior door or window, or otherwise install on the exterior, of any Apartment or building, any storm or hurricane shutter or awning or any protective or decorative panel, panelling, trim, enclosure, fixture, or appliance, or (5) otherwise change, modify or alter the exterior of any Apartment or building so that it thereby differs in appearance from any other Apartment or buildings of the same type, unless the Apartment Owner shall first submit plans for such work to the Board of Directors, and the Board, by resolution adopted by the affirmative vote of a majority of all members of the Board of Directors, shall approve and consent thereto. When so approved, however

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nothing herein shall be construed to prohibit alterations, improvements or additions necessary and proper to effect the combination of two or more Apartments into a single residential area. (iii) The above-described provisions for alteration and improvement are further subject to the provisions of the Amended Declaration of Maintenance Covenants for BOCA WEST and the rights of the BOCA WEST Maintenance Association, Inc. to approve any plans, which approval or disapproval shall be dispositive and shall take precedence over the approval or disapproval, if any, of the procedures herein set forth.

E. The Board of Directors of the Association may enter into a contract with any firm, person, or corporation, with other condominium associations and entities in contracting for the maintenance and repair of the Condominium Property.

XV COMMON EXPENSES AND ASSESSMENTS

A. Common Expenses

The Association, by its Board, shall prepare and adopt an annual budget (the "Budget") for the operation and management of the Association and this Condominium in accordance with the By-Laws. Except as otherwise provided in the By-Laws, the Common Expenses shall be estimated in the Budget and shall be allocated to each Apartment Owner based upon each Apartment Owner's share of the Common Expenses which allocated sum, shall be assessed as the "Annual Assessment". Notwithstanding the above-stated method of allocation, however, the Apartment Owners shall be obligated to pay in addition to the Annual Assessment, such special assessments ("Special Assessments") as shall be levied by the Board against their Apartment or Apartments either as a result of (a) extraordinary items of expense; (b) the failure or refusal of other Apartment Owners in the Condominium to pay their Annual Assessment; or (c) such other reason or basis determined by the Board which is not inconsistent with the terms of the Condominium Documents or the Act.

B. Assessments.

Assessments shall be made and determined as provided herein and in the other Condominium Documents. Annual Assessments shall be payable in monthly installments or in such other installments as the Board may determine and shall notice to Apartment Owners in writing (the "Assessment Payment Method").

1. The record owners of each Apartment shall be personally

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liable, jointly and severally, to the Association for the payment of Annual Assessments and any Special Assessments levied by the Association and for all costs of collecting delinquent assessments, plus interest and reasonable attorney's fees as hereinafter provided. In the event of default in the payment of an installment under the Assessment Payment Method used by the Board or a default in payment of a Special Assessment, the Board may accelerate remaining installments of the Annual Assessment upon notice thereof to the Apartment Owner in default, whereupon, the entire unpaid balance of the Annual Assessment shall become due upon the date stated in the notice (which date shall not be less than ten (10) days after the date of the notice). In the event any Special Assessment, installment under the Assessment Payment Method or accelerated Annual Assessment is not paid within twenty (20) days after their respective due dates, the Association, through the Board, may proceed to enforce and collect the said Assessments against the Apartment Owner owing the same in any manner provided for by the Act, including foreclosure and sale of the Apartment.

2. In connection with Assessments, the Association shall have all of the powers, rights, privileges and legal remedies provided for by the Act, specifically including a lien upon each Apartment for any unpaid Assessment and interest thereon owed by the Apartment Owner of such Apartment, together with reasonable attorney's fees incurred by the Association prior to any litigation and at all trial and appellate levels which are incident to the collection of such Assessments or the enforcement of such lien. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the highest per annum rate permitted by law against the party to be charged.

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3. It is specifically acknowledged that the provisions of Section 718.116(6) of the Act are applicable to this Condominium, and further, in the event an approved institutional mortgagee acquires title to an Apartment by deed in lieu of foreclosure, such approved institutional mortgagee, its successors and assigns, shall not be liable for accrued Assessments or Common Expenses which become due prior to such acquisition of title, unless such accrued Assessment is secured by a claim of lien for Assessments that is recorded prior to the recording of the mortgage for which a deed is given in lieu of foreclosure. Assessments that are not secured by a claim of lien recorded prior to the recording of the mortgage for which a deed is given in lieu of foreclosure shall be cancelled as to such Apartment effective with the passage of title to such mortgagee.

4. No lien for Assessments under the Act or under the Condominium Documents shall be effective until recorded amongst the Public Records of Palm Beach County, Florida.

C. If, and when, Phases II, III and IV are added by amendments, every Apartment in Phases II, III and IV, including those owned by the Developer, if any, will be assessed for Common Expenses as provided herein.

D. Provided, however, in no event shall Developer be assessed any amounts in excess of his pro-rata share of the actual operating expenses incurred by the Association.

XVI INSURANCE

The insurance, other than title insurance that shall be carried upon the Condominium Property and the insurance on the property of the Apartment Owners, shall be governed by the following provisions:

1. Purchase; named insured; custody and payment of policies.

a. Purchase. All insurance policies upon the Condominiur Property shall be purchased by the Association and shall be issued by an insurance company authorized to do business in Florida.

b. Named insured. The named insured shall be the Association individually and as agent for the Owners of Apartments covered by the policy without naming them, and shall include mortgagees listed in the roster of mortgagees who hold mortgages upon Apartments covered by the policy whether or not the mortgagees are named.

c. Apartment Owners must obtain insurance coverage at their own expense upon their personal property and for their

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personal liability and living expense.

d. Custody of policies and payment of proceeds. All policies shall provide that payments for losses made by the insurer shall be paid to the insurance trustee designated by the Board of Directors of the Association, and all policies and endorsements on them may be deposited with the insurance trustee.

2. Coverage.

a. Casualty. All buildings and improvements upon the land shall be insured in such amounts that the insured will not be a co-insurer except under deductible clauses required to obtain coverage at a reasonable cost. The coverage shall exclude foundation and excavation costs, that part of the value of each Apartment occasioned by special improvement not common to Apartments otherwise comparable in construction and finish, and all increase in value of Apartments occasioned by special improvement not common to Apartments otherwise comparable in construction and finish, and all increase in value of Apartments occasioned by alterations, betterments and future improvement. All personal property included in the Common Elements shall be insured. Values of insured property shall be determined annually by the Board of Directors of the Association. Insurance coverage shall afford protection against:

(1) loss of damage by fire and other hazards covered by a standard extended coverage endorsement, and

(2) such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land, including but not limited to insurance covering flooding, vandalism and malicious mischief.

The policies shall state whether the following items are included within the coverage in order that Apartment Owners may insure themselves if the items are not insured by the Association: air-handling equipment for space cooling and heating; service equipment, such as dishwasher, laundry, refrigerator, oven, stove

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water heater, whether or not those items are built-in equipment; interior fixtures such as electrical and plumbing fixtures; floor coverings except the floor slab; and inside paint and other inside wall finishes.

When appropriate and possible, the policies shall waive the insurer's right to

(a) subrogation against the Association and against the Apartment Owners individually and as a group;

(b) the prorata clause that reserves to the insurer the right to pay only a fraction of any loss if other insurance carriers have issued coverage upon the same risk; and

(c) avoid liability for a loss that is caused by an act of the Board of Directors of the Association or by one or more Apartment Owners.

b. Public liability in such amounts and with such coverage as shall be required by the Board of Directors of the Association, including but not limited to hired automobile and non-owned automobile coverages, and with cross-liability endorsement to cover liabilities of the Apartment Owners as a group to an Apartment Owner.

c. Workmen's compensation policy to meet the requirements of law.

d. Such other insurance as the Board of Directors of the Association shall determine from time to time to be desirable.

3. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association as a Common Expense, except that the amount of increase in the premium occasioned by use for other than a residence or misuse, occupancy or abandonment of an Apartment or its appurtenances or of the Common Elements by an Apartment Owner shall be assessed against and paid by that Owner. Not less than ten (10) days prior to the date when a premium is due, evidence of the payment shall be furnished by the Association to each mortgagee listed in the roster of mortgages.

4. Insurance trustee; shares of proceeds. All insurance policies purchased by the Association shall be for the benefit of the Association and the Apartment Owners and their mortgagees as

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their interests may appear, and shall provide that all proceeds covering property losses shall be paid to such bank in Florida with trust powers as may be designated as insurance trustee by the Board of Directors of the Association, which trustee is referred to in this instrument as the "Insurance Trustee". The Insurance Trustee shall not be liable for payment of premiums nor for the renewal or the sufficiency of policies nor for the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive and hold the insurance proceeds and other funds that are paid to it in trust for the purposes elsewhere stated in this instrument and for the benefit of the Apartment Owners and their mortgagees in the following shares; but which shares need not be set forth on the records of the Insurance Trustee;

a. Common elements. Proceeds on account of damage to Common Elements, an undivided share for each Apartment Owner, such share being the same as the undivided share in the Common Elements appurtenant to his Apartment.

b. Apartments. Proceeds on account of damage to Apartments shall be held in the following undivided shares:

(1) When the building is to be restored for the Owners of damaged Apartments in proportion to the cost of repairing the damage suffered by each Apartment Owner, which cost shall be determined by the Association.

(2) When the building is not to be restored, an undivided share for each Apartment Owner such share being the same as the undivided share in the Common Elements appurtenant to his Apartment.

c. Mortgagees. In the event a mortgagee endorsement of an insurance policy has been issued as to an Apartment and this is deposited with the Insurance Trustee, the share of the Apartment Owner shall be held in trust for the mortgagee and the Apartment Owner as their interests may appear; provided, however, that no mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any

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insurance proceeds except distributions of proceeds made to the Apartment Owner and mortgagee.

5. Distribution of the proceeds. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners in the manner hereafter provided in the section entitled "Reconstruction or Repair after Casualty".

6. Association as agent. The Association is irrevocably appointed agent for each Apartment Owner and for each owner of a mortgage or other lien upon an Apartment and for each owner of any other interest in the Condominium Property, to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

7. Benefit of mortgagee. Certain provisions in this section entitled "Insurance" are for the benefit of mortgagees of condominium parcels. All of these provisions are covenants for the benefit of any mortgagee of an Apartment and may be enforced by that mortgagee.

XVII RECONSTRUCTION AND REPAIR AFTER CASUALTY

1. Determination whether to reconstruct and repair. Whether or not Condominium Property damaged by casualty shall be reconstructed and repaired shall be determined in the following manner:

a. Lesser damage. If Apartments to which fifty (50%) percent of the Common Elements are appurtenant are found by the Board of Directors of the Association to be tenantable after the casualty, the damaged property shall be reconstructed and repaired.

b. Major damage. If Apartment to which more than fifty (50%) percent of the Common Elements are appurtenant are found by the Board of Directors of the Association to be not tenantable after the casualty, whether the damaged property will be reconstructed and repaired or the condominium terminated shall be determined in the following manner:

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(1) Immediately after the determination of the amount of insurance proceeds, the Association shall give notice to all Apartment Owners, of the casualty, the extent of the damage, the estimated cost to rebuild and repair, and the amount of insurance proceeds and the estimated amount of assessments required to pay the excess of the cost of reconstruction and repair over the amount of insurance proceeds.

(2) The notice shall call a meeting of Apartment Owners to be held within thirty (30) days from the mailing of the notice.

(3) If the reconstruction and repair is approved at the meeting by the Owners of seventy five (75%) percent of the Common Elements, the damaged property will be reconstructed and repaired; but if not so approved, the condominium shall be terminated without agreement as elsewhere provided.

(4) The approval of an Apartment Owner may be expressed by vote or in writing filed with the Association at or prior to the meeting.

(5) The expense of this determination shall be assessed against all Apartment Owners as a Common Expense.

c. Certificate. The Insurance Trustee may rely upon a certificate of the Association made by its President and Secretary to determine whether or not the damaged property is to be reconstructed and repaired.

2. Report of damage. If any part of the Condominium Property shall be damaged and insurance proceeds or other funds are paid to the Insurance Trustee on account of the damage, a report of the damage shall be submitted by the Association to the Insurance Trustee. The report shall include the following information:

a. Date and cause of damage.

b. Whether the damaged property will be reconstructed and repaired or the condominium terminated.

If the damaged property will be constructed and repaired, the report shall include the following information:

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c. Schedule of damage for which the Association has responsibility for reconstruction and repair and the estimated costs of reconstruction and repair.

d. Whether damaged property for which the Association has responsibility for reconstruction and repair includes structural parts of a building.

e. Schedule of damage for which Apartment Owners have the responsibility for reconstruction and repair and the estimated costs of each Owner for reconstruction and repair.

f. The Insurance Trustee shall approve the manner of determining the estimated costs of reconstruction and repair and the findings as to whether the damaged property includes structural parts of a building, or the report of damage shall be substantiated by an attached report of an architect qualified to practice in this state.

3. Responsibility for reconstruction and repair. The responsibility for reconstruction and repair after casualty shall be the same as for maintenance and repair of the Condominium Property as provided in the section entitled "Maintenance, Alteration and Improvement".

4. Plans and specifications. Any reconstruction and repair must be substantially in accordance with the plans and specifications for the original improvements, portions of which are attached as exhibits; or, if not, then according to plans and specifications approved by the Board of Directors of the Association, and if the damaged property is the Apartment Building, by the Owners of not less than seventy five (75%) percent of the Common Elements, including the Owners of all Apartments the plans for which are to be altered.

5. Assessments; determination of sufficiency of funds.

a. Assessments. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair for which the Association is responsible, or if at any time during that work or upon completion of the work the funds available for the payment of the costs are insufficient, assessments shall be made by the Association against all Apartment Owners in sufficient

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amounts to provide funds for the payment of those costs. The assessments shall be made as for a Common Expense, except that the cost of construction, reconstruction and repair occasioned by special improvement made at the request of the Owner and not common to other Apartments shall be assessed to the Owner of the Apartment.

b. Determination of sufficiency of funds. If the estimated costs of reconstruction and repair for which the Association is responsible do not exceed FIVE THOUSAND ($5,000.00) DOLLARS, the sufficiency of funds to pay the costs shall be determined by the Board of Directors of the Association and the sums paid upon the assessments shall be held by the Association. If the estimated costs exceed FIVE THOUSAND ($5,000.00) DOLLARS, the sufficiency of funds to pay the costs shall be determined by an architect qualified to practice in Florida and employed by the Association to supervise the work, and the sums paid upon the assessments shall be deposited by the Association with the Insurance Trustee.

6. Disbursement of funds. The funds held by the Association or by the Insurance Trustee after a casualty which will consist of proceeds of insurance and the sums collected from assessments against Apartment Owners on account of the casualty, shall be disbursed in the following manner and order:

a. Expense of the trust. All expenses of the Insurance Trustee shall be first paid or provision made for payment.

b. Termination of the condominium. If the condominium is terminated, either by agreement after lesser damage or by failure of the Apartment Owners to approve reconstruction and repair after major damage, the remaining funds shall be deemed to be Condominium Property and shall be owned by the Apartment Owners as tenants in common in the undivided shares in which they own the Common Elements prior to the termination. The balance of the funds shall be distributed to the beneficial Owners upon demand of the Association in the amounts certified by the Association, remittances to Apartment Owners and their mortgagees being made payable jointly to them.

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c. Reconstruction and repair of damage. If the damaged property is reconstructed and repaired, the funds shall be disbursed in the following manner:

(1) By Association -- damages of FIVE THOUSAND ($5,000.00) DOLLARS or less. If the estimated costs of reconstructions and repair that is the responsibility of the Association do not exceed FIVE THOUSAND ($5,000.00) DOLLARS, the funds shall be disbursed in the manner hereafter provided for the reconstruction and repair of damage of more than FIVE THOUSAND ($5,000.00) DOLLARS if the damaged property includes structural parts of a building, or if requested by a mortgagee that is a beneficiary of an insurance policy the proceed of which are included in the funds..

(2) By Association -- damages of more than FIVE THOUSAND ($5,000.00) DOLLARS. If the estimated costs of reconstructions and repair that is the responsibility of the Association exceed FIVE THOUSAND ($5,000.00) DOLLARS, the funds shall be disbursed in payment of these costs in the manner required by the Board of Directors of the Association; provided, however, that an architect qualified to practice in Florida and employed by the Association to supervise the work shall approve all disbursements as being due and properly payable.

(3) By Apartment Owners. If there is a balance of insurance proceeds after payment of costs of reconstruction and repair that is the responsibility of the Association, this balance shall be distributed to Owners of damaged Apartments, who have responsibility for reconstruction and repair of their Apartments. The distribution shall be in the shares that the estimated cost of reconstruction and repair of this damage in damaged Apartment bears to the total of these costs in all damaged Apartments; provided, however, that no Apartment Owner shall be paid an amount in excess of the estimated costs for his Apartment. If there is a mortgage upon an Apartment, the distribution shall be paid to the Apartment Owner and the mortgagee jointly and they may use the proceeds as they may determine.

(4) Surplus. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction and repair

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shall be from the insurance proceeds. If there is a balance remaining after payment of the costs for which the funds are collected, the balance shall be distributed to the beneficial owners of the funds, remittances to Apartment Owners and their mortgagees being made payable jointly to them; provided, however, that the part of distribution to an Apartment Owner that is not in excess of assessments paid by that Owner into the funds shall not be made payable to any mortgagee.

d. Reliance upon certificates. Notwithstanding the provisions of this Declaration, the Insurance Trustee shall not be required to make a determination as to the existence of certain facts upon which the distribution of funds is conditioned. Instead, the Insurance Trustee may rely upon the certificate of the Association made by its President and Secretary stating:

(1) Whether the damaged property will be reconstructed and repaired or the condominium terminated.

(2) Whether or not payments upon assessments against Apartment Owners shall be deposited with the Insurance Trustee.

(3) That sums to be paid are due and properly payable, the name of the payee and the amount to be paid.

(4) The names of Apartment Owners to receive distribution of funds and the amounts to be distributed to them; provided, however, that when a mortgagee is required by this instrument to be named as payee of a distribution to an Apartment Owner, the the Insurance Trustee also shall name the mortgagee as payee of any distribution of insurance proceeds to an Apartment Owner.

e. Proviso: Provided, however, that under the following circumstances the approval of the architect elsewhere required shall be first obtained by the Association upon disbursements in payment of costs of reconstruction and repair;

(1) When the report of damage shows that the damaged property included structural parts of a building.

(2) When the report of damage shows that the estimated costs of reconstruction and repair that is the responsibility of the Association exceed FIVE THOUSAND ($5,000.00) DOLLARS.

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(3) If required by the Association or by a mortgagee that is a beneficiary of an insurance policy the proceeds of which are included in the funds to be disbursed.

7. Benefit of mortgagees. Certain provisions in this section entitled "Reconstruction or Repair after Casualty" are for the benefit of mortgagees of condominium apartments. All of these provisions are covenants for the benefit of any mortgagee of an Apartment and may be enforced by the mortgagee.

XVIII AMENDMENT TO DECLARATION

A. Except as to amendments under Articles IV and VIII hereof, and except as to the matters described in Paragraphs B, C, D, E, F and G of this Article XVIII, this Declaration may be amended at any regular or special meeting of the Apartment Owners called and held in accordance with the By-Laws by the affirmative vote of not less than two-thirds (2/3) of the Apartment Owners, provided that any amendment shall be approved or ratified by a majority of the Board as a whole. An amendment to the Declaration shall be evidenced by a certificate executed by the Association and recorded in accordance with the Act. A true copy of such amendment shall be sent by certified mail by the Association to the Developer and to all approved mortgagees (the "Mailing"). The amendment shall become effective upon the recording of the certificate amongst the Public Records of Palm Beach County, Florida, but the certificate shall not be recorded until thirty (30) days after the Mailing, unless such thirty (30) day period is waived in writing by Developer and all approved mortgagees.

B. No amendment of the Declaration shall change the configuration or size of any Apartment in any material fashion, materially alter or modify the appurtenances to such Apartment, change the proportion or percentage by which each Apartment Owner shares the Common Expenses and owns the Common Surplus and Common Elements, or change the Apartment's voting rights in the Association, unless all of the record owners of such Apartment and all record owners of liens on the Apartment join in the execution of the amendment.

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The said amendment shall be voted on at a special meeting of the affected Apartment Owner or Apartment Owners and shall be evidenced by a certificate joined in and executed by such Apartment Owner or Apartment Owners and all approved mortgagees holding mortgages thereon and recorded in the same manner as provided in Paragraph A of this Article XVIII.

C. Whenever it shall appear to the Board that there is a defect, error or omission in the Declaration or other documentation required by law to establish this Condominium, the Association, through its Board, may call for a special meeting of the Apartment Owners to consider amending the Declaration or other documents in accordance with Section 718.304 of the Act. Upon the affirmative vote of one-third (1/3) of the Apartment Owners, the Association shall amend the appropriate documents. A true copy of such amendment shall be sent pursuant to the Mailing. The amendment shall become effective upon the recording of the certificate amongst the Public Records of Palm Beach County, Florida, but the certificate shall not be recorded until thirty (30) days after the Mailing, unless such thirty (30) day period is waived in writing by Developer and all mortgagees.

D. Prior to the transfer of control (as set forth in Article VI of the Articles), the Developer may amend this Declaration in order to correct a scrivener's error or other defect or omission without the consent of the Apartment Owners or the Board, provided that such amendment does not materially and adversely affect an Apartment Owner's property rights. This amendment shall be signed by the Developer alone and a copy of the amendment shall be furnished to each Apartment Owner, the Association and all approved mortgagees as soon after recording thereof amongst the Public Records of Palm Beach County, Florida as is practicable.

E. The Articles and By-Laws shall be amended as provided in such documents.

F. No amendment shall be adopted which shall impair or prejudice the rights or priorities of the Developer, the Associa-

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tion or any mortgagee under this Declaration and the other Condominium Documents without the specific written approval of the Developer, the Association, or any mortgagee affected thereby.

G. In accordance with Section 718.403(6) of the Act, the amendment adding Phases II, III or IV, shall only require the execution thereof by the Developer.

1. Proviso. Provided, however, that no amendment shall discriminate against any Apartment Owner nor against any Apartment or class or group of Apartments, unless the Apartment Owners so affected shall consent; and no amendment shall change any Apartment nor the share in the Common Elements appurtenant to it, nor increase the Owner's share of the Common Expenses, unless the record Owner of the Apartment concerned and all record owners of mortgages on such Apartments shall join in the execution of the amendment. Neither shall an amendment make any change in the section entitled "Insurance" nor in the section entitled "Reconstruction or Repair after Casualty" unless the record owners of all mortgages upon the Condominium shall join in the execution of such amendment. No amendment shall be adopted without the consent and approval of the Developer, so long as it shall own five (5) or more condominium apartments in LAUREL OAKS. No amendment shall make any change which would in any way affect any of the rights, privileges, powers and/or options herein provided in favor of or reserved to the Developer, or any person who is an Officer, partner or Director of the Developer, or any corporation having some or all of its Directors, Officers or any stockholders in common with the Developer, unless the Developer shall join in the execution of such amendment.

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XIX THE RIGHT OF DEVELOPER TO TRANSACT BUSINESS AND TO SELL OR LEASE APARTMENTS OWNED BY IT FREE OF RESTRICTIONS SET FORTH IN ARTICLES XII AND XIII

Notwithstanding any provisions to the contrary, so long as Developer shall own any Apartment, whether by reaquisition or otherwise, the Developer shall have the absolute right to lease, sell or mortgage any such Apartment to any person, firm or corporation upon any terms and conditions as it shall deem in its own best interests, and as to the lease, sale or mortgage of any Apartment by the Developer, the rights of notice and consent herein granted to the Association in this Declaration shall not be operative or effective in any manner. This provision of the Declaration may not be suspended or superseded by any amendment unless consented to in writing by the Developer. The Developer shall have the right to transact on the Condominium Property any business necessary to consummate sale or lease of Apartments, including but not limited to the right to maintain models, have signs, employees in the office, use the Common Elements, and to show Apartments and may assign this commercial usage right to such other persons or entities as it may choose. A sale office, signs, and all items pertaining to sales shall not be considered Common Elements and shall remain the property of the Developer. The Developer reserves the right to conduct such activities upon the Condominium Property as may be necessary to complete construction of the improvements upon the Land, including the right to carry on construction activities of all types necessary to complete Phases II, III and IV of the Condominium pursuant to the LAUREL OAKS PLAN. Such activities shall include the right to use Common Elements to store construction materials, the right to temporarily close off access to portions of the Common Elements and the right to have Developer's general contractor, subcontractors, materialmen, laborers, and employees carrying on the business of construction. Developer shall have the right to transact on the Condominium Property any business necessary to complete the constructions of LAUREL OAKS.

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XX REMEDIES FOR VIOLATION

Each Apartment Owner shall be governed by and shall comply with the Act and all of the Condominium Documents. Failure to do so shall entitle the Association, any Apartment Owner or any Approved Mortgagee holding a mortgage encumbering any Apartment to either sue for injunctive relief, for damages, or for both, and such parties shall have all other rights and remedies which may be available at law or in equity. The failure to enforce promptly any of the provisions of the Condominium Documents shall not bar the subsequent enforcement of such provisions. In any proceeding arising because of an alleged failure of an Apartment Owner to comply with the terms of the Condominium Documents, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees at all trial and appellate levels as may be awarded by the Court.

XXI TERMINATION

The condominium may be terminated in the following ways in addition to the manner provided by the Condominium Act:

1. Destruction. If it is determined in the manner elsewhere provided that the building shall not be reconstructed because of major damage, the condominium plan of ownership thereby will be terminated without agreement.

2. Agreement. The condominium may be terminated by approval in writing of all record Owners of Apartments and all record owners of mortgages on Apartments.

3. Approval and options to purchase. If the proposed termination is submitted to a meeting of the members of the Association and the notice of the meeting gives notice of the proposed termination, and if approvals by Owners of not less than seventy-five (75%) percent of the Common Elements and by the record owners of all mortgages upon the Apartments are obtained in writing not later than thirty (30) days after the date of that meeting, then the approving Apartment Owners shall have an option to buy all of the Apartments of the other Apartment Owners for the period ending on the 60th day after the date of that meeting. Approvals of the termination shall be irrevocable until the expiration of the option, and if the option

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is exercised, the approvals shall be irrevocable. The option shall be upon the following terms:

a. Exercise of option. The option shall be exercised in the following manner:

(1) A party desiring to exercise the option shall execute and deliver to the Association two (2) counterparts of an agreement in a form supplied by the Association agreeing to purchase the Apartments desired by him upon the terms hereafter stated. An agreement signed by the seller may be conditioned upon the termination of the condominium. If the agreement is not signed by the seller, is shall be an offer to purchase. If more than one (1) offer is made for the purchase of the same Apartment, the Apartment will be sold under the first offer received by the Association, which offer shall be irrevocable and shall constitute an agreement to purchase conditioned upon the exercise of the option to purchase all of the Apartments subject to the option and the termination of the condominium.

(2) The option shall be deemed to be exercised if the Association receives within the time stated contracts or offers for the purchase of all of the Apartments owned by the Apartment Owners who do not approve the termination.

(3) The exercise of the option shall be evidenced by the certificate of the Association executed by its President and Secretary stating that all of the Apartments owned by the Apartment Owners who do not approve the termination have been purchased and identifying the purchasers and the Apartments purchased by them. A copy of the certificate shall be delivered or mailed by certified or registered mail, return receipt requested, to each record Owner of the Apartments being purchased, together with an executed counterpart of the agreement or offer to purchase each Apartment owned by the person receiving the certificate.

b. Price. The sale price of an Apartment sold under an agreement signed by the seller shall be the price stated in the agreement. The sale price of an Apartment sold under an offer to purchase shall be the fair market value determined by agreement

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between the seller and purchaser within thirty (30) days from the delivery or mailing of the agreement to the seller. In the absence of agreement as to price, the price shall be determined by arbitration in accordance with the then existing rules of the American Arbitraion Association, except that the arbitrators shall be two (2) M.A.I appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Apartments. A judgment of specific performance of the sale upon the decision rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser. In any action for specific performance, the prevailing party shall also be entitled to reasonable attorneys' fees and costs incurred in connection therewith.

c. Payment. The purchase price shall be paid in cash, or upon terms approved by the seller and the Association.

d. Closing. The sale shall be closed within ten (10) days following the determination of the sale price, or within sixty (60) days after the exercise of the option, whichever shall last occur.

e. Termination. The closing of the purchase of all of the Apartments subject to the option shall effect a termination of the condominium without further act except the filing of the certificate hereafter required.

f. Failure to purchase. If the option to purchase all of the Apartments owned by Apartment Owners who do not approve the termination of the condominium is not exercised, and if all of the sales under the option are not closed within a reasonable time after the closing date provided above, the proposed termination of the condominium shall fail. The failure shall be evidenced by a certificate of the Association, thereafter the offers and agreements to purchase under this provision that have not resulted in closed sales shall be void.

4. Certificate. The termination of the condominium in either of the foregoing manners shall be evidenced by a certificate of the Association executed by its President and Secretary

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certifying as to facts affecting the termination, which certificate shall become effective upon being recorded in the Public Records of Palm Beach County, Florida.

5. Shares of Owners after termination. After termination of the Condominium, Apartment Owners shall own the Condominium Property and all assets of the Association as tenants in common in undivided shares, and their respective mortgagees and lienors shall have mortgages and liens upon the respective undivided shares of the Apartment Owners. The undivided shares of the Apartment Owners shall be the same as the undivided shares of the Common Elements appurtenant to the Owner's Apartments prior to the termination.

6. Amendment. This section concerning termination cannot be amended without consent of all Apartment Owners and of all record owners of mortgages upon the Apartments.

XXII CENTRAL ANTENNA SYSTEM

The Developer has reserved and retained to itself, its successors and assigns:

A. The title to the central telecommunication receiving and distribution system in and upon the Condominium Property, and a perpetual easement for the placement and location thereof, including, without limitation, conduits, wires, amplifiers, towers, antennae and related apparatus and equipment; and

B. A perpetual easement for ingress to and egress from the Condominium Property to service, maintain, install, repair and replace the aforesaid apparatus and equipment; and

C. The right to connect the central telecommunication receiving and distribution system to such receiving source as Developer may in its sole discretion deem appropriate, including, without limitation, companies licensed to provide the CATV service in Palm Beach County, Florida, for which service Developer, its successors and assigns, shall have the right to charge the Association and/or individual Apartment Owners a reasonable fee not to exceed the maximum allowable charge for CATV service to single family residences as from time to time defined by the Code of Laws and Ordinances of Palm Beach County, Florida.

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XXIII MISCELLANEOUS PROVISIONS

A. Should any dispute or litigation arise between any of the parties whose rights and/or duties are affected or determined by this Declaration or any of the Exhibits attached hereto, said dispute or litigation shall be determined pursuant to the laws of the State of Florida.

B. In the event that any of the terms, provisions, or covenants of the Declaration of any of the Exhibits attached hereto are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings will not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants hereof or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable herein.

C. Notwithstanding anything to the contrary herein contained, unless institutional mortgagees have given their prior written approval, the Association shall not be entitled to:

(1) Change the pro rata interest or obligations of any Apartment for purposes of levying assessments and changes and determining shares of Common Elements and proceeds of the Condominium;

(2) partition or subdivide any Apartment or the Common Elements of the Condominium, nor

(3) by act or omission seek to abandon the Condominium regime, except as provided by statute in case of substantial loss to the Apartments and Common Elements of the Condominium.

D. The remedies for violation provided for in the Condominium Act shall be in full force and effect. In addition thereto, should the Association find it necessary to bring court action to bring about the compliance with the law, this Declaration and By-Laws, upon a finding by the Court that the violation complained of is willful and deliberate, the Apartment Owner so violating shall reimburse the Association for reasonable attorneys' fees incurred by it in bringing such action as determined by the Court.

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E. Whenever the context so permits, the use of the plural shall include the singular, and any gender shall be deemed to include all genders.

F. Notwithstanding anything to the contrary herein, nothing shall prevent the combining of Apartments in the Condominium, but said combined Apartments shall retain their original appurtenant shares of the Common Elements, expenses, surplus and voting rights.

G. Captions used in these documents are inserted solely as a matter of convenience and shall not be relied upon or used in construing the effect or meaning of any of the text of the documents.

H. Upon written request, mortgagees of the Apartments herein shall have the right to examine the books and records of the Association.

IN WITNESS WHEREOF, HARLAND DEVELOPMENT, LTD., a Florida limited partnership, has caused these presents to be signed in its name by its undersigned General Partner this 14 day of April, 1980.

HARLAND DEVELOPMENT, LTD.
A FLORIDA LIMITED PARTNERSHIP

Harland Development Company, Inc.
General Partner

Attest: Joy J Reynolds By: Lee Craig Newton
Lee Craig Newton, Vice President

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

THE FOREGOING INSTRUMENT was acknowledged before me on April 14, 1980 by LEE CRAIG NEWTON, Vice President of HARLAND DEVELOPMENT COMPANY, INC., general partner of HARLAND DEVELOPMENT, LTD., a Florida Limited Partnership.

Mary G. Lawrence
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Jan. 17, 1983
Bonded by American Fire & Casualty Company

(SEAL)

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LEGEND AND NOTES

TO

EXHIBITS TO DECLARATION OF CONDOMINIUM

FOR

LAUREL OAKS

LEGEND

1. Tenant Storage Compartments are Limited Common Elements for Apartments bearing same number.

2. Concrete terraces, patios or balconies are Limited Common Elements for Apartment served.

3. Air Conditioning Compressor Units are Limited Common Elements for Apartment served.

NOTES

All areas outside boundaries of Apartments are Common Elements or are Limited Common Elements, if so indicated.

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EXHIBIT A

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

LEGAL DESCRIPTION OF PHASE I LAND

DESCRIPTION: PHASE I, LAUREL OAKS VILLAGE OF BOCA WEST

A Portion of HAMLET "B" OF BOCA WEST, Palm Beach County, Florida, being more particularly described as follows.

Commencing at the Northeast corner of HAMLET "B" OF BOCA WEST, according to the plat thereof, as recorded in Plat Book 37, Pages 26 and 27 of the Public Records of Palm Beach County, Florida; thence South 01° 17' 26" West, along the East line thereof, a distance of 282.46 feet; thence South 02° 25' 35"-West, along the East line thereof, a distance of 92.78 feet to the Point of Beginning of this description; thence continuing South 02° 25' 35" West, along said East line, a distance of 143.20 feet; thence South 15° 22' 51"-West, along said East line, a distance of 134.52 feet; thence South 45° 53'-56" West, along the Southeast line of said plat, a distance of 202.64 feet; thence South 64° 30' 16" West, along said Southeasterly line, a distance of 82.59 feet; thence North 50° 13' 45" West, a distance of 100.61 feet; thence North 00° 25' 06" West, a distance of 110.00 feet; thence South 89° 34' 54"-West, a distance of 50.00 feet; thence North 00° 25' 06" West, a distance of 88.50 feet; thence South 89° 34' 54" West, a distance of 135.00 feet; thence North 00° 25' 06" West, a distance of 99.85 feet; thence South 72° 38' 00"-West, a distance of 161.55 feet to the intersection with the arc of a circular curve to the left, whose radius point bears South 74° 58' 56" West from the last described point, said point being further described as being on the Northerly right of way line of Boca West Drive as shown on said plat; thence Northerly and Westerly, along the arc of said curve, along said Northerly right of way line, having a radius of 610.00 feet, an arc distance of 50.01 feet; thence North 72° 38' 00" East, a distance of 169.51 feet; thence North 89° 34' 54" East, a distance of 112.88 feet; thence North 00° 25' 06" West, a distance of 34.00 feet; thence North 89° 34' 54" East, a distance of 421.01 feet to a point on the East line of said plat and the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida.

Subject to all easements, rights-of-way and reservations of record.

Containing 3.80 acres more or less

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EXHIBIT B

TO THE

DECLARATION OF CONDOMINIUM

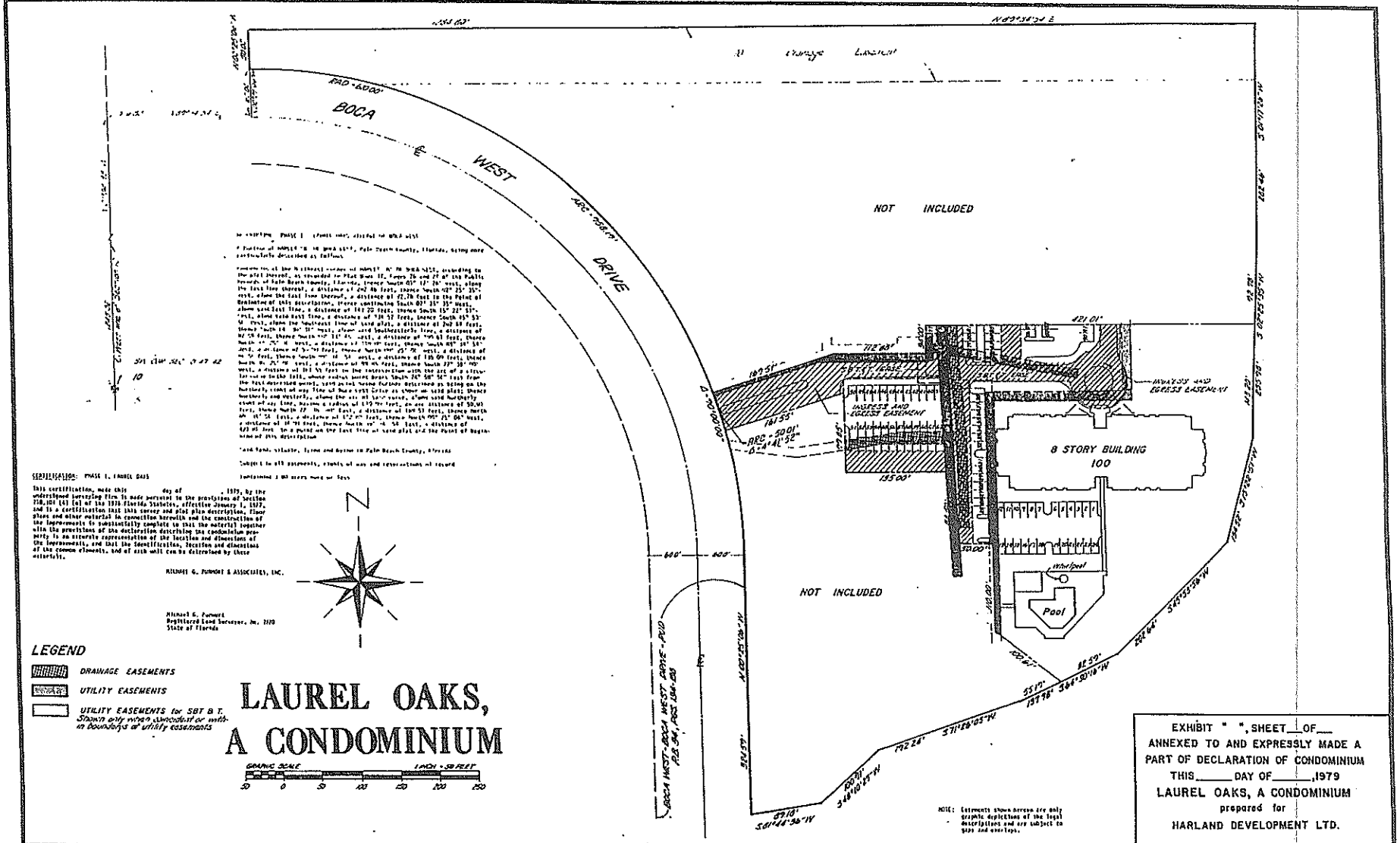
OF

LAUREL OAKS, A CONDOMINIUM

PHASE I SURVEY

(SITE PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS)

OFFICIAL RECORDS



SURVEYOR'S CERTIFICATION: PHASE I, LAUREL OAKS

This certification, made this day of , 1979, by the undersigned Surveying Firm is made pursuant to the provisions of Section 718.104 (4) (e) of the 1976 Florida Statutes, effective January 1, 1977, and is a certification that this survey and plot plan description, floor plans and other material in connection herewith and the construction of the improvements is substantially complete to that the material together with the provisions of the declaration describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements, and of each unit can be determined by these materials.

MICHAEL G. PURMORT & ASSOCIATES, INC.

Michael G. Purmort
Registered Land Surveyor, No. 2170
State of Florida

LEGEND

- DRAINAGE EASEMENTS
- UTILITY EASEMENTS
- UTILITY EASEMENTS for SBT & T. Shown only when coincident or within boundaries of utility easements

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 50 FEET
50 0 50 100 150 200 250

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441

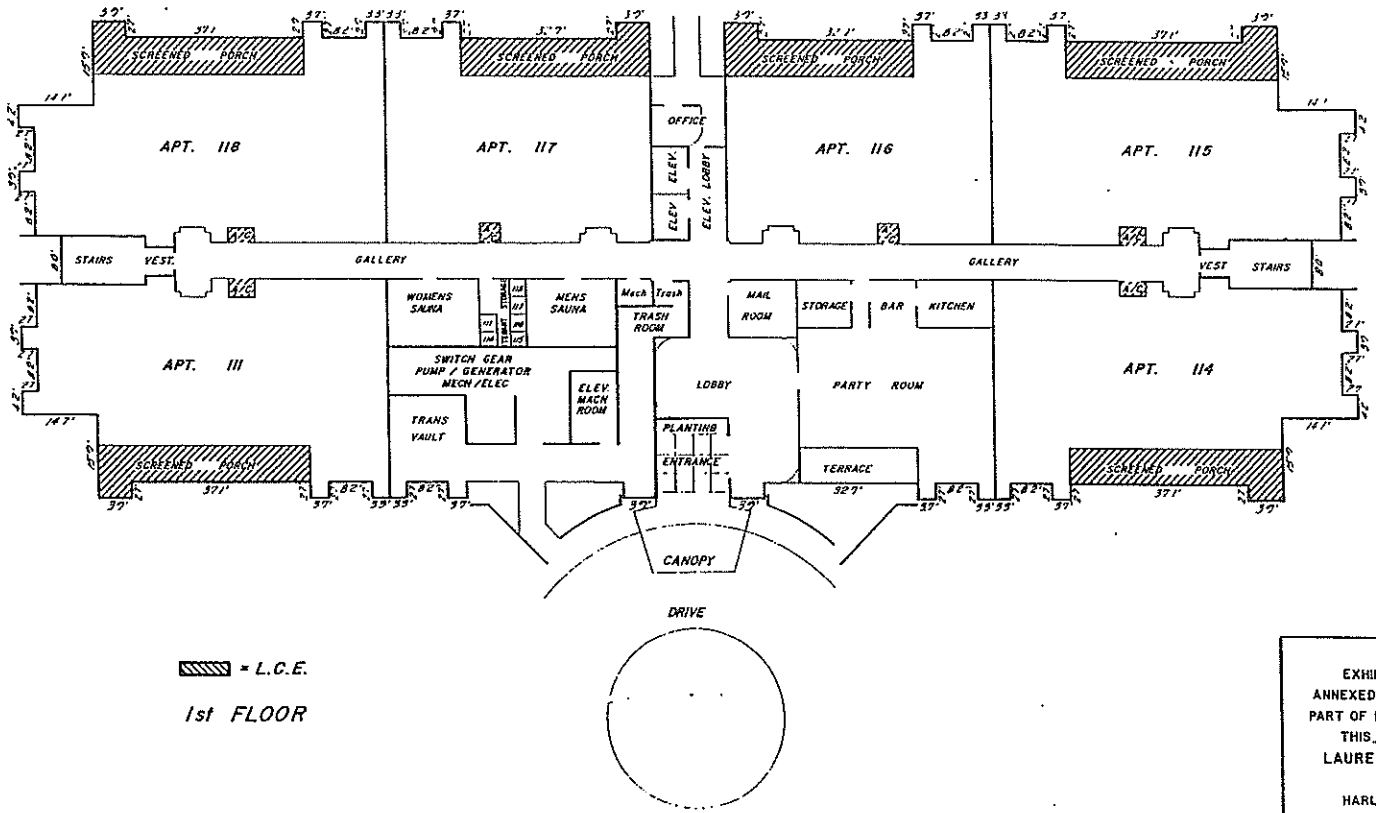
UPDATES and/or REVISIONS	DATE	BY	CK'D
ADD EASEMENT	6.5.79	GDC	MJ
General Revisions	7.5.79	GDC	MJ
400 FOOT EASEMENT	7.9.79	GDC	MJ

SCALE: 1"=50'
BY: GDC
CK'D MGP
DATE 4.10.79
JOB 79

PHASE I SITE PLAN

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

1st FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors - planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
General Revisions	7-16-79	TMC	MGP

SCALE 1"=10'
BY CK
CK'D MGP
DATE 4-11-79
FB PL
JOB NO 79-0335

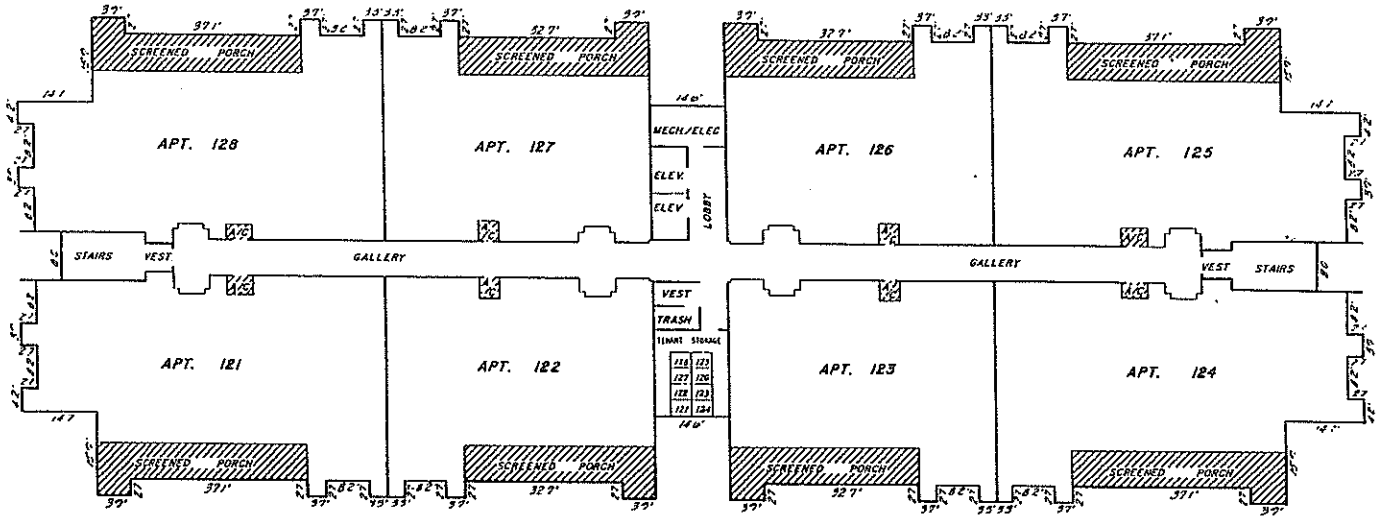
FIRST FLOOR PLAN-BUILDING 100

B3270 P0600

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE — 1 INCH = 30 FEET

10 0 10 20 30 40 50



▨ = L.C.E.

2nd FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors - planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

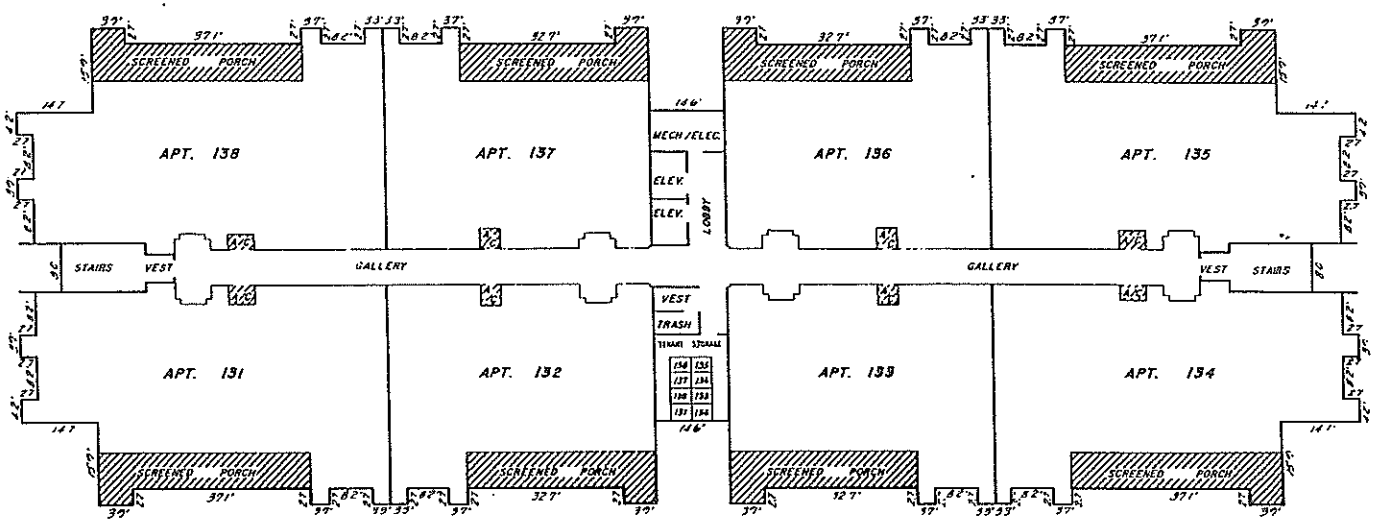
UPDATES and/or REVISIONS	DATE	BY	CK'D
Condition Revisions	3.8.79	[illegible]	[illegible]

SCALE 1"=10'
BY GS
CK'D MGP
DATE 4/11/79
F.B. PG.
JOB NO. 79-0445

FLOOR PLAN - BUILDING 100
2 nd Floor

D3Z/U FUOUI

LAUREL OAKS, A CONDOMINIUM



▨ = L.C.E.

3rd FLOOR

EXHIBIT " ", SHEET__ OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

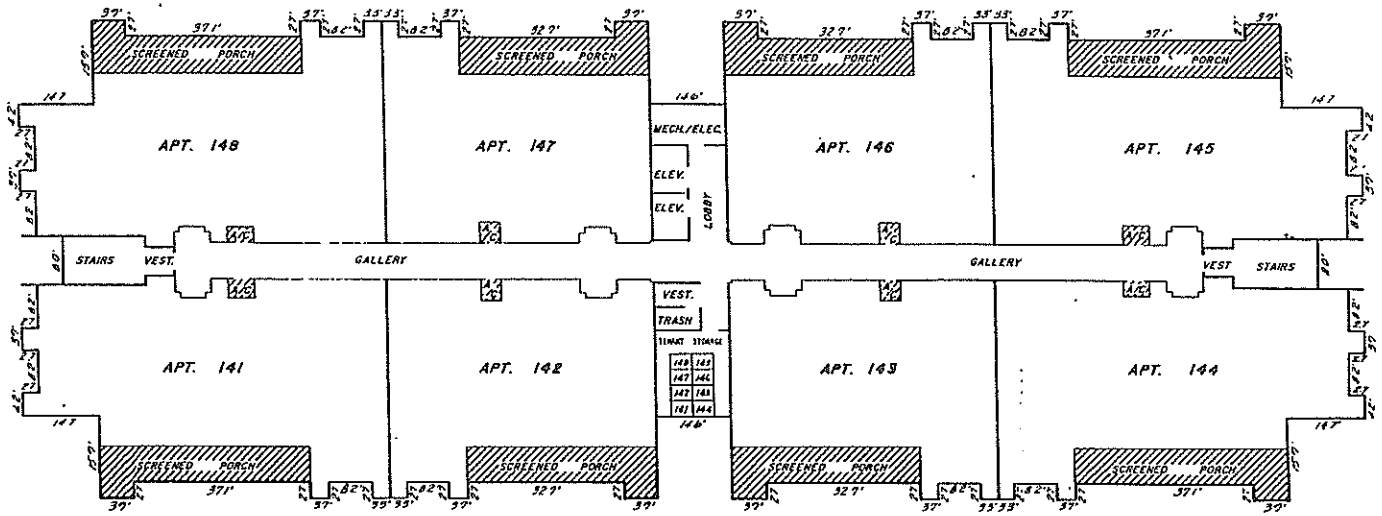
UPDATES and/or REVISIONS	DATE	BY	CKD
Condominium Requirements	7-31-79		

SCALE 1"=10'
BY cbc
CK'D MGP
DATE 8/1/79
F.B. PG.
JOB NO 79-1315

FLOOR PLAN - BUILDING 100
3rd Floor

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

4th FLOOR

EXHIBIT " ", SHEET__OF___
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE NO. DEERFIELD BEACH, FLA. 33441
(305) 421-9101

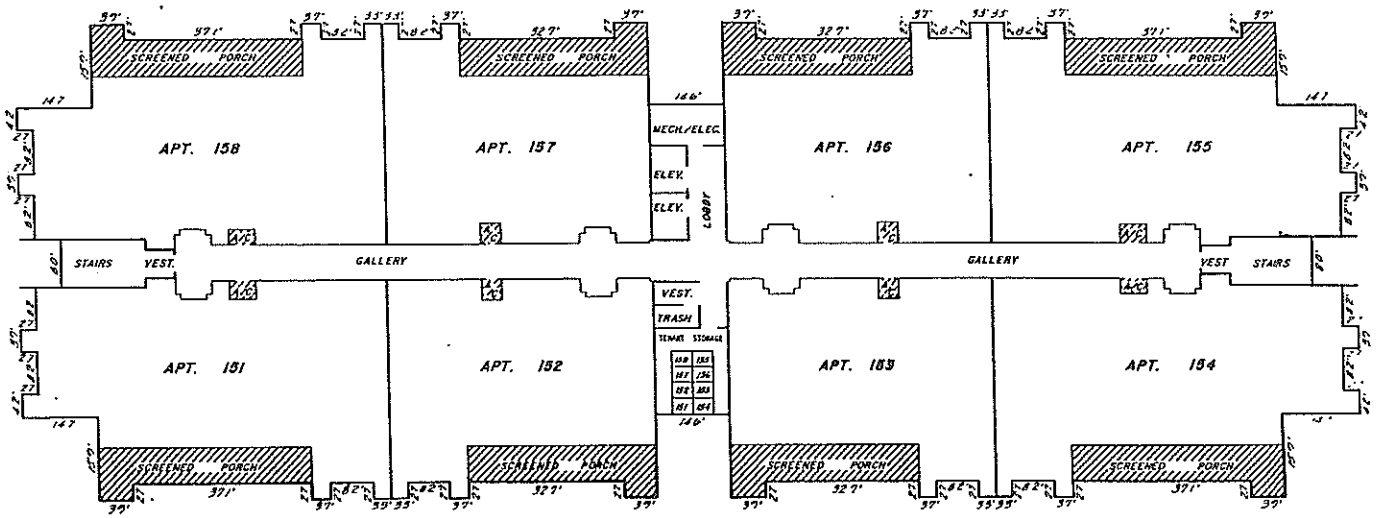
UPDATES and/or REVISIONS	DATE	BY	CKD
Ground Elevations	2-6-79	DAS	MGP

SCALE 1"=10'
BY DAS
CK'D MGP
DATE 4-11-79
FB PG
JOB NO 79-0335

FLOOR PLAN - BUILDING 100
4th Floor

LAUREL OAKS,
A CONDOMINIUM

DRAWING SCALE 1 INCH = 30 FEET



▨ = L.C.E.

5th FLOOR

EXHIBIT " ", SHEET__OF__.
ANNEXED TO AND EXPRESSLY MADE A
PART OF DECLARATION OF CONDOMINIUM
THIS _____ DAY OF _____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

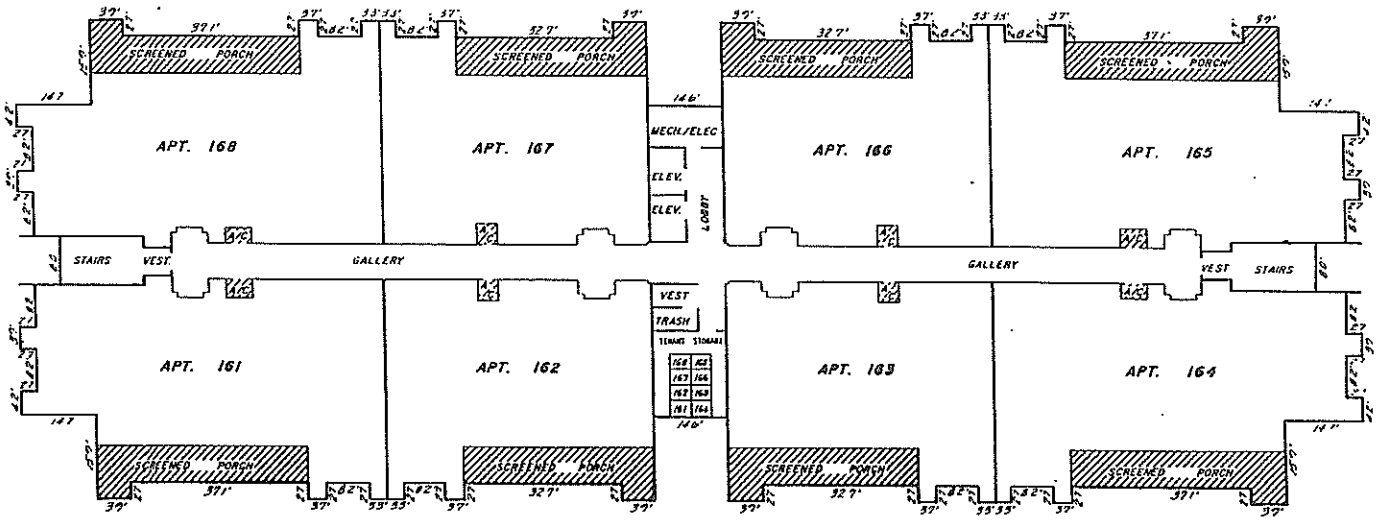
MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
Corrections Requested	3-6-79	DLG	MGP

SCALE 1"=10'
BY dlg
CK'D MGP
DATE 4-11-79
FB PG
JOB NO 79-3355

FLOOR PLAN - BUILDING 100
5th Floor

LAUREL OAKS,
A CONDOMINIUM



▨ = L.C.E.

6th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A
PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

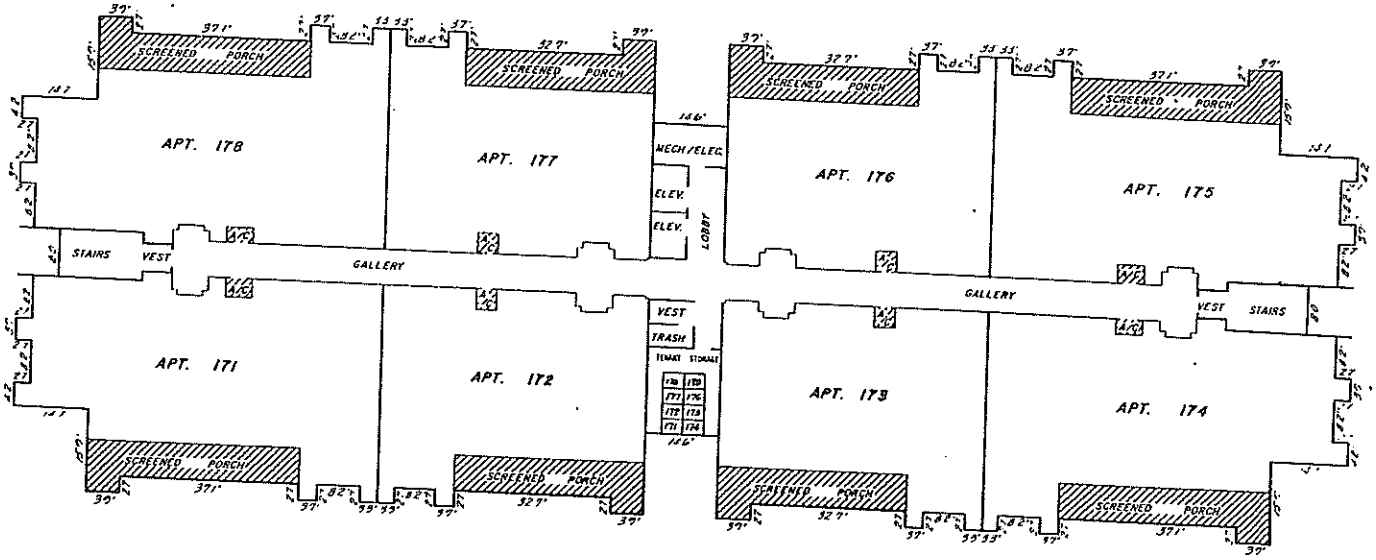
UPDATES and/or REVISIONS	DATE	BY	CK'D
General Revisions	2-8-79	DMC	MGP

SCALE 1"=10'
BY CS
CK'D MGP
DATE 4/1/79
FB PG
JOB NO 79-2435

FLOOR PLAN - BUILDING 100
6th Floor

B3470 P0605

LAUREL OAKS, A CONDOMINIUM



▨ = L.C.E.

7th FLOOR

EXHIBIT " ", SHEET__ OF__.
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors . planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

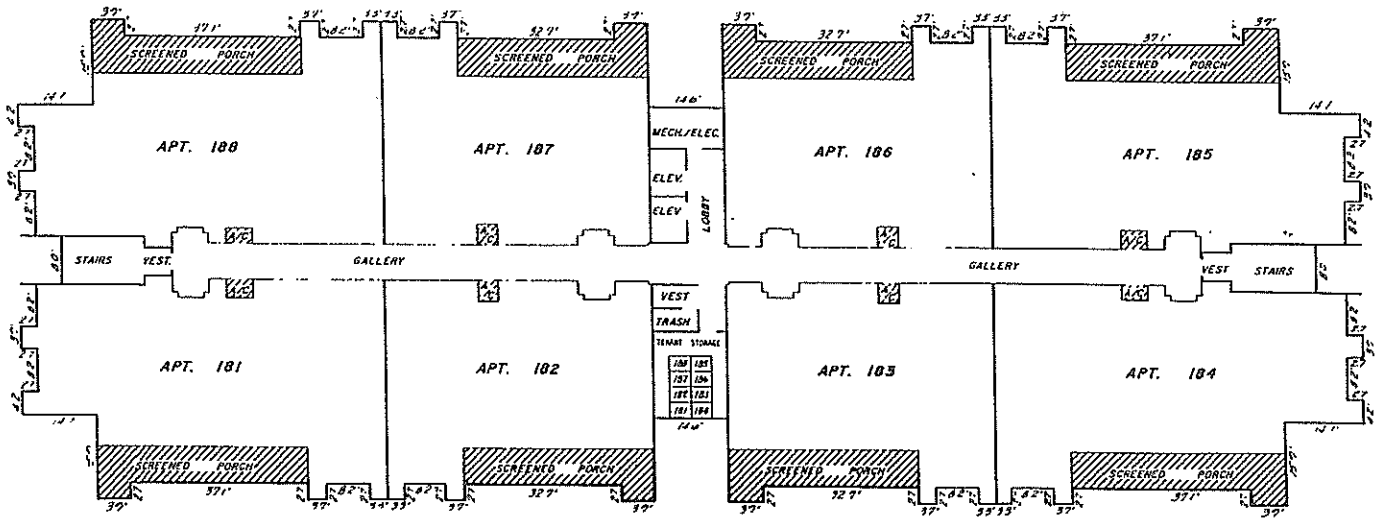
UPDATES SHOW REVISIONS	DATE	BY	CHD
Garbage Enclosure	7-8-79	[illegible]	[illegible]

SCALE: 1"=10'
BY: [illegible]
CHD: M.P.
DATE: 4-11-79
FB: PL
JOB NO: 79-0335

FLOOR PLAN - BUILDING 100
7th Floor

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

8th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS ____ DAY OF _____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
Corrected Elevations	7-8-79	DMS	MGP

SCALE 1"=10'
BY GC
CK'D MGP
DATE 4-11-79
FB PG
JOB No. 79-1545

NOTE: The undersigned and MICHAEL G. PURMORT & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights of way, set back lines, restrictions, reservations, dedications, agreements, and matters and facts which an accurate survey of the property may disclose and which are not shown by the records hereof and hereon.

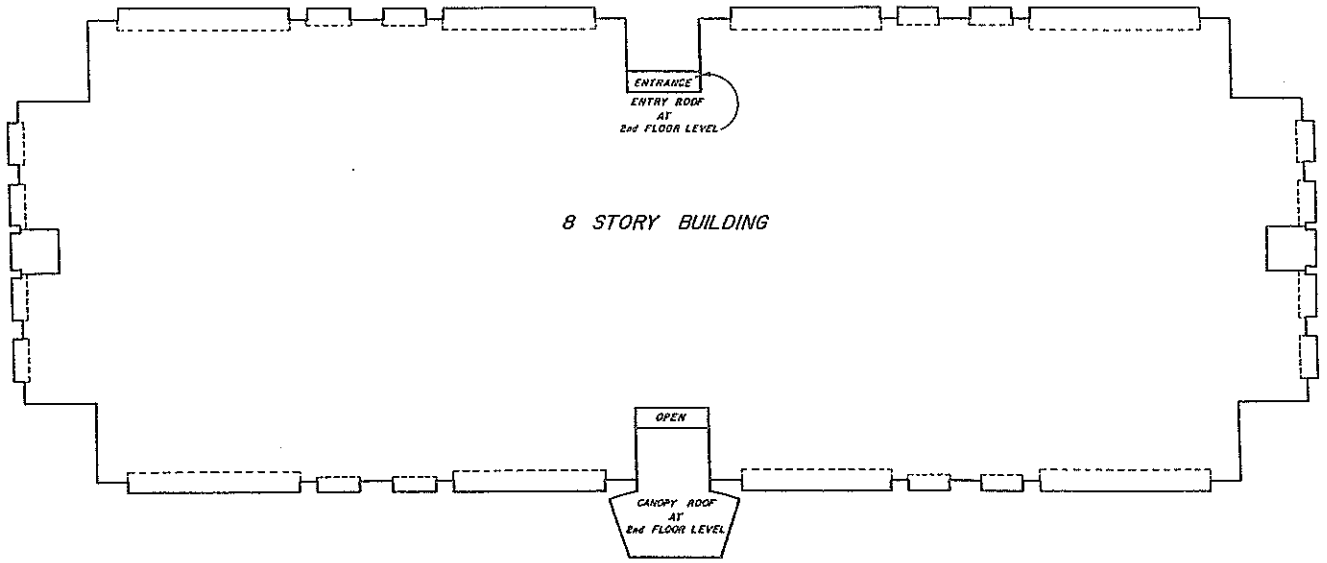
NOTE: Lands shown hereon were not abstracted for right of way, easements, ownership or liens.

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FLOOR PLAN - BUILDING 100
8th Floor

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE — 1 INCH = 16 FEET



ROOF PLAN

BUILDING 100

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors · planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CHK'D

SCALE 1" = 10'
BY J. T.
CH'D BY G. P.
DATE 8/1/79
F.B. PG
JOB NO. 79-1395

DESC. The undersigned surveyor authorized to practice in the State of Florida, hereby certifies that the construction of the improvements described, including landscaping, is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimension of the common elements and of each unit can be determined from these materials.

DATE_____ Professional Land Surveyor No.

NOTE: The words and/or figures shown hereon are not guaranteed to be real. They should be considered only as data shown.

NOTE: This plan is the property of the undersigned and may not be used in whole or in part without the written permission of MICHAEL G. PURMORT & ASSOCIATES, INC.

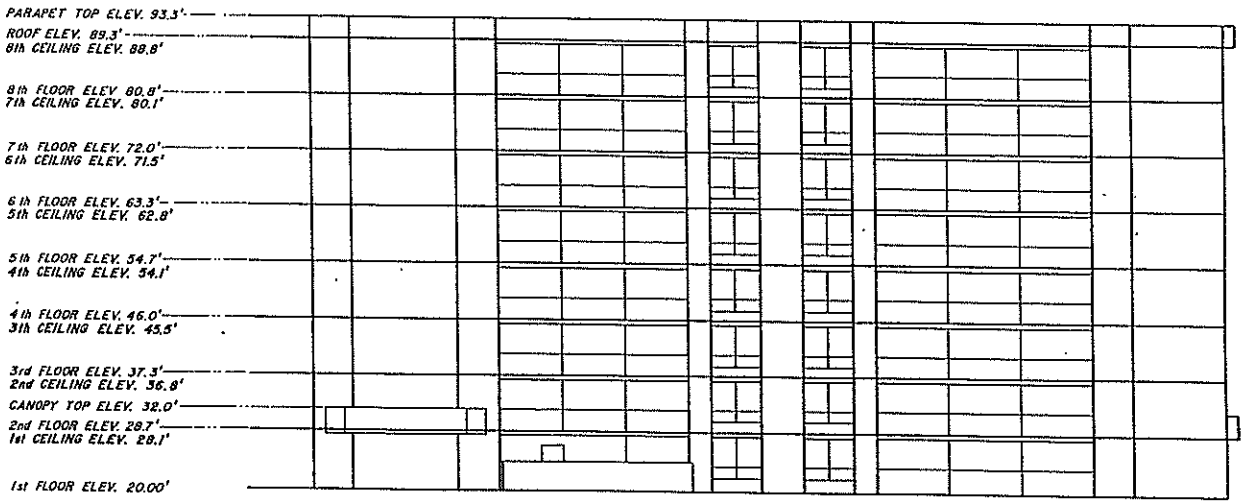
ROOF PLAN - BUILDING 100

B3270 P0608

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1/8 INCH = 1 FOOT

0 8 16 24 32 40



FLOOR ELEVATIONS

EXHIBIT " ", SHEET __ OF __
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS _ DAY OF _____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D

SCALE 1/8"=1'
BY M.G.P.
CK'D A.G.P.
DATE 4-11-79
F.B. PG.
JOB NO 79-0335

PHASE I BUILDING 100

EXHIBIT C

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

LEGAL DESCRIPTION OF PHASE II LAND

B3270 P0609

DESCRIPTION: PHASE II, LAUREL OAKS VILLAGE OF BOCA WEST

A portion of HAMLET "B" OF BOCA WEST, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of HAMLET "B" OF BOCA WEST, according to the plat thereof as recorded in Plat Book 37, Pages 26 and 27 of the Public Records of Palm Beach County, Florida; thence South 01° 17' 26" West, along the East line thereof, a distance of 282.46 feet; thence South 02° 25' 35" West, along said East line, a distance of 235.98 feet; thence South 15° 22' 51" West, along said East line, a distance of 134.52 feet; thence South 45° 53' 56" West, along the Southerly line thereof, a distance of 202.64 feet; thence South 64° 30' 16" West, along said Southerly line, a distance of 82.59 feet to the Point of Beginning of this description; thence continuing South 64° 30' 16" West, along said Southerly line, a distance of 55.19 feet; thence South 71° 26' 05" West, along the Southeast line thereof, a distance of 192.24 feet; thence South 48° 10' 27" West, along said Southeast line, a distance of 100.91 feet; thence South 81° 44' 36" West, along the South line thereof, a distance of 89.18 feet to the Southerly corner of said plat, said point being further described as being on the Easterly Right-of-Way line of Boca West Drive, as shown on said plat; thence North 00° 25' 06" West, along said Easterly Right-of-Way line, a distance of 324.59 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 610.00 feet, an arc distance of 155.43 feet to a point; thence North 72° 38' 00" East, a distance of 161.55 feet; thence South 00° 25' 06" East, a distance of 99.85 feet; thence North 89° 34' 54" East, a distance of 135.00 feet; thence South 00° 25' 06" East, a distance of 88.50 feet; thence North 89° 34' 54" East, a distance of 50.00 feet; thence South 00° 25' 06" East, a distance of 110.00 feet; thence South 50° 13' 45" East, a distance of 100.61 feet to a point on the Southerly line of said plat and the Point of Beginning of this description.

Said land situate, lying and being in Palm Beach County, Florida.

Containing 2.92 acres more or less.

B3270 P0610

EXHIBIT D

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

LEGAL DESCRIPTION OF PHASE III LAND

B3270 P0611

DESCRIPTION: PHASE III, LAUREL OAKS VILLAGE OF BOCA WEST

A portion of HAMLET "B" OF BOCA WEST, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of HAMLET "B" OF BOCA WEST, according to the plat thereof, as recorded in Plat Book 37, Pages 26 and 27 of the Public Records of Palm Beach County, Florida; thence South 01° 17'-26" West, along the East line thereof, a distance of 282.46 feet; thence South 02° 25' 35" West, along said East line, a distance of 92.78 feet; thence South 89° 34' 54" West, a distance of 388.51 feet; thence North 00° 25' 06" West, a distance of 160.00 feet; thence South 89° 34' 54"-West, a distance of 36.42 feet; thence North 00° 25' 06" West, a distance of 215.00 feet to a point on the North line of said plat; thence North 89° 34' 54" East, along the North line of said plat, a distance of 437.96 feet to the Northeast corner of said plat and the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida.

Containing 3.95 acres more or less.

B3270 P0612

EXHIBIT E

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

LEGAL DESCRIPTION OF PHASE IV LAND

B3270 PU613

DESCRIPTION: PHASE IV, LAUREL OAKS VILLAGE OF BOCA WEST

A portion of HAMLET "B" OF BOCA WEST, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of HAMLET "B" OF BOCA WEST, according to the plat thereof, as recorded in Plat Book 37, Pages 26 and 27, of the Public Records of Palm Beach County, Florida; thence South 89° 34' 54"-West, along the North line of said plat, a distance of 437.96 feet to the Point of Beginning of this description; thence continuing South 89° 34'-54" West, along said North line, a distance of 846.84 feet to the Northwest corner of said plat; thence South 00° 25' 06" East, along the West line of said plat, a distance of 50.00 feet to a point on the Northerly Right-of-Way line of Boca West Drive as shown on said plat, said point being further described as being at the intersection with the arc of a circular curve to the right, whose radius point bears South 00° 25'-06" East from the last described point; thence Southerly and Easterly along the arc of said curve, along the Northerly Right-of-Way line, having a radius of 610.00 feet, an arc distance of 752.74 feet to a point; thence North 72° 38' 00" East, a distance of 169.51 feet; thence North 89° 34' 54" East, a distance of 112.88 feet; thence North 00° 25'-06" West, a distance of 34.00 feet; thence North 89° 34' 54" East, a distance of 32.50 feet; thence North 00° 25' 06" West, a distance of 160.00 feet; thence South 89° 34' 54" West, a distance of 36.42 feet; thence North 00° 25' 06" West, a distance of 215.00 feet to a point on the Northerly line of said plat and the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida.

Containing 4.89 acres more or less.

B3270 P0614

EXHIBIT F

TO THE

DECLARATION OF CONDOMINIUM

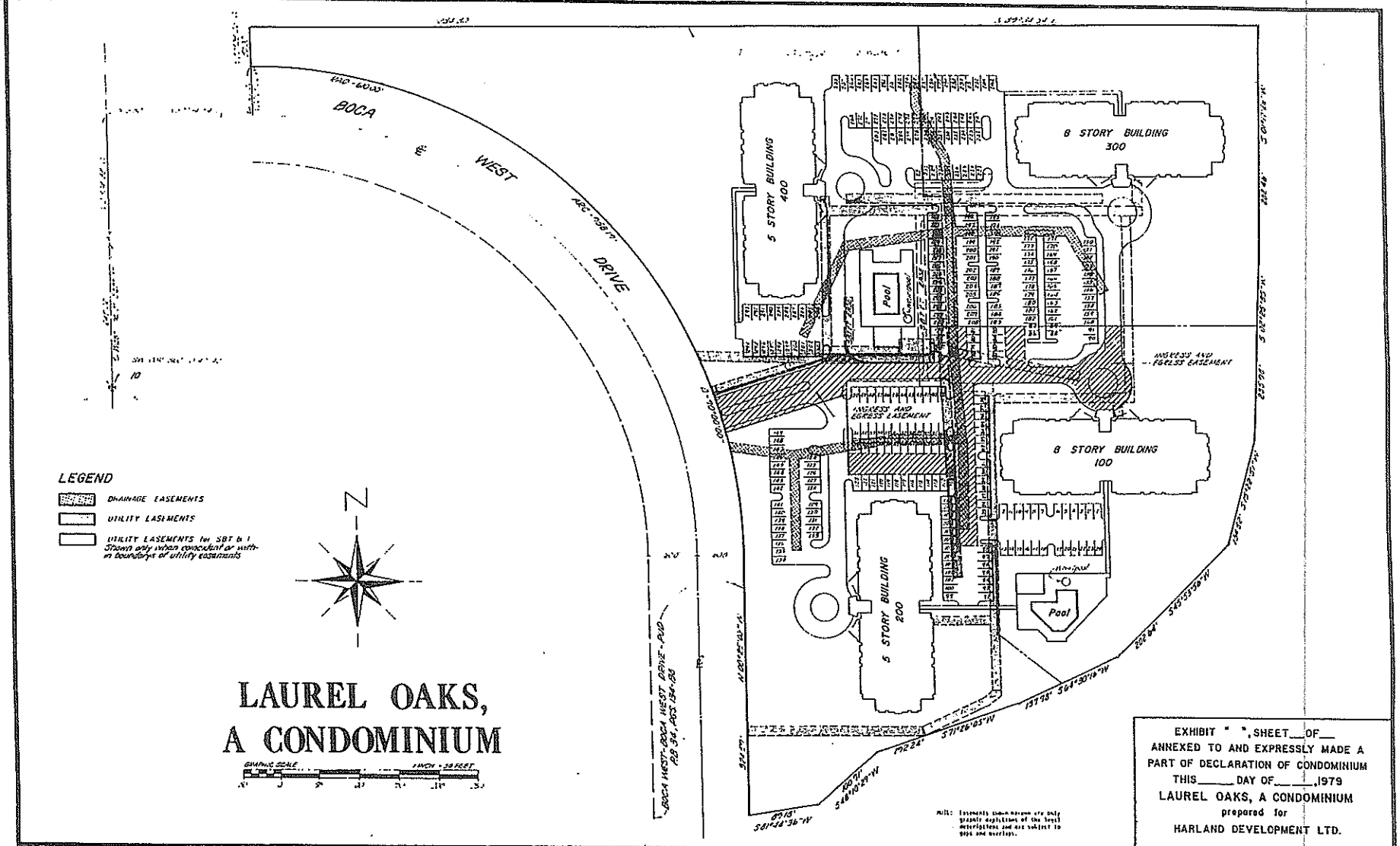
OF

LAUREL OAKS, A CONDOMINIUM

PLOT (SITE) PLAN FOR PHASES I - IV

B3270 P0615

B3270 P0616



LAUREL OAKS, A CONDOMINIUM

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
General Revisions	7.3.79		
ADD ACCESS EASEMENT	7.27.79		

SCALE 1"=30'
BY
CK'D
DATE 4.10.79
JOB NO.

PHASES I, II, III, and IV
SITE PLAN

EXHIBIT G

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

PERCENTAGE OWNERSHIP - PHASES I - IV

B3270 P0617

PERCENTAGE OWNERSHIP IN COMMON ELEMENTS

PHASES I - IV

APARTMENT NUMBER	PHASE I	PHASE II (if added)	PHASE III (if added)	PHASE IV (if added)
111,114,115,118	1.780	1.104	.680	.530
121,124,125,128 131,134,135,138 141,144,145,148 151,154,155,158 161,164,165,168 171,174,175,178 181,184,185,188	1.780	1.105	.682	.550
116,117	1.430	.880	.548	.440
122,123,126,127 132,133,136,137 142,143,146,147 152,153,156,157 162,163,166,167 172,173,176,177 182,183,186,187	1.435	.887	.548	.450
211,214,215,218		1.104	.679	.530
221,224,225,228 231,234,235,238 241,244,245,248 251,254,255,258		1.105	.682	.550
216,217		.880	.548	.440
222,223,226,227 232,233,236,237 242,243,246,247 252,253,256,257		.887	.548	.450
311,314,315,318			.679	.530
321,324,325,328 331,334,335,338 341,344,345,348 351,354,355,358 361,364,365,368 371,374,375,378 381,384,385,388			.682	.550
316,317			.548	.440
322,323,326,327 332,333,336,337 342,343,346,347 352,353,356,357 362,363,366,367 372,373,376,377 382,383,386,387			.548	.450
411,414,415,418				.530
421,424,425,428 431,434,435,438 441,444,445,448 451,454,455,458				.550
416,417				.44
422,423,426,427 432,433,436,437 442,443,446,447 452,453,456,457				.45

B3270 P0618

EXHIBIT H

TO THE

DECLARATION OF CONDOMINIUM

OF

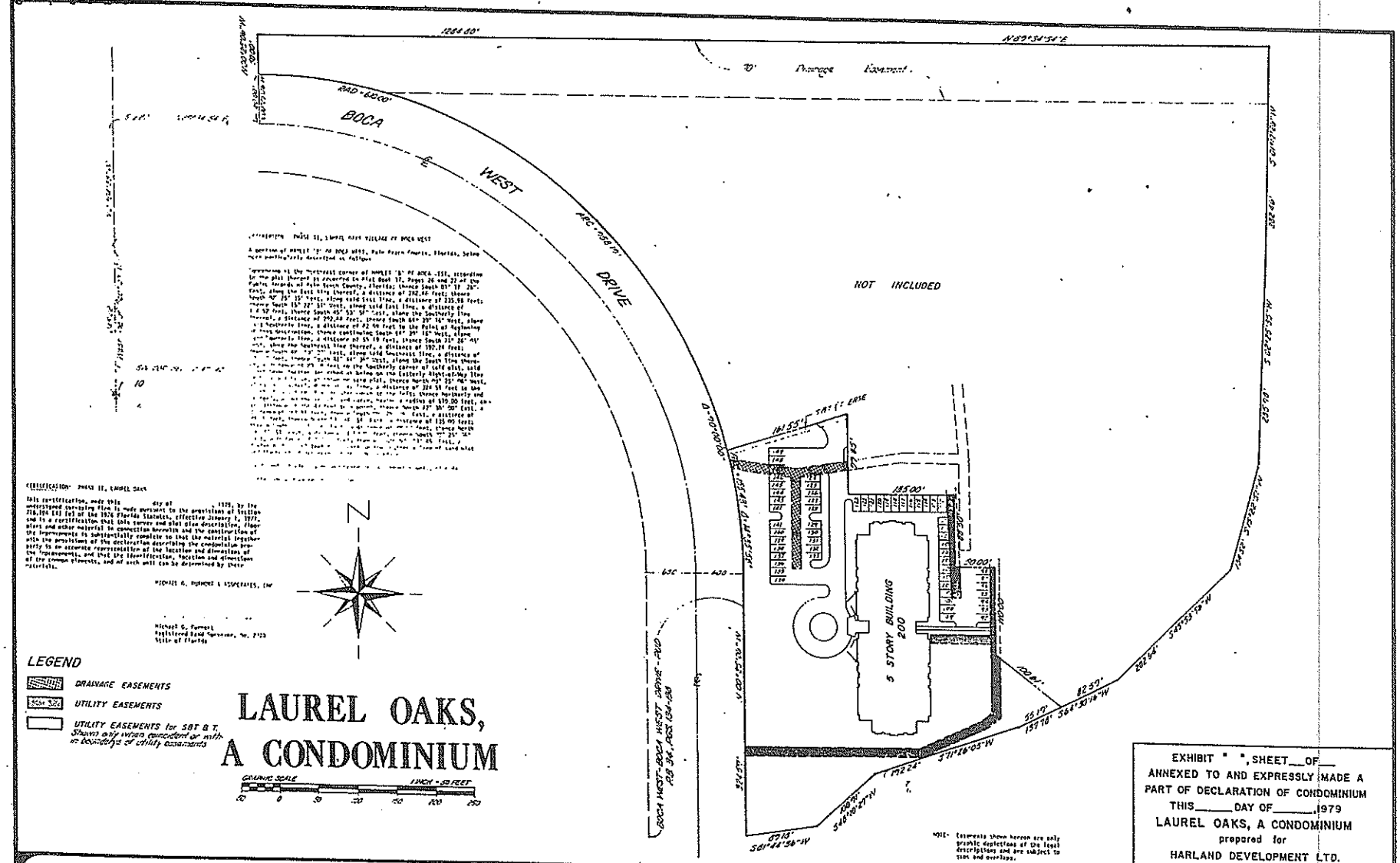
LAUREL OAKS, A CONDOMINIUM

PHASE II SURVEY

(SITE PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS)

R37/U PU619

B3270 P0620



LAUREL OAKS, A CONDOMINIUM

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

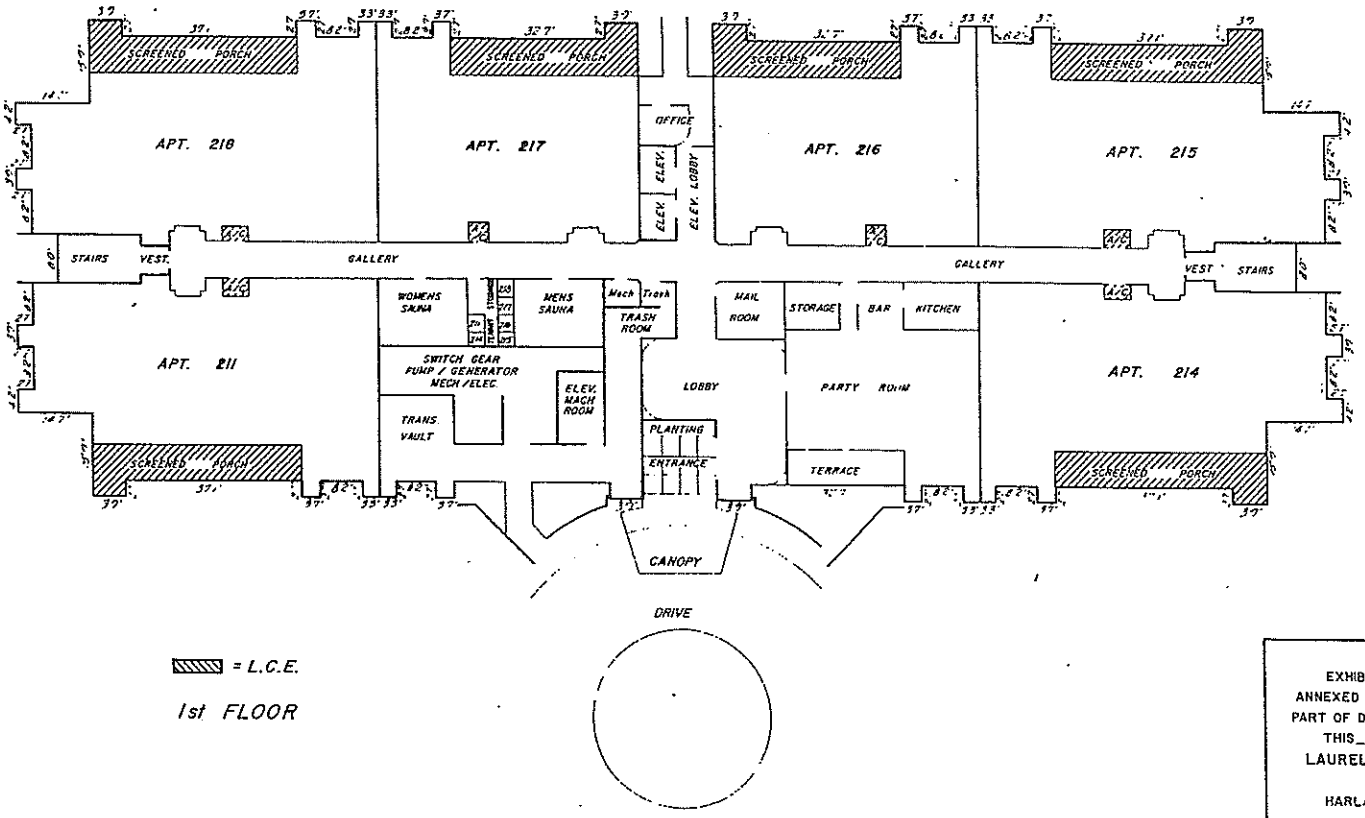
UPDATES and/or REVISIONS	DATE	BY	CK'D
ADD EASEMENTS / LEGAL	7 5 79	CJC	MJP
General Revisions	7 3 79	CJC	MJP

SCALE: 1"=50'
BY: CJC
CK'D BY: M.G.P.
DATE: 4 10 79
FB: PG
JOB NO.

PHASE II SITE PLAN

B3270 P0621

LAUREL OAKS, A CONDOMINIUM



▨ = L.C.E.

1st FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
General Revisions	7-3-79	DMG	MGP

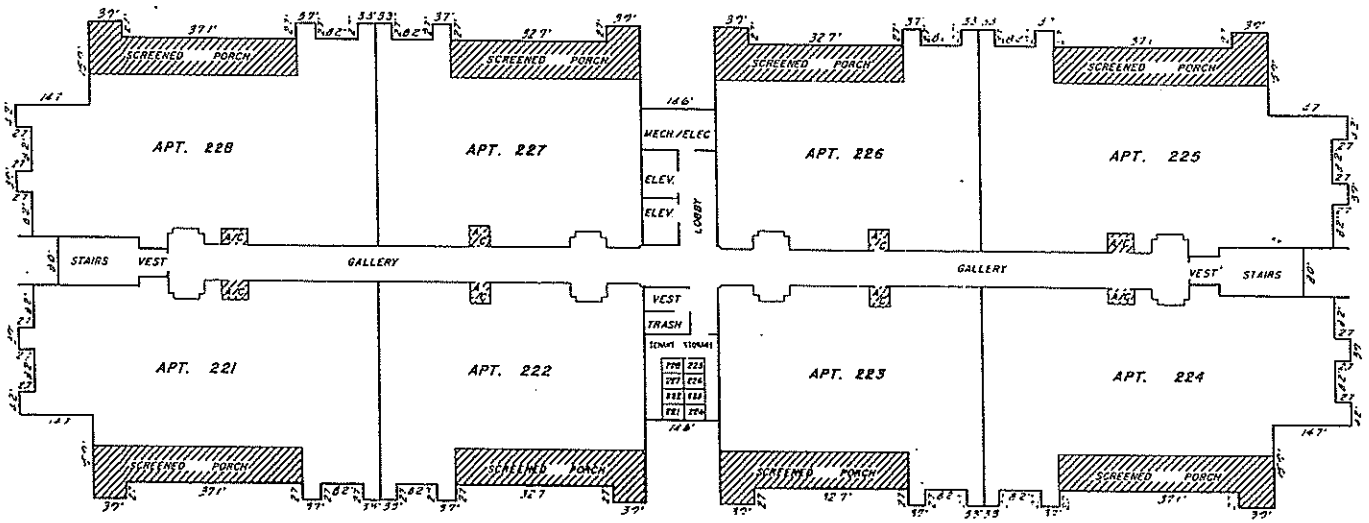
SCALE 1"=40'
BY DMG
CK'D MGP
DATE 4-11-79
F.B. PG.
F.B. No. 1935

FIRST FLOOR PLAN - BUILDING 200

B3270 P0622

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE
1 INCH = 10 FEET
10 0 10 20 30 40 50



▨ = L.C.E.

2nd FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS____ DAY OF____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 80, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
GENERAL REVISIONS	7-9-79	DMC	MGP

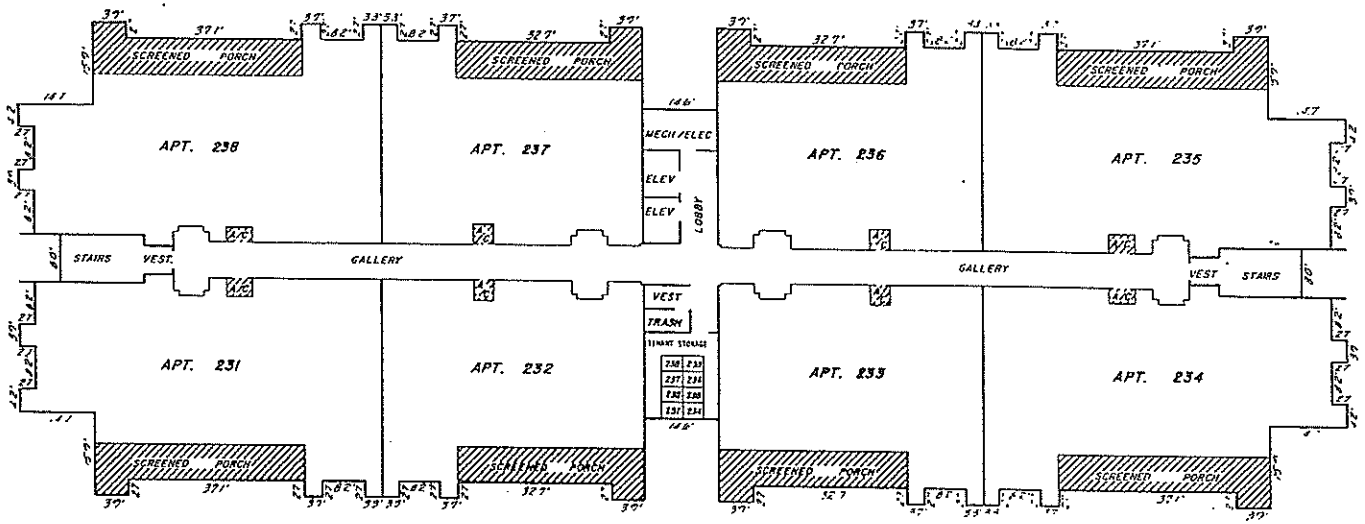
SCALE 1"=10'
BY DMC
CK'D MGP
DATE 6-11-79
FB PG
JOB NO 79-0933

FLOOR PLAN - BUILDING 200
2nd Floor

B3270 P0623

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

3rd FLOOR

EXHIBIT " ", SHEET__ OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

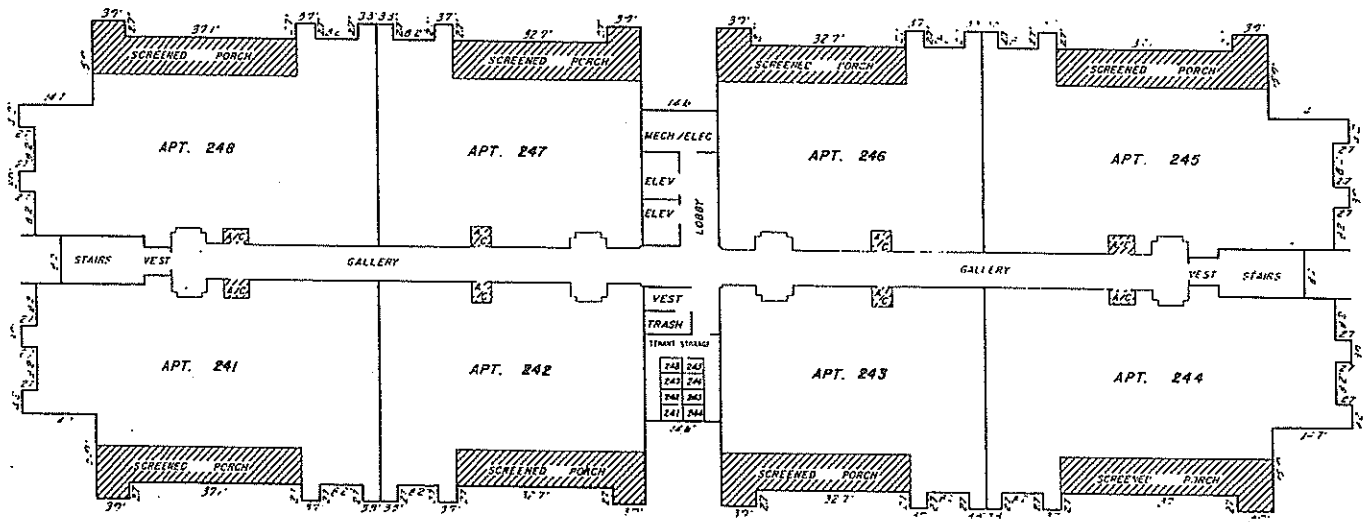
UPDATES and/or REVISIONS	DATE	BY	CK'D
General Revisions	7-5-79	DSC	DJD

SCALE 1"=10'
BY DSC
CK'D MGP
DATE 4-11-79
F.B. PG

FLOOR PLAN - BUILDING 200
3rd Floor

B3270 P0624

LAUREL OAKS, A CONDOMINIUM



▨ = L.C.E.

4th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A
PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES SHOW REVISIONS	DATE	BY	CKD
GENERAL REVISIONS	1-5-79	DAL	RAD

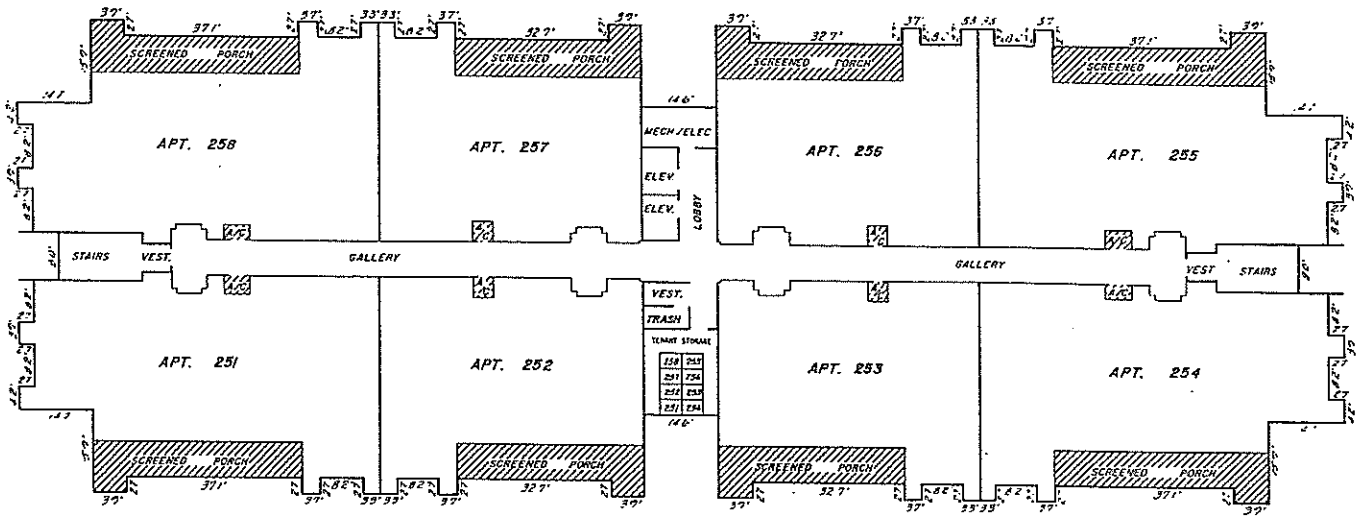
SCALE 1"=10'
BY JCK
CK'D MGP
DATE 4-11-79
FB PC
JOB NO 77-33.15

FLOOR PLAN - BUILDING 200
4th Floor

B3270 P0625

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

5th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
Corrected Easements	7-9-79	DMS	MGP

SCALE 1"=10'
BY: DMS
CK'D MGP
DATE 4-11-79
F.B. PG
JOB NO 79-1235

NOTE: The undersigned MICHAEL G. PURMORT & ASSOCIATES, INC. certifies the representation of graphic data on this instrument and the field survey information from which it was prepared, meet the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes, and the undersigned further certifies that the construction of the improvements is substantially complete so that this instrument, together with the provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

NOTE: Lands shown hereon were not abstracted for rights-of-way and easements of record.

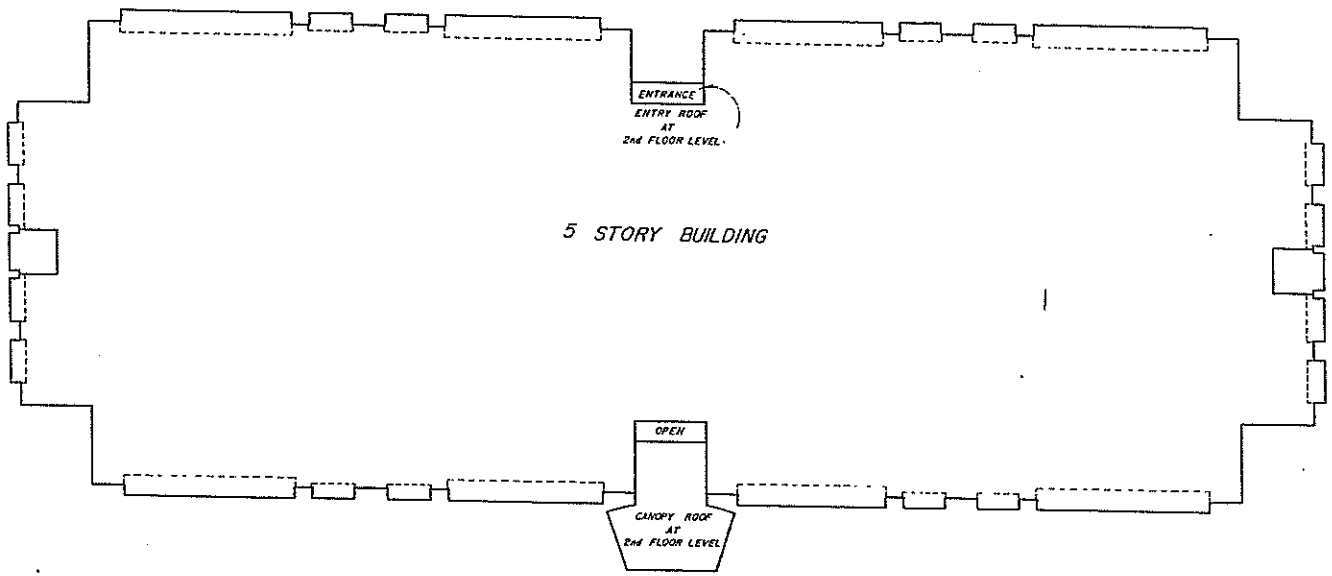
NOTE: The words & the symbols of MICHAEL G. PURMORT & ASSOCIATES, INC. are owned and the instrument of service of MICHAEL G. PURMORT & ASSOCIATES, INC.

FLOOR PLAN - BUILDING 200
5th Floor

B3270 P0626

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE — 1" = 40'



ROOF PLAN

BUILDING 200

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 102, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CHK'D

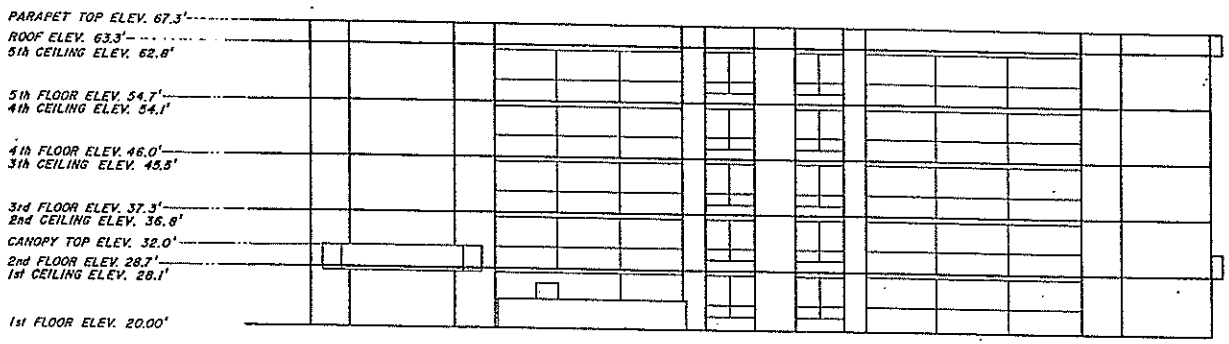
SCALE 1" = 40'
BY WCS
CK'D MGP
DATE 4-12-79
FB PG
JOB NO 79-1335

ROOF PLAN - BUILDING 200

B3270 P0627

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1/8 INCH = 1 FOOT



FLOOR ELEVATIONS

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_ _DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land-surveyors - planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS | DATE | BY | CK'D

SCALE 1/8"=1'
BY DC
CK'D MGP
DATE 4/11/79
FB PG
JOB NO 79-0335

PHASE II BUILDING 200

EXHIBIT I

TO THE

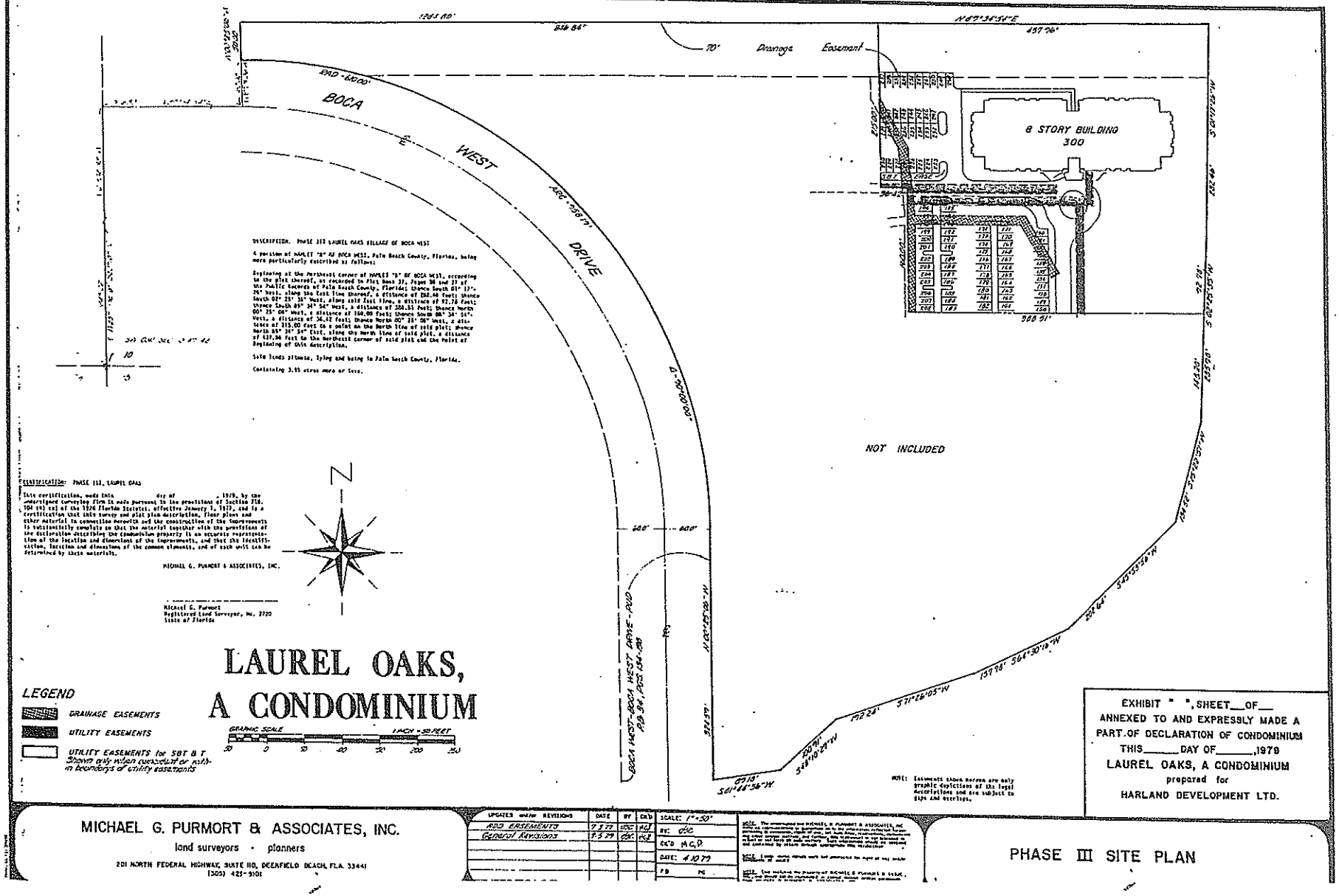
DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

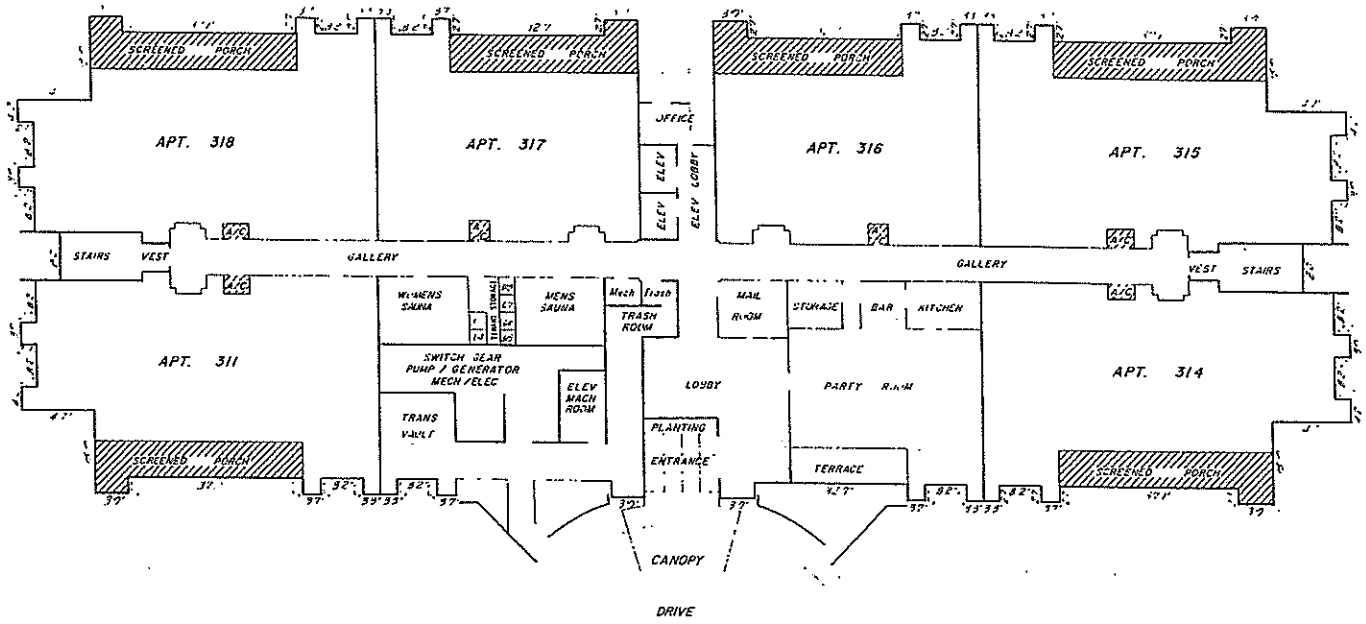
PHASE III SURVEY

(SITE PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS)


BOCA
WEST
DRIVE
70' Drainage Easement
8 STORY BUILDING
300
NOT INCLUDED
988.91'
N89°34'54"E
437.96'
S.W. 18TH STREET
N.W. 51ST STREET
N.W. 19TH COURT
N.W. 50TH TERRACE
N.W. 49TH AVENUE
BOCA WEST DRIVE - 200'
PSB 34, PGS 134-138
DESCRIPTION: PHASE III LAUREL OAKS VILLAGE OF BOCA WEST
CERTIFICATION: PHASE III, LAUREL OAKS
MICHAEL G. PURMORT & ASSOCIATES, INC.
Michael G. Purmort
Registered Land Surveyor, No. 3720
State of Florida
LEGEND
DRAINAGE EASEMENTS
UTILITY EASEMENTS
UTILITY EASEMENTS for SBT & T
Shown only when coincident or within boundarys of utility easements
GRAPHIC SCALE
1 INCH = 50 FEET
LAUREL OAKS,
A CONDOMINIUM
EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A
PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.
MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 425-9101
UPDATES and/or REVISIONS
ADD EASEMENTS 9 5 79 DDC MGP
General Revisions 9 5 79 DDC MGP
SCALE: 1"=50'
BY: DDC
CK'D MGP
DATE: 4 10 79
FB PG
PHASE III SITE PLAN

B3270 P0630

LAUREL OAKS, A CONDOMINIUM



▨ = L.C.E.

1st FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
- land surveyors - planners
201 FOURTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441

UPDATES and/or REVISIONS	DATE	BY	CK'D
General Revisions	1-5-79		

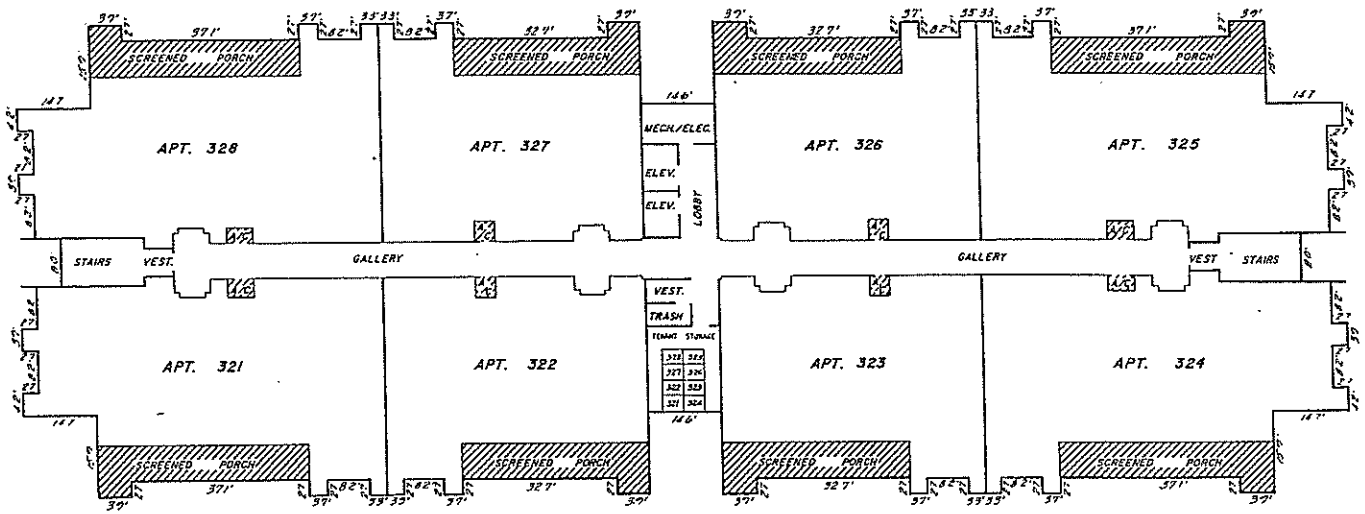
SCALE 1"=10'
BY
CK'D M&P
DATE
JOB

FIRST FLOOR PLAN - BUILDING 300

B3270 P0631

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

2nd FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D

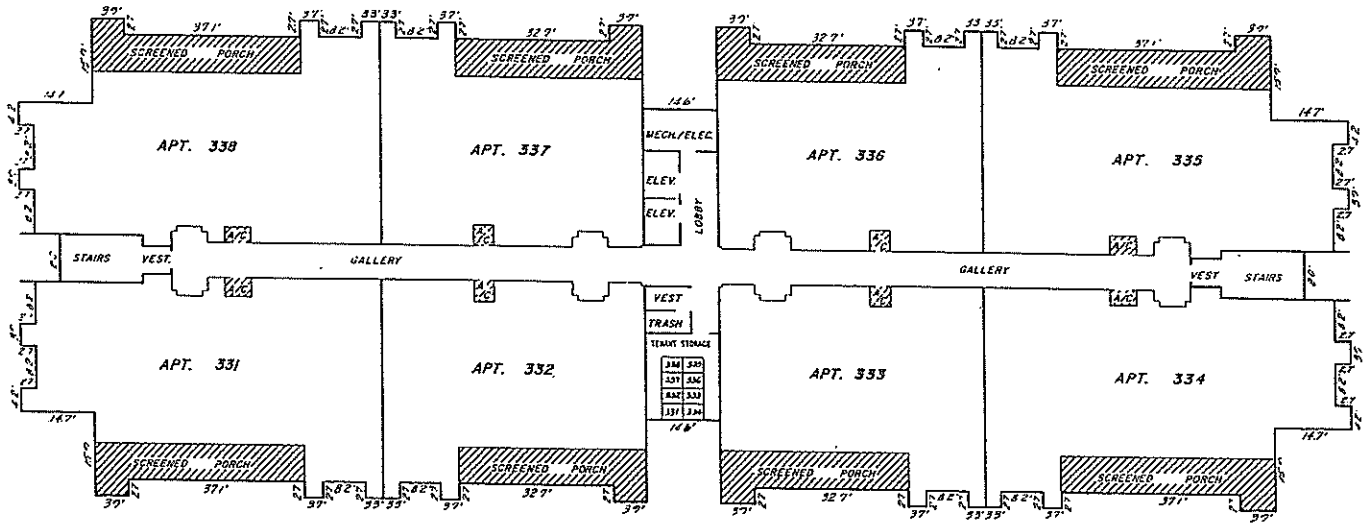
SCALE: 1"=10'
BY: GDP
CK'D: MGP
DATE: 4-17-79
FB: Pc
JOB NO. 79-3395

FLOOR PLAN - BUILDING 300
2nd Floor

B3270 P0632

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET
10 0 10 20 30 40 50



▨ = L.C.E.

3rd FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
Condition Revisions	7-2-79	DMG	MGP

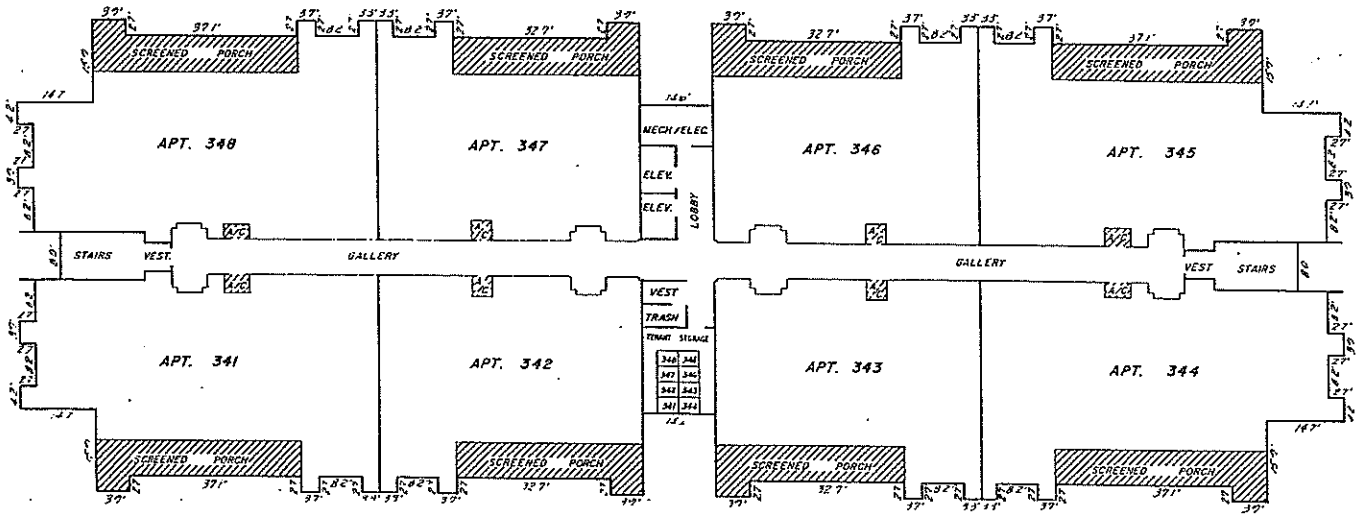
SCALE 1"=10'
BY: DMG
CK'D
DATE 6-11-79
F.B. PG

FLOOR PLAN - BUILDING 300
3rd Floor

B3270 P0633

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE — 1 INCH = 10 FEET



▨ = L.C.E.

4th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

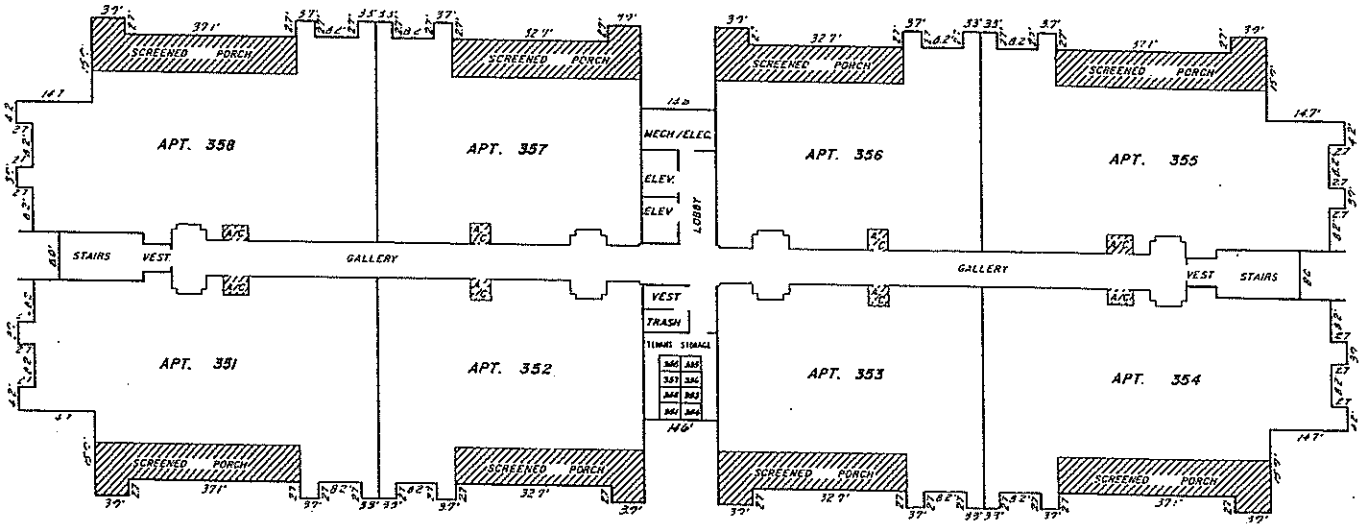
UPDATES AND/OR REVISIONS	DATE	BY	CK'D

SCALE 1"=10'
BY
CK'D
DATE 4-11-79
F.B.

FLOOR PLAN - BUILDING 300
4th Floor

B3270 P0634

LAUREL OAKS, A CONDOMINIUM



▨ = L.C.E.

5th FLOOR

EXHIBIT " ", SHEET__ OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421 9101

UPDATES SHOW REVISIONS	DATE	BY	CK'D
Condominium Requirements	9-28-79	DMC	MGP

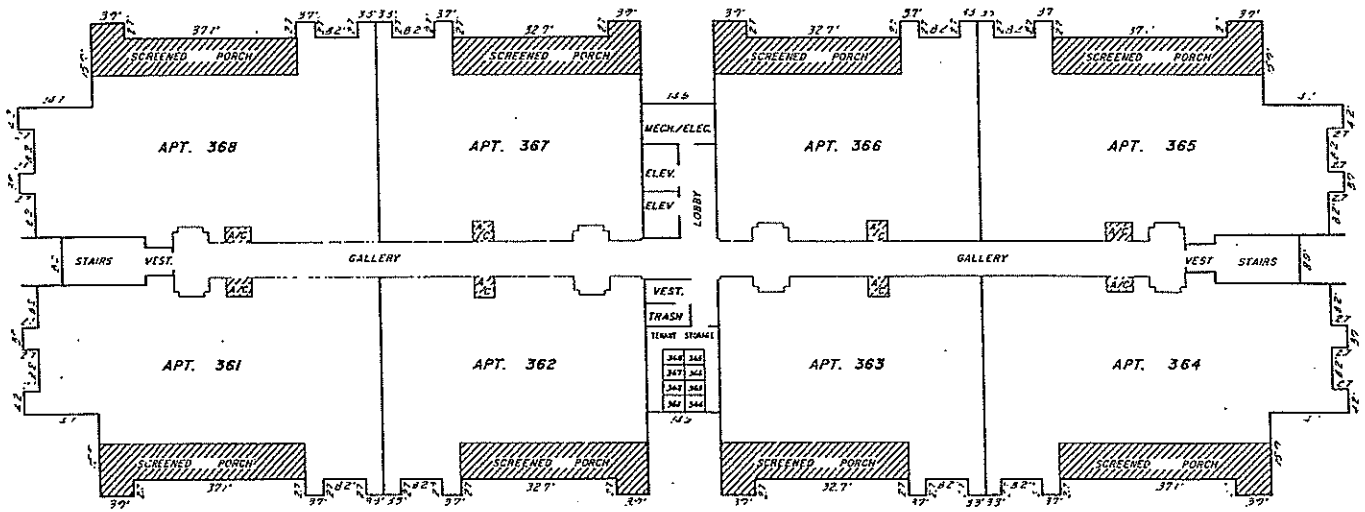
SCALE 1"=10'
BY dmc
CK'D mgp
DATE 4/1/79
F.B. —

FLOOR PLAN - BUILDING 300
5th Floor

B3270 P0635

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

6th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS _____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441

UPDATES SHOW REVISIONS | DATE | BY | CKD

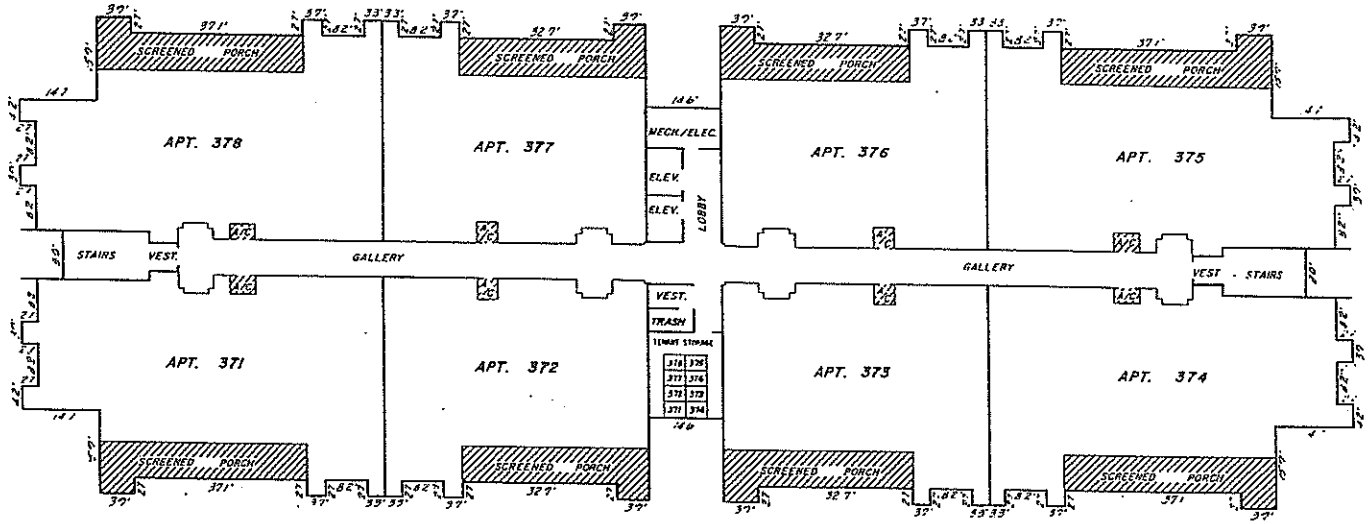
SCALE 1"=10'
BY
CKD
DATE
FB

FLOOR PLAN - BUILDING 300
6th Floor

B3270 P0636

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

7th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
GENERAL REVISIONS	1-5-79	LMG	DLD

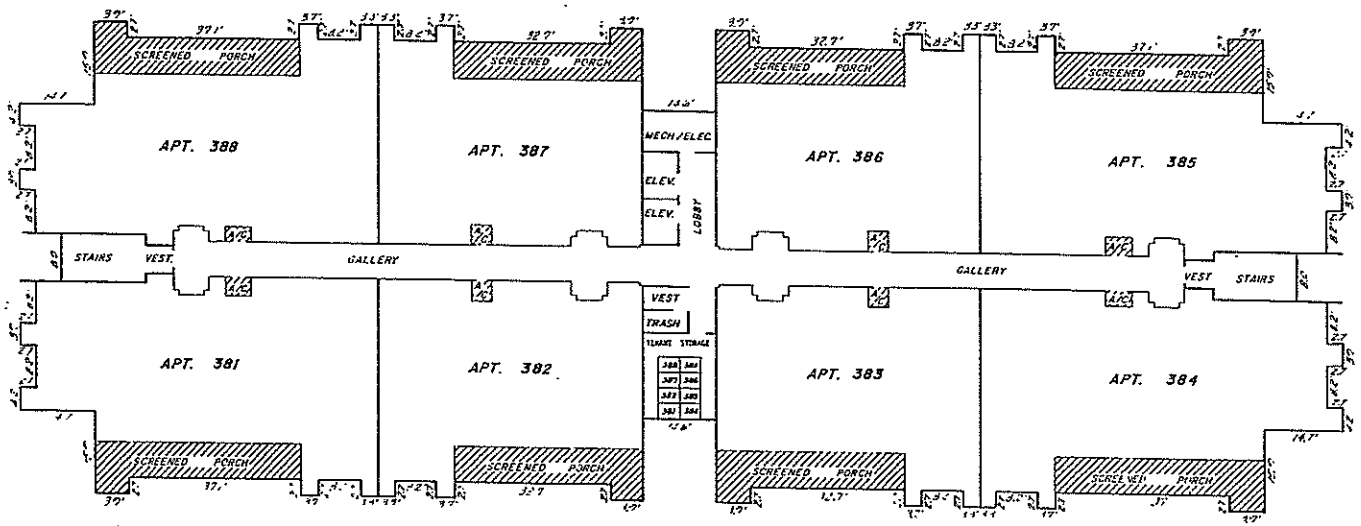
SCALE: 1"=10'
BY: LMG
CK'D: MGP
DATE: 4-11-79
FB: PC
JOB NO: 79-0335

FLOOR PLAN - BUILDING 300
7th Floor

B3270 P0637

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

8th FLOOR

EXHIBIT " ", SHEET__OF___
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-5101

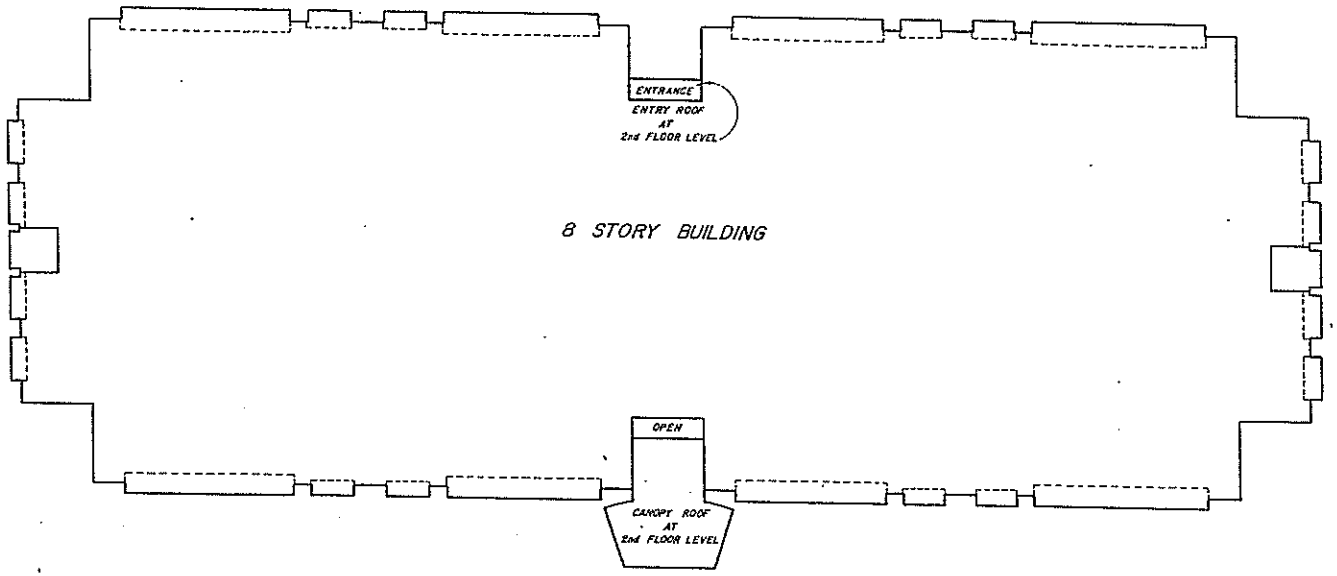
UPDATES and/or REVISIONS | DATE | BY

SCALE 1"=10'
BY
CHK'D
DATE 8-11-79
F.B. PG.

FLOOR PLAN - BUILDING 300
8th Floor

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 16 FEET



ROOF PLAN

BUILDING 300

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY

DRD SCALE 1"=10'
BY JCN
CK'D MGP
DATE 11-19
FB PG
JOB NO 79-0335

NOTE: The undersigned and MICHAEL G. PURMORT & ASSOCIATES, INC. have no responsibility or jurisdiction in the construction means, methods, techniques, sequences or procedures employed by the contractor in connection with the construction of the improvements shown hereon and do not guarantee the contractor's performance. The undersigned and MICHAEL G. PURMORT & ASSOCIATES, INC. have no responsibility for the contractor's failure to construct the improvements in accordance with the plans and specifications.

NOTE: Some survey information shown may be extracted from a plan of record.

NOTE: This survey is the property of MICHAEL G. PURMORT & ASSOCIATES, INC. and is not to be reproduced or altered without written permission from MICHAEL G. PURMORT & ASSOCIATES, INC.

ROOF PLAN - BUILDING 300

EXHIBIT J

TO THE

DECLARATION OF CONDOMINIUM

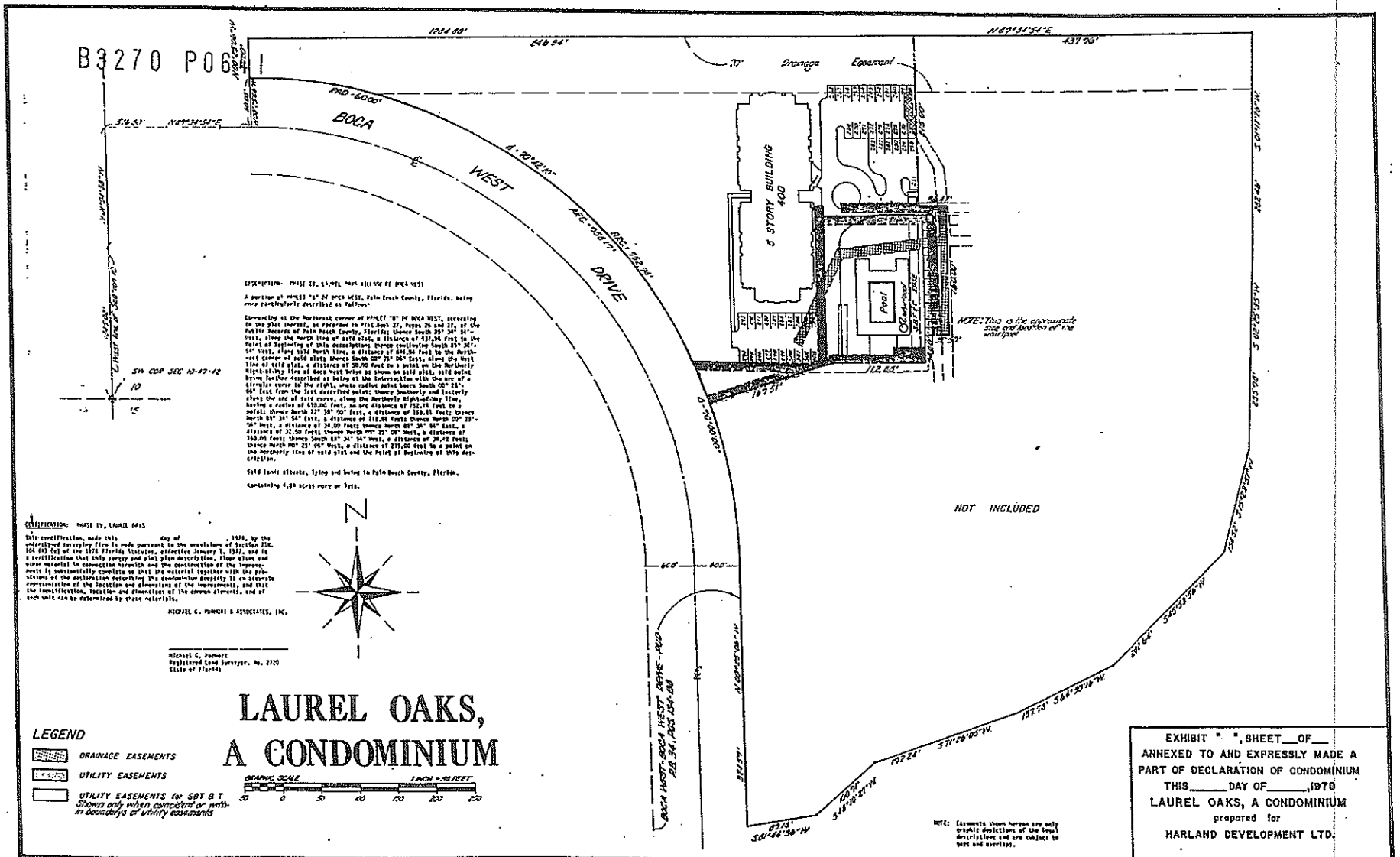
OF

LAUREL OAKS, A CONDOMINIUM

PHASE IV SURVEY

SITE PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS

B3270 P0611



DESCRIPTION: PHASE IV, LAUREL OAKS AT BOCA WEST

A portion of PARCEL "B" OF BOCA WEST, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of PARCEL "B" OF BOCA WEST, according to the plat thereof, as recorded in Plat Book 37, Pages 26 and 27, of the Public Records of Palm Beach County, Florida; thence South 89° 54' 54" West, along the North line of said plat, a distance of 437.98 feet to the Point of Beginning of this description; thence continuing South 89° 54' 54" West, along said North line, a distance of 846.84 feet to the Northwest corner of said plat; thence South 00° 05' 06" East, along the West line of said plat, a distance of 30.00 feet to a point on the Northerly Right-of-Way line of Boca West Drive as shown on said plat, said point being further described as being at the intersection with the arc of a circular curve to the right, whose radius point bears South 00° 05'-06" East from the last described point; thence Southwesterly and Easterly along the arc of said curve, along the Northerly Right-of-Way line, having a radius of 6000.00 feet, an arc distance of 752.14 feet to a point; thence North 72° 38' 20" East, a distance of 159.61 feet; thence North 89° 54' 54" East, a distance of 312.88 feet; thence North 00° 05'-06" West, a distance of 34.00 feet; thence North 89° 54' 54" East, a distance of 32.50 feet; thence North 71° 25' 06" West, a distance of 160.99 feet; thence South 89° 54' 54" West, a distance of 34.48 feet; thence North 00° 25' 06" West, a distance of 215.00 feet to a point on the Northerly line of said plat and the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida.

Containing 4.89 acres more or less.

CERTIFICATION: PHASE IV, LAUREL OAKS

This certification, made this _____ day of _____, 1979, by the undersigned surveying firm is made pursuant to the provisions of Section 718.104 (4) (e) of the 1976 Florida Statutes, effective January 1, 1977, and is a certification that this survey and plot plan description, floor plans, and other material in connection herewith and the construction of the improvements is sufficiently complete so that the material together with the provisions of the declaration describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements, and of each unit can be determined by these materials.

MICHAEL G. PURMORT & ASSOCIATES, INC.

Michael G. Purmort
Registered Land Surveyor, No. 2720
State of Florida

LAUREL OAKS, A CONDOMINIUM

LEGEND

- DRAINAGE EASEMENTS
- UTILITY EASEMENTS
- UTILITY EASEMENTS for SBT & T. Shown only when coincident or within boundary of utility easements

GRAPHIC SCALE 1 INCH = 50 FEET

50 0 50 100 150 200 250

NOTE: Easements shown hereon are only graphic depictions of the legal descriptions and are subject to uses and overlaps.

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____ DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CHD
ADD EASEMENTS	7-5-79	CDC	MGP
General Revisions	9-5-79	CDC	MGP

SCALE: 1"=50'
BY: CDC
CHD. MGP
DATE: 4-10-79
F.B. PG
JOB NO. 79-0335

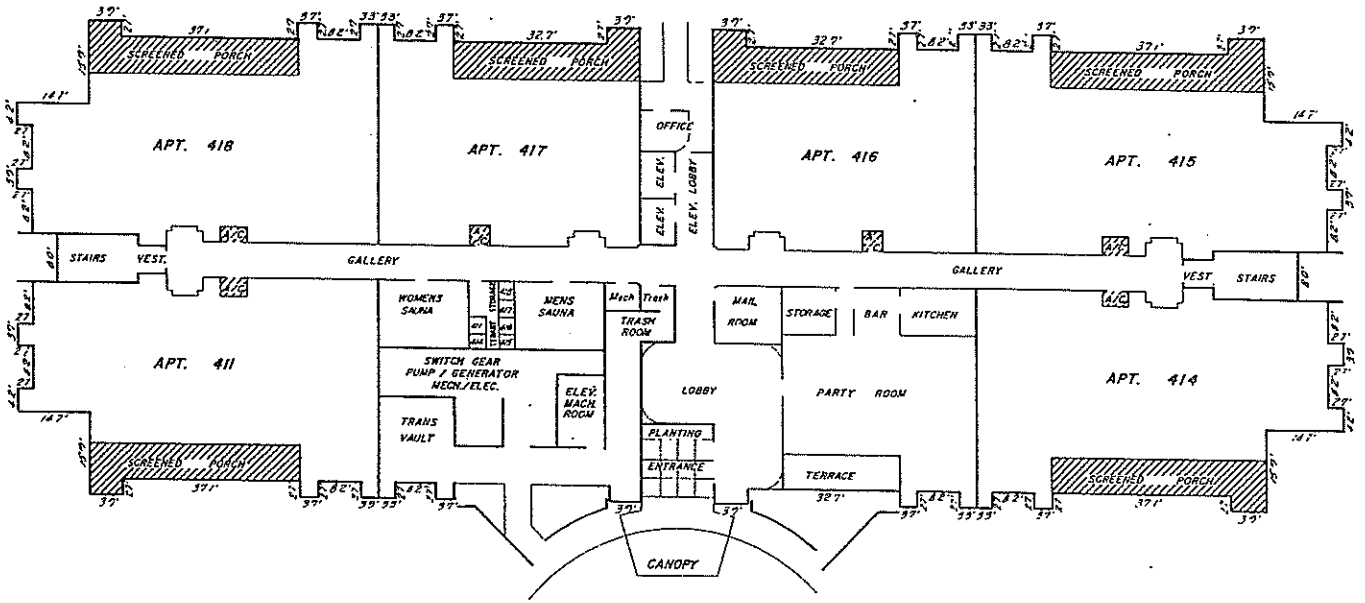
NOTE: This drawing and the property of MICHAEL G. PURMORT & ASSOC., and is not to be reproduced or published without permission from MICHAEL G. PURMORT & ASSOCIATES, INC.

PHASE IV SITE PLAN

B3270 P0642

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

1st FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
Submittal Revisions	7-6-79	DMC	MGP

SCALE 1"=10'
BY DMC
CK'D MGP
DATE 4-11-79
F.B. PG.
JOB NO 79-1335

NOTE: The contents and SKETCHES & PURMORT & ASSOCIATES, INC. pertaining to the preparation of this map are the property of the said surveyor, and further, they are not to be used in whole or in part without written consent, and further, they are not to be altered in any way whatsoever by any party other than the said surveyor. Any alteration of any kind by anyone other than the said surveyor will relieve the said surveyor of any responsibility for the accuracy of the information contained hereon.

NOTE: Land shown hereon was not abstracted for right of way and/or easements.

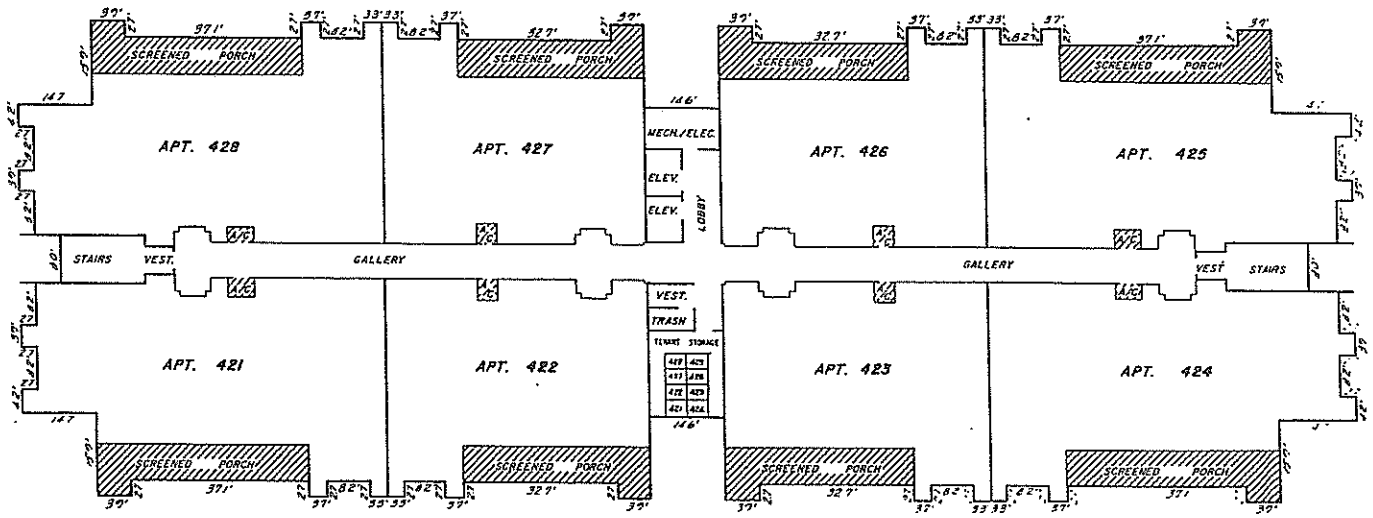
NOTE: This survey is the property of MICHAEL G. PURMORT & ASSOC., INC. and is not valid without the signature and original seal of MICHAEL G. PURMORT & ASSOCIATES, INC.

FIRST FLOOR PLAN-BUILDING 400

B3270 P0643

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

2nd FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-5101

UPDATES and/or REVISIONS	DATE	BY	CHK	APP'D
Original Submittal	7-16-79	DMC		

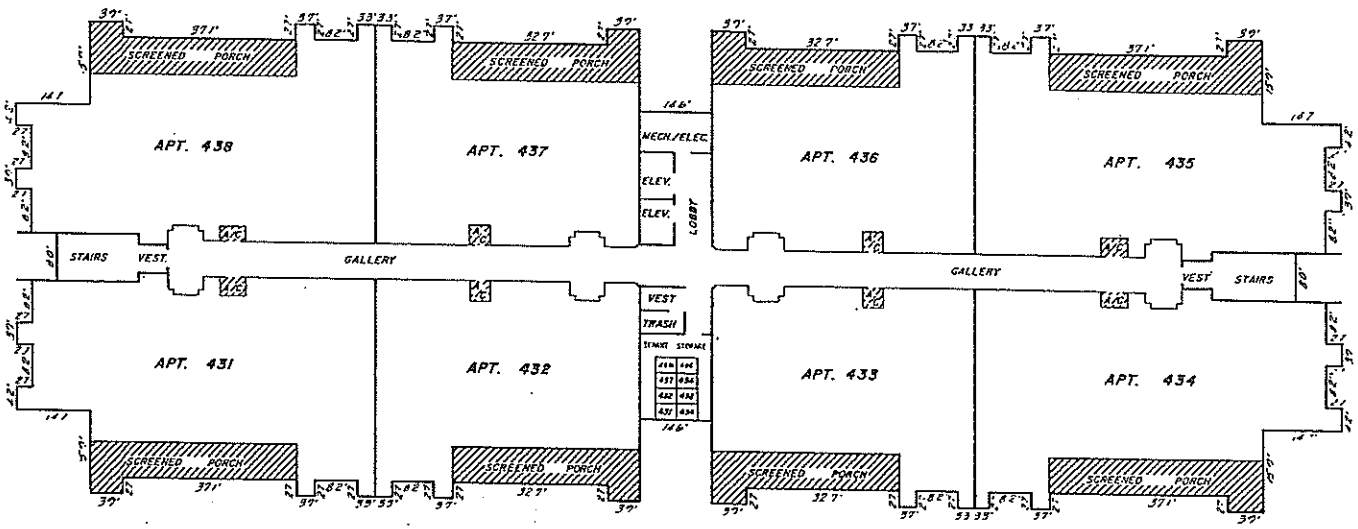
SCALE 1" = 10'
BY DMC
CHK'D MGP
DATE 8-__-79
F.B. 93
JOB NO. 7925

FLOOR PLAN - BUILDING 400
2nd Floor

B3270 P0644

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

3rd FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
GENERAL REVISIONS	7-9-79	DSC	RMP

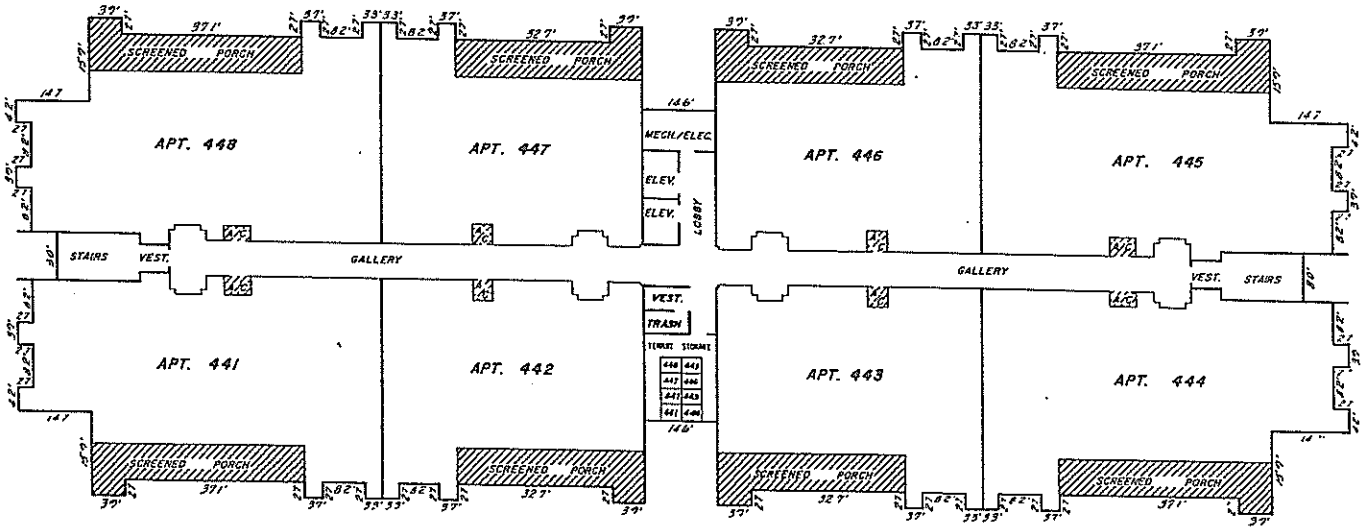
SCALE 1"=10'
BY: DSC
CK'D RMP
DATE 8-11-79
F.B. PC
JOB NO. 79-0335

FLOOR PLAN - BUILDING 400
3rd Floor

B3270 P0645

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

4th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS____DAY OF_____, 1979.
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CK'D
Correction Easements	7-5-79	DGC	RLD

SCALE 1"=10'
BY CBC
CK'D MGP
DATE 4-11-79
FB PG

NOTE: The undersigned and MICHAEL G. PURMORT & ASSOCIATES, INC. make no representations or guarantees as to the accuracy, completeness or sufficiency of data, the said firm, corporation and its employees and other participants, and furthermore, said participants do not represent the said data to be free of errors, omissions, and inaccuracies. Users of said information do so at their own risk and agree to hold said participants harmless from any and all claims, losses, liabilities, damages, expenses and causes of action which may arise out of the use of said information.

NOTE: Survey shown hereon does not guarantee title to any of the lands shown.

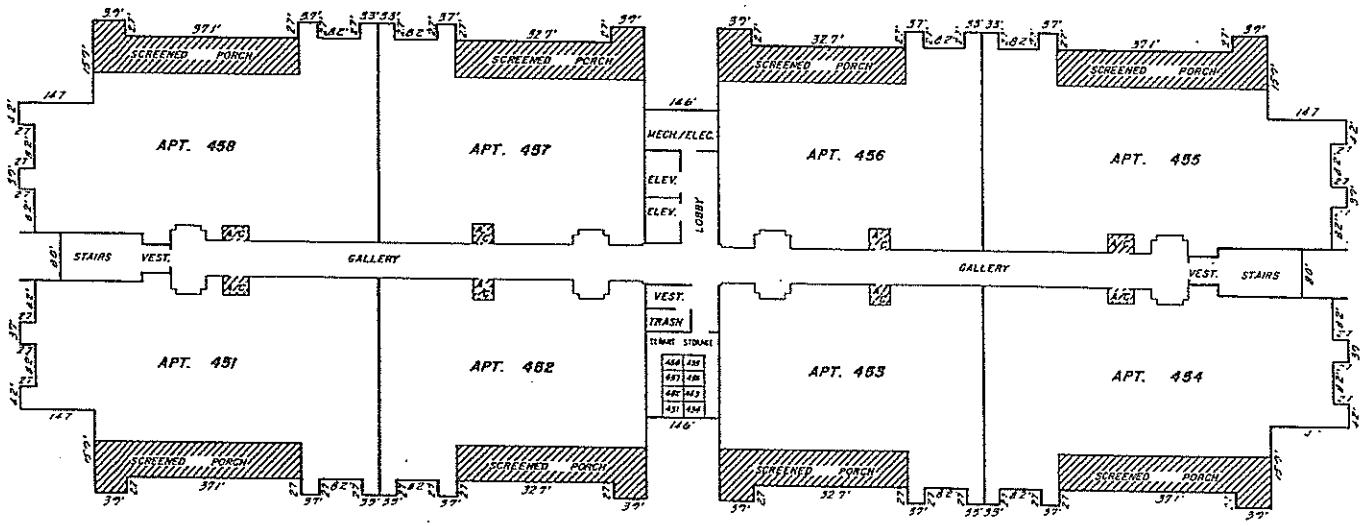
NOTE: This survey is the property of MICHAEL G. PURMORT & ASSOCIATES, INC. and is not to be used in the preparation of any deed, mortgage or other instrument, etc.

FLOOR PLAN - BUILDING 400
4th Floor

B3270 P0646

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 10 FEET



▨ = L.C.E.

5th FLOOR

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM THIS_____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	CKD
Conversion Document	7-31-79	TMP	RAD

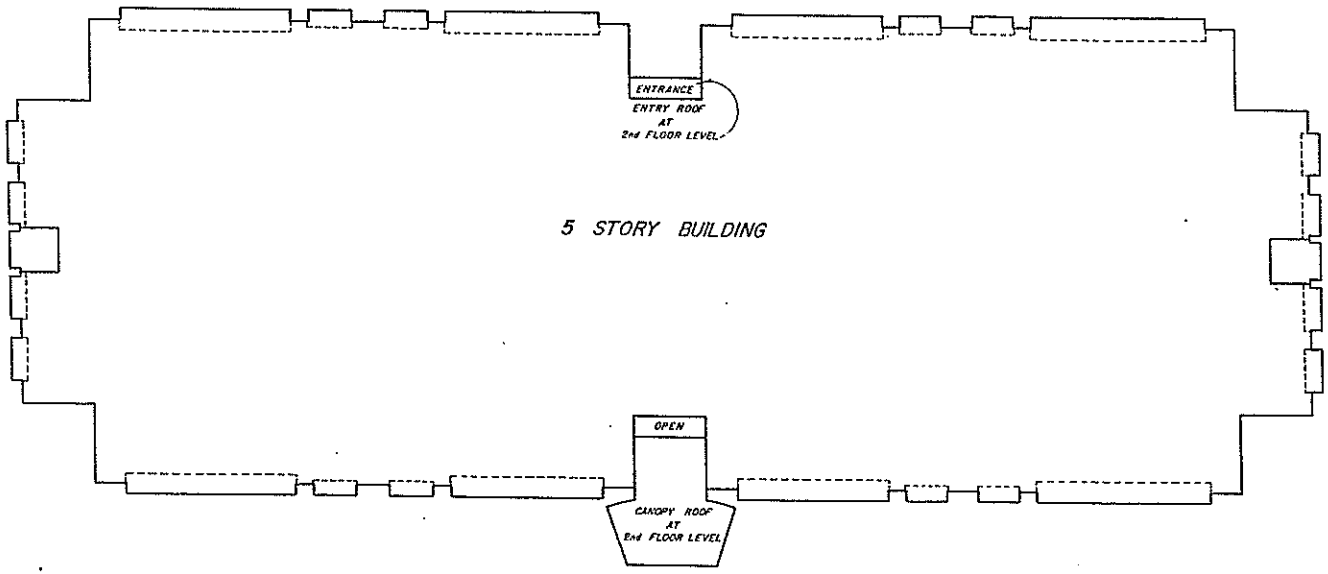
SCALE: 1"=10'
BY: GGC
CK'D TMP
DATE: 4 11 79
FB PG

FLOOR PLAN - BUILDING 400
5th Floor

B3270 P0647

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1 INCH = 40 FEET



ROOF PLAN

BUILDING 400

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A PART OF DECLARATION OF CONDOMINIUM
THIS_____DAY OF_____,1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA 33441
(305) 421-9101

UPDATES and/or REVISIONS	DATE	BY	DATE

SCALE 1" = 40'
BY MS
CK'D M.G.P.
DATE 8-15-79
F.B. MS
JOB NO 79-1435

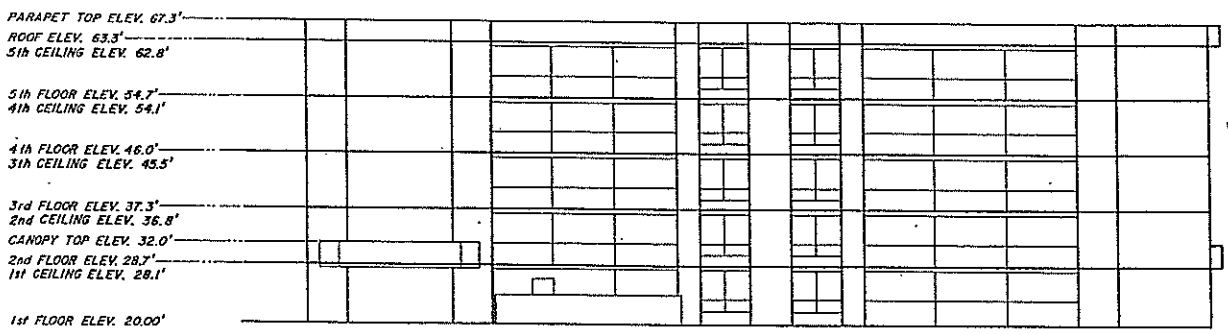
NOTE: The undersigned surveyor is employed by the developer. The undersigned surveyor has not performed any title search of the property shown hereon and has made no investigation or independent search for easements of record, restrictions, dedications, limitations, rights-of-way, agreements or other facts which an accurate title search may disclose.

NOTE: This survey is the property of MICHAEL G. PURMORT & ASSOCIATES, INC. and is not to be reproduced in whole or in part without the written permission of the surveyor.

ROOF PLAN - BUILDING 400

LAUREL OAKS, A CONDOMINIUM

GRAPHIC SCALE 1/8 INCH = 1 FOOT



FLOOR ELEVATIONS

EXHIBIT " ", SHEET__OF__
ANNEXED TO AND EXPRESSLY MADE A
PART OF DECLARATION OF CONDOMINIUM
THIS__ __DAY OF_____, 1979
LAUREL OAKS, A CONDOMINIUM
prepared for
HARLAND DEVELOPMENT LTD.

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors - planners
201 NORTH FEDERAL HIGHWAY, SUITE 110, DEERFIELD BEACH, FLA. 33441
(305) 421-9301

UPDATES and/or REVISIONS	DATE	BY	CK'D

SCALE 1/8"=1'
BY CK
CK'D HGP
DATE 4 11 79
F.B. PG
JOB NO 79-0335

PHASE IV BUILDING 400

EXHIBIT K

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

NUMBER AND GENERAL SIZE OF APARTMENTS IN PHASES I - IV

B3270 P0649

NUMBER AND GENERAL SIZE

OF APARTMENTS IN PHASES I - IV

PHASE I (Sixty-two apartments)

APARTMENT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
111, 114, 115, 118 121, 124, 125, 128 131, 134, 135, 138 141, 144, 145, 148 151, 154, 155, 158 161, 164, 165, 168 171, 174, 175, 178 181, 184, 185, 188	3	2 1/2
116, 117 122, 123, 126, 127 132, 133, 136, 137 142, 143, 146, 147 152, 153, 156, 157 162, 163, 166, 167 172, 173, 176, 177 182, 183, 186, 187	2	2

PHASE II (Thirty-eight apartments)

211, 214, 215, 218 221, 224, 225, 228 231, 234, 235, 238 241, 244, 245, 248 251, 254, 255, 258	3	2 1/2
216, 217 222, 223, 226, 227 232, 233, 236, 237 242, 243, 246, 247 252, 253, 256, 257	2	2

PHASE III (Sixty-two apartments)

311, 314, 315, 318 321, 324, 325, 328 331, 334, 335, 338 341, 344, 345, 348 351, 354, 355, 358 361, 364, 365, 368 371, 374, 375, 378 381, 384, 385, 388	3	2 1/2
316, 317 322, 323, 326, 327 332, 333, 336, 337 342, 343, 346, 347 352, 353, 356, 357 362, 363, 365, 367 372, 373, 376, 377 382, 383, 386, 387	2	2

B3270 P0650

PHASE IV (Thirty-eight apartments)

411, 414, 415, 418 421, 424, 425, 428 431, 434, 435, 438 441, 444, 445, 448 451, 454, 455, 458	3	2 1/2
416, 417 422, 423, 426, 427 432, 433, 436, 437 442, 443, 446, 447 452, 453, 456, 457	2	2

B3270 P0651

EXHIBIT L

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

ARTICLES OF INCORPORATION

OF

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

FILED

Oct 16 1 10 PM '79

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

(A Florida Corporation Not-For-Profit)

In order to form a corporation not-for-profit under and in accordance with Chapter 617 of the Florida Statutes, we, the undersigned, hereby associate ourselves into a corporation not-for-profit for the purposes and with the powers hereinafter set forth and to that end, we do, by these Articles of Incorporation, certify as follows:

The terms contained in these "Articles" which are contained in the Condominium Act, Chapter 718, Florida Statutes, 1978, shall have the meaning of such terms set forth in such Act, and the following terms will have the following meanings:

A. "Act" means the Condominium Act, Chapter 718, Florida Statutes, 1978.

B. "Apartment" means a part of the condominium property as described in the Act and is that portion of the "Condominium Property" (as hereinafter defined) which is subject to exclusive ownership and includes each and every apartment in all "Phases" (as hereinafter defined).

C. "Apartment Owner" means the owner or owners of an apartment and may include a corporation or other legal entity.

D. "Articles" and "By-Laws" means these Articles of Incorporation and the By-Laws of the "Association" (as hereinafter set forth).

E. "Assessment" means a share of funds required for the payment of "Common Expenses" (as hereinafter defined) which from time to time is assessed against an Apartment Owner.

F. "Association" means LAUREL OAKS CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, organized to administer the "Condominium" (as hereinafter defined) and having as its members the Apartment Owners.

G. "Board" means the Board of Directors of the Association.

H. "Common Elements" means the portion of the Condominium Property, including the "LAND" (as hereinafter defined), not included in the Apartments.

I. "Common Expenses" means expenses for which the Apartment Owners are liable to the Association as set forth in various sections of the Act and in the "Condominium Documents" (as hereinafter defined) and includes:

(a) the expenses for the operation, maintenance, repair or replacement of the Common Elements, costs of carrying out the powers and duties of the Association, costs of fire and extended coverage insurance; and

(b) any other expenses designated as Common Expenses from time to time by the Board.

(c) any charge against the Condominium property as a whole.

J. "Condominium" means LAUREL OAKS, a Condominium, which is submitted to condominium ownership by the recording of the "Declaration" (as hereinafter defined).

K. "Condominium Documents" means in the aggregate the Declaration, these Articles, the By-Laws and all of the instruments and documents referred to therein and executed in connection with the Condominium.

L. "Condominium Property" means the land, all improvements thereon, including the Apartments, the Common Elements and all easements and rights appurtenant thereto which are intended for use in connection with the Condominium.

M. "Declaration" means the Declaration of Condominium of LAUREL OAKS, a Condominium, and is the document by which the land and improvements of the Condominium are submitted to condominium ownership in accordance with the Act.

N. "Developer" means HARLAND DEVELOPMENT, LTD., a Florida Limited Partnership authorized to do business in the State of Florida, its grantees, successors and assigns.

O. "Director" means a member of the Board.

P. "Member means a member of the Association.

ARTICLE I

Name

The name of this corporation shall be LAUREL OAKS CONDOMINIUM ASSOCIATION, INC., whose present address is 20080 Boca West Drive, Boca Raton, Florida 33434.

ARTICLE II

Powers

The Association shall have the following powers which shall be governed by the following provisions:

A. 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 the Condominium Documents or the Act.

B. The Association shall have all of the powers of a condominium association under the Act and shall have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

(1) to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Apartments, Common Elements and Condominium Property;

(2) to make, levy, collect and enforce Assessments against Apartment Owners to provide funds to pay for the expenses of the Association, the maintenance, operation and management of the Condominium and the payment of Common Expenses in the manner provided in the Condominium Documents and the Act and to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Association;

(3) to maintain, repair, replace and operate the Condominium Property in accordance with the Condominium Documents and the Act;

(4) to reconstruct improvements of the Condominium Property in the event of casualty or loss;

(5) to enforce by legal means the provisions of the Condominium Documents;

(6) to employ personnel, retain independent contractors and professional personnel and enter into service contracts to provide for the maintenance, operation and management of the Condominium Property and to enter into any other agreements consistent with the purposes of the Association, including any agreements as to the management of the Condominium.

ARTICLE III

Members

A. Each apartment owner in the Condominium shall automatically be a member of the Association. Membership will commence upon acquiring title to an apartment and shall end upon the sale of said apartment. Membership certificates are not required and will not be issued.

B. On all matters as to which the membership shall be entitled to vote, as hereinafter provided, there shall be only one (1) vote for each apartment, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws. Any person or entity owning more than one (1) apartment shall be entitled to one (1) vote for each apartment he owns.

C. 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 his apartment.

ARTICLE IV

Existence

This Association shall have perpetual existence.

ARTICLE V

Subscribers

The names and addresses of the Subscribers are as follows:

LEE CRAIG NEWTON	20080 Boca West Drive Boca Raton, Florida
JAY J. REYNOLDS	301 Crawford Boulevard Boca Raton, Florida
RICHARD A. MURDOCH	301 Crawford Boulevard Boca Raton, Florida

ARTICLE VI

Directors

A. Number and qualification. The affairs of the Association shall be managed by a board consisting of the number of Directors determined by the By-Laws, but not less than three (3) Directors, and in the absence of that determination shall consist of three (3) Directors. Directors need not be members of the Association.

B. Duties and powers. All of the duties and powers of the Association existing under the Condominium Act, Declaration of Condominium, these Articles and By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by apartment owners when that is specifically required.

C. Election; removal. Directors of the Association shall be elected at 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.

D. Term of First Directors. The Developer, HARLAND DEVELOPMENT LTD., as the Developer of LAUREL OAKS, its successors and assigns, reserves the right to elect all of the Directors of the Corporation, subject to the following: When Apartment Owners other than the Developer own fifteen (15%) percent or more of the Apartments that will be operated ultimately by the Association, the Apartment Owners other than the Developer shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors of the Association. Apartment Owners other than the Developer shall be entitled to elect not less than a majority of the members of the Board of Directors of the Association three (3) years after sales by the Developer have been closed of fifty (50%) percent of the Apartments that shall be operated ultimately by the Association, or three (3) months after sales have been closed by the Developer of ninety (90%) percent of the Apartments that will be operated ultimately by the Association, or when all of the Apartments that will be operated ultimately by the Association have

been completed and some of them have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business, whichever shall first occur. The Developer shall be entitled to elect not less than one (1) member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business any Apartments in the Condominium operated by the Association.

E. First Directors. 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 until removed, are as follows:

NAME	ADDRESS
LEE CRAIG NEWTON	20080 Boca West Drive Boca Raton, Florida
JAY J. REYNOLDS	301 Crawford Boulevard Boca Raton, Florida
RICHARD A. MURDOCH	301 Crawford Boulevard Boca Raton, Florida

ARTICLE VII

Officers

Subject to the direction of the Board, the affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

NAME	TITLE	ADDRESS
LEE CRAIG NEWTON	President	20080 Boca West Drive Boca Raton, Florida
JAY J. REYNOLDS	Vice President	301 Crawford Boulevard Boca Raton, Florida
RICHARD A. MURDOCH	Secretary- Treasurer	301 Crawford Boulevard Boca Raton, Florida

ARTICLE VIII

Indemnification

Every Director and Officer of the Association, and every member of the Association serving the Association at its request, shall be indemnified by the Association against all

expenses and liabilities, including counsel fees, (at all trial and appellate levels), reasonably incurred by or imposed upon him in connection with any proceeding, or any settlement of 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 by reason of his serving or having served the Association at its request, whether or not he is a Director or Officer or is serving at the time the expenses or liabilities are incurred; provided that in the event of a settlement before entry of judgment, and also when the person concerned is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification shall apply only when the Board of Directors approves the 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 that person may be entitled.

ARTICLE IX

By-Laws

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as will prejudice the rights of the Developer described therein or mortgagees of apartments without their prior written consent.

ARTICLE X

Amendments

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

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association or by the members of the Association. Members may propose such an amendment by instrument in writing directed to the President or Secretary

of the Board signed by not less than ten (10%) percent of the membership. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided, the President, or, in the event of his refusal or failure to act, the Board of Directors shall call a meeting of the membership to be held not sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering such amendment. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than sixty-six and two-thirds (66 2/3%) percent of the entire membership of the Board of Directors and by not less than fifty-one (51%) percent of the votes of the entire membership of the Association.

C. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages on the Condominium Apartments, including the Developer. No amendment shall be adopted without the consent and approval of the Developer, so long as it shall own five (5) or more Condominium Apartments in LAUREL OAKS. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers and/or options herein provided in favor of or reserved to the Developer, or any person who is an Officer, Stockholder or Director of the Developer, or any corporation having some or all of its Directors, Officers or Stockholders in common with the Developer, unless the Developer shall join in the execution of such amendment.

D. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes, and a copy certified by the Secretary of State

shall be recorded in the Public Records of Palm Beach County, Florida.

ARTICLE XI

Initial Registered Office,
Agent and Address

The principal office of the Association shall be 20080 Boca West Drive, Boca Raton, Florida 33434, or at such other place as may be subsequently designated by the Board of Directors. The initial registered office is 301 Crawford Boulevard, Boca Raton, Florida 33432, and the initial registered agent therein is J.J. Reynolds.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of September, 1979.

Lee Craig Newton (SEAL)
LEE CRAIG NEWTON

Jay J. Reynolds (SEAL)
JAY J. REYNOLDS

Richard A. Murdoch (SEAL)
RICHARD A. MURDOCH

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21st day of September, 1979 by LEE CRAIG NEWTON JAY J. REYNOLDS AND RICHARD A. MURDOCH.

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 17, 1983
Bonded by American Fire & Casualty Company

Mary G. Lawrence
NOTARY PUBLIC
State of Florida

EXHIBIT M

TO THE

DECLARATION OF CONDOMINIUM

OF

LAUREL OAKS, A CONDOMINIUM

BY-LAWS OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

B3270 P0663

BY-LAWS

OF

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

ARTICLE I

General

1. Identity. These are the By-Laws of LAUREL OAKS CONDOMINIUM ASSOCIATION, INC., called "Association" in these By-Laws, a corporation not-for-profit under the laws of the State of Florida. The Articles of Incorporation of the Association were filed in the office of the Secretary of State on the _____ day of _____, 1979. The Association has been organized for the purpose of administering a condominium pursuant to Chapter 718, Florida Statutes, called the "Condominium Act" in these By-Laws, which condominium is identified by the name LAUREL OAKS, a Condominium.

1.1 The office of the Association shall be at 20080 Boca West Drive, Boca Raton, Florida.

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

1.3 The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation not-for-profit" and the year of incorporation.

1.4 The provisions of these By-Laws shall be interpreted in accordance with the definitions and provisions of Chapter 718, Florida Statutes (1978), the Condominium Act (the "Act"), the Declaration of Condominium to which these By-Laws are attached and the Articles of Incorporation of the Association (the "Articles").

1.5 The term "Developer" means Harland Development Ltd., its successors and assigns.

ARTICLE II

Membership

2.1 Membership in the Association is limited to owners of the condominium apartments. Membership is automatically confer-

red upon acquisition of a condominium apartment. Membership is an incident of ownership and is not separately transferable.

2.2 Membership in the Association may be transferred only as an incident to the transfer of title to a condominium apartment and shall become effective upon the recording of a deed to such condominium apartment.

2.3 Membership shall terminate upon the transfer of title to a condominium apartment.

2.4 The Association shall maintain a roster of the names and mailing addresses of apartment owners, which shall constitute a roster of members. The roster shall be maintained from evidence of ownership furnished to the Association from time to time to substantiate the holding of a membership and from changes of mailing addresses furnished from time to time. Each member shall furnish to the Association a certified copy of the record evidence of his title substantiating his ownership of a condominium apartment at LAUREL OAKS, a Condominium.

ARTICLE III

Meetings, Special Meetings, Quorums, Proxies

3.1 Meetings of Members

All meetings of the Corporation shall be held at such time and place as shall be stated in the notice thereof.

A. Annual Meetings * Changed to Tuesday, March

The annual members' meetings shall be held at 2:00 P.M. on the third Thursday of January of each year, for the purpose of electing directors and to transact any other business authorized to be transacted by the members; provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a legal holiday.

3.2 Special Meetings

Special meetings shall be held whenever called by the President, or by a majority of the Board of Directors and must be called by the Secretary upon receipt of a written request from members of the corporation owning a majority of the condominium

apartments. Business transacted at all special meetings shall be confined to the objects and action to be taken, as stated in the notice of the meeting.

3.3 Proxies

A vote may be cast in person or by proxy. Proxies must be filed with the Secretary of the corporation at least twelve (12) hours prior to the meeting. A proxy shall be valid and entitle the holder thereof to vote until revoked in writing by the grantor, such revocation to be lodged with the Secretary, or until the death or legal incompetence of the grantor.

3.4 Quorum

A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership.

3.5 Voting Required to Make Decisions

When a quorum is present at any meeting, the vote of a majority of the members present in person or by proxy shall decide any question brought before the meeting, unless the Declaration or these By-Laws or any applicable statute provides otherwise, in which event the vote prescribed by the Declaration or by the By-Laws shall control over the statutory requirement.

3.6 Voting

(A) In any meeting of members, the owners of condominium apartment shall be entitled to cast one (1) vote for each condominium apartment owned.

(B) If a condominium parcel is owned by more than one (1) owner, co-partners or a corporation, there shall nevertheless be only one (1) membership assigned to such apartment, and the vote for such membership shall be cast by the person designated in writing by all of the owners of said apartment, and in the absence of such a writing, such vote shall not be counted.

3.7 Adjourned Meetings

If any meeting of the members cannot be organized because a quorum has not attended, the members who are present either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

3.8 Election of New Directors

Within sixty (60) days after apartment owners other than the Developer are entitled to elect a member or members of the Board of Directors, the Association shall call and give not less than thirty (30) days nor more than forty (40) days notice of a membership meeting to be held for the purpose of electing such new Director(s). Such meeting may be called and a notice given by any apartment owner if the Association shall fail to do so in the time required.

3.9 Turnover Meeting

Not later than sixty (60) days after apartment owners other than the Developer elect a majority of the members of the Board of Directors, a membership meeting shall be held for the purpose of allowing the Developer to relinquish control of the Association to the members and to deliver to the Association the property of the apartment owners and of the Association held by or controlled by the Developer.

ARTICLE IV

Notice

4.1 Written notice of the annual meeting of members shall be sent by certified mail to each member entitled to notice and posted in a conspicuous place on the condominium property at least fourteen (14) days prior to the meeting. Apartment owners

may waive in writing his right to receive notice of the annual meeting by certified mail.

Written notice of every meeting of the Association, stating whether it is a regular meeting or a special meeting and stating the time, place and object of such meeting shall be served upon or mailed to each member entitled to vote and posted in a conspicuous place on the condominium property at least fourteen (14) days before such meeting.

4.2 Nothing herein is to be construed to prevent apartment owners from waiving notice of meetings or acting by written agreement without meetings.

ARTICLE V

Procedure

5.1 Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and By-Laws of the corporation or with the Statutes of Florida.

5.2 The order of business at annual members' meetings and as far as practical at other members' meetings, will be:

A. Call to Order by President

B. Roll Call and Certifying of Proxies

C. Proof of Notice of Meeting or Waiver of Notice

D. Reading of Minutes of Prior Meeting

E. Officers' Reports

F. Committee Reports

G. Determination of the Number of Directors

H. Election of Directors

I. Election of Representative to Boca West Maintenance Association

J. Unfinished Business

K. New Business

L. Adjournment

ARTICLE VI

Directors

6.1 Membership

The affairs of the Association shall be managed by a

board of not less than three (3) nor more than eleven (11) Directors, the exact number to be determined at the time of election; provided, however, until the Developer has sold all apartments at LAUREL OAKS, there shall only be three (3) Directors. There shall always be an odd number of Directors of the Association. Directors need not be members of the Association.

6.2 Election of Directors

The election of Directors shall be conducted in the following manner:

(a) Election of Directors shall be held at the annual members' meeting, subject to the provisions of sub-paragraph 6.2 (f) and sub-paragraph 3.8 hereof.

(b) The Board of Directors may, at its discretion, designate nominating committees of not less than three (3) nor more than five (5) members each. In the event the Board shall elect to designate such committee, such designation shall be made not less than thirty (30) days prior to the annual election meeting. Provided, however, additional nominations from condominium owners shall be received from the floor prior to elections at the annual election meeting.

(c) The election shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his vote for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

(d) Except as to vacancies created by removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by a vote of the remaining Directors.

(e) Any Director may be removed or recalled by concurrence of two-thirds (2/3) of the vote of the condominium owners present at a special meeting called for that purpose. The vacancy in the Board of Directors so created shall be filled by a vote of the members.

(f) Provided, however, that until a majority of the Directors are elected by the members other than the Developer of the condominium, neither the first Directors of the Association nor any Directors replacing them nor any Directors named by the Developer shall be subject to removal by members other than the Developer. The first Directors and Directors replacing them may be removed by the Developer.

6.3 Initial Board of Directors

The members of the Initial Board of Directors are designated in the Articles of Incorporation. They shall serve until fifteen (15%) percent of the apartments are sold, at which time one (1) of them shall be replaced by a Director elected by the apartment owners other than the Developer. Apartment owners other than the Developer shall be entitled to elect a majority of the Board of Directors, either three (3) months after ninety (90%) percent of the apartments have been sold; three (3) years after fifty (50%) percent of the apartments have been sold; or when all of the apartments are completed, some have been sold and none of the others being offered for sale by the Developer, whichever shall first occur. The Developer shall be entitled to elect at least one (1) Director as long as it is offering apartments for sale in the ordinary course of business.

6.4 The term of each Director's service, subject to the provisions of 6.2 (e) and 6.2 (f) and 6.3 above, shall extend until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

6.5 The organization meeting of a newly-elected Board of Directors shall be held within ten (10) days of their election at such place and times as shall be fixed by the Directors at the meeting at which they were elected, and no further notice of the orgnaization meeting shall be necessary.

6.6 Regular meetings of the Board of Directors 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 telegraph, at least three (3) days prior to the day named for such meeting.

6.7 Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of a majority of the Directors. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state time, place and purpose of the meeting.

6.8 Waiver of notice

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

6.9 A quorum at Directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of Directors is required by the Declaration of Condominium, the Articles of Incorporation, or by these By-Laws.

6.10 Adjourned meetings

If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. No further notice need be given of an adjourned meeting.

6.11 Joinder in meeting by approval of minutes

The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such Director for the purpose of determining a quorum.

6.12 The presiding officer of Directors' meetings shall be the Chairman of the Board if such an officer has been elected; and if none, the President shall preside. In the absence of the

presiding officer, the Directors present shall designate one of their number to preside.

6.13 The order of business at Directors' meetings shall be:

(a) Calling of Roll

(b) Proof of Due Notice of Meeting

(c) Reading and Disposal of any Unapproved Minutes

(d) Reports of Officers and Committees

(e) Election of Officers

(f) Unfinished Business

(g) New Business

(h) Adjournment

6.14 Directors' fees, if any, shall be determined by members of the Association, and approval of any such fees shall require the affirmative vote of not less than two-thirds (2/3) of the entire membership of the Association, provided, Directors designated by the Developer, and the first Board of Directors, shall not be entitled to any fees or compensation for their services as Directors.

6.15 Minutes

Minutes of all meetings of Directors shall be kept in a business-like manner and available for inspection by apartment owners and Board members at all reasonable times.

6.16 Open Meetings

Except in emergency situations, meetings of the Board of Directors shall be open to all members and notice of meetings shall be posted conspicuously on the condominium property at least forty-eight (48) hours in advance for the attention of the members.

6.17 Vacancies

A vacancy in any directorship shall be filled by the person or body having the right to originally elect or appoint such Director.

ARTICLE VII

Powers and Duties of the Board of Directors

7.1 Power and duties of the Board of Directors

All of the powers and duties of the Association existing under the Condominium Act, Declaration of Condominium, Articles of Incorporation, and these By-Laws shall be exercised exclusively by the Board of Directors, its Agents, contractors or employees, subject only to approval by condominium apartment owners where such approval is specifically required. Without limiting the powers and duties of the Board of Directors, it shall have the following express powers, in addition to all others herein granted, and provided for by the Declaration of Condominium and the Condominium Act, to-wit:

A. All of the powers specifically provided for in the Declaration, the Articles of Incorporation, and the Condominium Act.

B. The power to levy and collect assessments.

C. The power to expend monies collected for the purpose of paying the common expenses of the corporation.

D. The power to purchase equipment, supplies and material required in the maintenance, repair, replacement, operation and management of the common elements.

E. The power to insure and keep insured the buildings and improvements of the condominium as provided for and limited by the Declaration.

F. The power to employ the personnel required for the operation of the common elements.

G. The power to pay utility bills for utilities serving the common elements.

H. The power to contract for the management of the condominium and to delegate to its contractor as manager, all of the powers and duties of the corporation, except those things which must be approved by the members.

I. The power to make reasonable rules and regulations

and to amend them from time to time, and to see to it that all members are notified of such changes in the rules and regulations as may be enacted.

J. The power to improve the condominium property subject to the limitations of the Declaration.

K. The power to enforce by any legal means the provisions of the Articles of Incorporation, the By-Laws, the Declaration of Condominium, and the Rules and Regulations duly promulgated by the Board of Directors.

L. The power to collect delinquent assessments by suit or otherwise, and to abate nuisance and enjoin or seek damages from apartment owners for violation of the provisions of the condominium documents.

M. The power to pay all taxes and assessments which are liens against the common elements.

N. The power to deal with and approve or disapprove all conveyances or leases of condominium parcels or assignments of parking spaces as provided for under the terms of the Declaration. and pursuant thereto.

O. The power to select depositories for the corporation funds, and to determine the manner of receiving, depositing, and disbursing corporate funds, and the form of check and the person or persons by whom the same shall be signed, as otherwise provided by these By-Laws.

P. The power to possess, enjoy and exercise all powers necessary to implement, enforce and carry into effect the powers above described, including the power to acquire, hold, convey and deal in real and personal property.

Q. The power to enter into, ratify, modify and amend each and every one of the agreements and undertakings contemplated by and in the Declaration of Condominium to which these By-Laws are attached.

R. The power to subscribe to and enter into a contract with any person, firm, corporation or real estate management

agent of any nature or kind to provide for the maintenance, operation, repair and upkeep of the condominium's property.

1. Said contract may provide that the total operation of said managing agent, firm or corporation shall be at the cost of this corporation. Said contract may further provide that the managing agent shall be paid from time to time a reasonable fee either stated as a fixed fee or as a percentage of the total costs of maintenance, operation, repair and upkeep, or of the total funds of this corporation, handled and managed by the managing agent. Such fee, if any, shall be another of the management function costs to be borne by the Association, unless the contract provides to the contrary.

2. Nothing in this sub-paragraph R or in the Declaration of Condominium shall be deemed to require the Association to maintain the interior of any condominium apartment, or to enter into any contract or undertaking to provide for the maintenance or upkeep of the Condominium.

S. The power to establish the office of additional officers of this Corporation and to appoint all officers.

ARTICLE VIII

Officers

The executive officers of the Association shall be a President, who shall be a Director, a Vice President, who shall be a Director, a Treasurer, a Secretary and an Assistant Secretary, all of whom shall be elected annually by the Board of Directors, and who may be peremptorily removed at any meeting by a vote of two-thirds (2/3) of all of the Directors. A person may hold more than one office except that the President may not also be the Secretary or Assistant Secretary. No person shall sign an instrument nor perform an act in the capacity of more than one office. The Board of Directors from time to time shall elect such other officers and designate their powers and duties as the Board shall

find to be required to manage the affairs of the Association.

8.1 The President shall be the chief executive office of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the members from time to time to assist in the conduct of the affairs of the Association as he in his discretion may determine appropriate.

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

8.3 The Secretary shall keep the minutes of all proceedings of the Directors and the members. He shall attend to the serving of all notices to the members and Directors and other notices required by law. He shall have custody of the seal of the Association and shall affix it 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 an association as may be required by the Directors or President.

8.4 The Assistant Secretary shall exercise the powers and perform the duties of the Secretary in the absence or disability of the Secretary.

8.5 The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. He shall submit a Treasurer's report to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of Treasurer.

The Treasurer may have the assistance of an accountant or auditor, who shall be employed by the Board of Directors and in the

event the corporation enters into a management agreement, it shall be proper to delegate such of the Treasurer functions to the management agent as is deemed appropriate by the Board of Directors.

8.6 No compensation shall be paid to any officer of the Association except with the approval of a majority of the membership, reflected by a vote taken at a duly constituted membership meeting. No officer who is a designee of the Developer shall receive any compensation for his services as an officer. Nothing herein shall be construed so as to prohibit or prevent the Board of Directors from employing any director or officer as an employee of the Association at such compensation as the Board shall determine upon, nor shall anything herein be construed so as to preclude the Board from contracting with a Director or officer or with any corporation in which a Director or officer of the Association may be a stockholder, officer, or director or employee, for the management of the condominium for such compensation as shall be mutually agreed between the Board and such officer or Director.

ARTICLE IX

Fiscal Management

Fiscal Management

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

9.1 Accounts

Receipts and expenditures shall be credited and charged to accounts under the following classifications as shall be appropriate:

(a) Current expenses, which shall include all receipts and expenditures within the year for which the budget is made, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to the capital surplus accounts or to additional improvements.

(b) Capital surplus for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

(c) Capital surplus for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

(d) Capital surplus for betterments, which shall include funds to be used for capital expenditures for additional improvements or additional personal property that will be part of the common elements.

9.2 Budget

(a) Adoption by Board of Directors

The Board of Directors shall adopt a budget for each calendar year that shall include the estimated funds required to defray the common expenses and to provide and maintain funds for reserves. The adoption of a budget for the condominium shall comply with the requirements hereinafter set forth:

(1) Notice of meeting. A copy of the proposed budget of common expenses shall be mailed to each apartment owner not less than thirty (30) days prior to the meeting at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting.

(2) Revision of budget

A. Special Membership Meeting. If a budget is adopted by the Board of Directors which requires assessment against the apartment owners in any year exceeding one hundred and fifteen (115%) percent of such assessments for the preceding year, as hereinafter defined, upon written application of ten (10%) percent of the apartment owners, a special meeting of the apartment owners shall be held within thirty (30) days of delivery of such application to the Board of Directors or any member thereof. The notice of said meeting shall state the purpose of the meeting to be held being to consider and enact a revision of the budget.

B. Revision of Budget. During such period of time as the Developer shall have the right to elect a

majority of the Directors of the Association, a revision of the budget adopted by the Board of Directors shall require the affirmative vote of a majority of the apartment owners. Subsequent thereto, the revision of the budget adopted by the Board of Directors shall require the affirmative vote of not less than sixty (60%) percent of apartment owners present at the meeting to consider the revision of budget.

(3) Proviso

(a) So long as the Developer is in control of the Board of Directors of the Association such Board shall not impose an assessment for a year greater than one hundred and fifteen (115%) percent of the prior year's assessment, as hereinafter defined, without the approval of a majority of the apartment owners present at the meeting to consider the proposed budget.

(b) So long as Developer owns any apartments for sale in the ordinary course of business, the Developer shall not be assessed any sums, nor be required to pay any sums in excess of Developer's pro-rata share of the actual operating costs incurred by the Association.

(4) Approval of Budget by Membership. Notwithstanding the foregoing, the Board of Directors may, in any event, propose a budget to the apartment owners at a meeting of members or by writing and if such budget or proposed budget be approved by the apartment owners at the meeting or by a majority of their whole number by a writing, such budget shall not thereafter be re-examined by the apartment owners in the manner hereinabove set forth.

(5) Budget Requiring Assessments Against Apartment Owners Exceeding One Hundred and Fifteen (115%) Percent of Assessments for the Preceding Year. In determining whether a budget requiring assessment against apartment owners in

any year exceeding one hundred and fifteen (115%) percent of assessments for the preceding year, there shall be excluded in the computations any provision for reasonable reserves made by the Board of Directors in respect of repair or replacement of the condominium property or in respect of anticipated expenses by the condominium association which are not anticipated to be incurred on a regular or annual basis and there shall be excluded from such computation assessments for betterments to the condominium property.

(b) Adoption of Budget by Membership. In the event that the Board of Directors shall be unable to adopt a budget for the Association in accordance with the requirements of sub-paragraph (a) above, the Directors may call a special membership meeting for the purpose of considering and adopting a budget for the Association, which meeting shall be called and held in the manner provided for such special membership meetings in paragraph (a) (2) above, and such budget adopted by the membership, upon the approval of the majority of the Board of Directors, shall become the budget of the Association for such year.

(c) It is further provided that until the Developer of the condominium has completed all of the contemplated improvements, and closed the sales of all apartments of the condominium, or until the Developer elects to pay its pro-rata share of assessments for common expenses, whichever shall first occur, there will be no budget for the condominium. Instead, the owners of apartments that have been sold by the Developer will be assessed for common expenses at the rates stated in the Offering Circular and Condominium Documents, and the Developer will pay the sums by which the actual operating expenses exceed the amounts assessed against the owners of apartments sold by the Developer.

9.3 Assessments

Assessments against the condominium apartment owners for their share of the items of the budget shall be made for the calendar year annually in advance on or before December 20th preceding the year

for which the assessments are made. Such assessments shall be due in equal installments, payable on the first day of each month of the year for which the assessments are made. Any installments not paid within ten (10) days shall constitute a default. Thereafter, the assessment shall bear interest at ten (10%) percent per annum from the date when due. In addition, if assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment, and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors. Unpaid assessments for the remaining portion of the calendar year for which an amended assessment is made shall be payable in as many equal installments as there are full months of the calendar year left as of the date of such amended assessment, each such monthly installment to be paid on the first day of the month, commencing the first day of the next ensuing month. Provided nothing herein shall serve to prohibit or prevent the Board of Directors from imposing a lump sum assessment in case of immediate need or emergency.

9.4 Acceleration of assessment installments upon default. If a condominium apartment owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the condominium apartment owner, and the then unpaid balance of the assessment shall be due upon the date stated in the notice, but not less than five (5) days after delivery of the notice, to the condominium apartment owner, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

In the event an assessment is not then paid, the Association, through the Board of Directors, may proceed to enforce and collect said assessment from the delinquent owner in any manner provided for by the Condominium Act, the Declaration, and these By-Laws. Each condominium apartment owner shall be individually responsible for the payment of assessments against his apartment and for the

payment of reasonable attorneys' fees and costs incurred by the Association in the collection of sums due, and the enforcement of any lien held by the Association.

ARTICLE X

Administrative Rules and Regulations

The Board of Directors may, from time to time, adopt rules and regulations governing the details of the operation and use of the common elements, and such other rules and restrictions as are designed to prevent unreasonable interference with the use of the apartments, limited common elements and common elements by the members and all members shall abide thereby, provided that said rules and regulations shall be equally applicable to all members, and uniform in their application and effect.

Those restrictions in the Declaration of Condominium which in any way limit the use of the individual apartments or of the common elements are declared to be house rules and regulations.

ARTICLE XI

Compliance and Default

11.1 Violations

In the event of a violation (other than the non-payment of an assessment) by the apartment owner in any of the provisions of the Declaration of Condominium, of these By-Laws, of the Rules and Regulations, or of the applicable portions of the Condominium Act, the Association, by directions of the Board of Directors, may notify the apartment owner by written notice of said breach, transmitted by mail, and if such violation shall continue for a period of thirty (30) days from date of the notice, the Association, through its Board of Directors, shall have the right to treat such violation as an intentional and inexcusable and material breach of the Declaration, of the By-Laws, or of the pertinent provisions of the Condominium Act, and the Association may then, at its option, have the following elections:

(a) An action at law to recover for its damage, on behalf of the Association or on behalf of the other apartment

owners.

(b) An action in equity to enforce performance on the part of the apartment owner; or

(c) An action in equity for such equitable relief as may be necessary under the circumstances including injunctive relief.

The apartment owner so violating shall reimburse the Association for reasonable attorney's fees incurred by it in bringing such action. Failure on the part of the Association to maintain such action at law or in equity within one hundred twenty (120) days from date of a written request, signed by an apartment owner, sent to the Board of Directors, shall authorize any apartment owner to bring an action in equity or suit at law on account of the violation in the manner provided for in the Condominium Act. Any violations which are deemed by the Board of Directors to be a hazard to public health, may be corrected immediately as an emergency matter by the Association, and the cost thereof shall be charged to the apartment owner as a specific item, which shall be a lien against said apartment with the same force and effect as if the charge were a part of the common expenses.

11.2 Negligence or Carelessness of Apartment Owner, etc.

All apartment owners shall be liable for the expense of any maintenance, repair or replacement tendered necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their guests, employees, agents or lessees, but only to the extent that such expense is not met by the proceed of insurance carried by the Association. Such liability shall include any increase in insurance rates occasioned by use, misuse, occupancy or abandonment of any apartment or its appurtenance. Nothing herein contained, however, shall be construed so as to modify any waiver by insurance company of rights of subrogation. The expense for any maintenance, repair or replacement required, as provided in this Section, shall be charged to said owner as a specific item which shall be a lien against said apartment with the same force and effect as if the charge were a part of the common expenses.

11.3 Costs and Attorney's Fees

In any proceeding arising because of an alleged default by an apartment owner, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees at both trial and appellate levels as incurred.

11.4 No Waiver of Rights

The failure of the Association or of an apartment owner to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents, shall not constitute a waiver of the right of the Association or apartment owner to enforce such right, provision, covenant or condition.

11.5 Election of Remedies

All rights, remedies and privileges granted to the Association or apartment owners by the Condominium Documents, shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional right, remedies or privileges as may be granted to such other party by Condominium Documents or at law or in equity.

ARTICLE XII

Amendments to By-Laws

12.1 Amendments

A resolution for the adoption of a proposed amendment of these By-Laws may be proposed by either the Board of Directors of the Association or by the members of the Association. Members may propose such an amendment by instrument in writing directed to the President or Secretary of the Board signed by not less than ten (10%) percent of the membership. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided for, the President, or, in the event

of his refusal or failure to act, the Board of Directors, shall call a meeting of the membership to be held within sixty (60) days for the purpose of considering said amendment. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than sixty-six and two-thirds (66 2/3%) percent of the entire membership of the Board of Directors, and by not less than fifty-one (51%) percent of the votes of the members of the Association.

12.2 Proviso

Provided, however, that no amendment shall discriminate against any condominium apartment owner nor against the condominium apartment or class or group of apartments unless the condominium apartment owners so affected consent. No amendment shall be made that is in conflict with the Condominium Act, the Articles of Incorporation, or any of the provisions of the Declaration of Condominium. No amendment shall be adopted without the consent and approval of the Developer so long as it shall own one (1) or more condominium apartments in LAUREL OAKS.

12.3 Execution and Recording

A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the Declaration and By-Laws, which certificate shall be executed by the Officers of the Association with the formalities of a deed. The amendment shall be effective when such certificate and copy of the amendment are duly recorded as an amendment to the Declaration of Condominium, in the Public Records of Palm Beach County, Florida.

The foregoing were adopted as the By-Laws of LAUREL OAKS CONDOMINIUM ASSOCIATION, 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 _____ day of _____, 1979.

Approved:

_____
Secretary

_____
President

ATTACHMENT "2"

AMENDED MAINTENANCE COVENANTS FOR

BOCA WEST WITH EXHIBITS

AMENDED DECLARATION OF MAINTENANCE COVENANTS FOR BOCA WEST

THIS DECLARATION, amending that certain Declaration dated August 2, 1972 and recorded September 18, 1972, in Official Records Book 2057, Page 112, Public Records of Palm Beach County, Florida, is made this 18th day of April, A.D., 1974, by ARVIDA CORPORATION, a Delaware corporation, hereinafter called "Developer", which declares that the real property described in Exhibit A, which is owned by Developer, hereinafter called "Boca West", is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

ARTICLE I

DEFINITIONS

The following words, when used in this Declaration (unless the context shall prohibit), shall have the following meanings:

(a) "Association" shall mean and refer to Boca West Maintenance Association, Inc., a Florida corporation not for profit, the Charter and By-Laws of which are attached hereto and made a part hereof as Exhibits B and C. This is the Declaration of Maintenance Covenants for Boca West to which the Articles of Incorporation and By-Laws of the Association make reference.

(b) "Developer" shall mean and refer to Arvida Corporation, its successors or assigns.

(c) "Boca West" shall mean and refer to the real property described in Exhibit A attached hereto.

(d) "Lot" shall mean and refer to any platted subdivision lot or parcel and any condominium dwelling unit in any condominium in the property described in Exhibit A attached hereto.

(e) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of any Lot which is a part of Boca West, including contract sellers (but not contract purchasers) and Developer.

(f) "Common Area" shall mean and refer to all real property owned by the Association for the common use and enjoyment of the members.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. LEGAL DESCRIPTION. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Palm Beach County, Florida, is legally described on Exhibit A, attached hereto, all of which real property shall hereinafter be referred to as "Boca West". Said property is subject to the Master Plan for Development of Boca Raton West on file with Palm Beach County, Florida, pursuant to its Planned Unit Development Ordinance.

ARTICLE III

PROPERTY RIGHTS

Section 1. TITLE TO COMMON AREA. The Developer will convey, at such time as it in its sole discretion deems appropriate, the title to the roads, lake bottoms and other areas (exclusive of golf courses or other areas to be retained by Developer) which are for the use and benefit of all of the Owners of property in Boca West, subject to any mortgages for improvements to such Common Area parcel or parcels, to taxes for the year of conveyance, to restrictions, conditions, limitations, easements of record and for drainage and public utilities, and to perpetual non-exclusive easements for ingress to and egress from Developer's property in Boca West for Developer, its invitees, licensees, successors and assigns. Any roads, lake bottoms and other areas which are for the use and benefit of only the Owners of a particular area may, at the discretion of the Developer, be conveyed to a property owner's association for such area.

Section 2. OWNERS' EASEMENTS OF ENJOYMENT. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following:

(a) the right of either the Developer or of the Association (in accordance with its Articles and By-Laws), whichever holds title to the Common Area at the time, to borrow money for the purpose of improving the Common Area and in aid thereof to mortgage said properties;

(b) the right of the Association to take such steps as are reasonably necessary to protect the above-described properties against foreclosure;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility;

(d) all provisions of this Declaration, any plat of all or any part of the property in Boca West, and the Articles and By-Laws of the Association;

(e) rules and regulations governing use and enjoyment of the Common Area adopted by the Association, including reasonable admission charges if deemed appropriate for each Common Area parcel; and

(f) restrictions contained on any and all plats of all or any part of the Common Area or filed separately but in conjunction with such platting.

ARTICLE IV

MAINTENANCE ASSOCIATION

The Developer has cause to be incorporated pursuant to Chapter 517, Florida Statutes, a corporation not for profit known as BOCA WEST MAINTENANCE ASSOCIATION, INC., in accordance with the Articles of Incorporation of which a copy is annexed hereto as Exhibit B and made a part hereof by reference. The Articles of Incorporation of said Maintenance Association, and its By-Laws, of which a copy is annexed hereto as Exhibit C and made a part hereof by reference, authorize, in its discretion, its dissolution in the event of annexation of the land comprising Boca West by a municipality, and provide for the exercise of architectural control of improvements constructed in Boca West.

ARTICLE V

COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. CREATION OF THE LIEN AND PERSONAL OBLIGATION OF THE ASSESSMENTS. The Developer, for each Lot owned by it within Boca West, hereby covenants, and each Owner of any Lot (by acceptance of a deed therefor, whether or not is shall be so expressed in any such deed or other conveyance) including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association: (1) any annual assessments or charges, (2) any special assessments for capital improvements or major repair, and (3) exterior maintenance

assessments (as set forth hereafter); such assessments to be fixed, established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from due date at the rate of 10% per annum and costs of collection thereof including attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made and shall be the personal obligation of the Owner. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment.

Section 2. PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in Boca West and in particular for the improvement and maintenance of the Common Area, including, but not limited to, the cost of street lighting, taxes, insurance, labor, equipment, materials, management, maintenance and supervision thereof, as well as for such other purposes as are permissible activities of the Association and undertaken by it.

Section 3. MAXIMUM ANNUAL ASSESSMENTS. Except as herein provided, the annual assessment, including funds for special improvement projects, and for capital improvements, shall in no event exceed three (3) mills of the assessed value of Boca West as determined on a yearly basis by the tax assessor of Palm Beach County, Florida. The Board of Directors of the Association shall fix the assessments, which shall be payable annually, in advance, in accordance with the projected financial needs of the Association. This maximum does not apply to the assessment for exterior maintenance provided for hereinafter. The Board of Directors may, in its complete and sole discretion, exempt all the Lots in a platted subdivision or all the dwellings in a condominium for such portion or portions of the assessment as are applicable to roads or other parcels of Common Area not benefitting such Lots or dwellings. By the vote of 2/3 of the members of the Board of Directors of the Association, the maximum amount of the assessments may be varied from the amount hereinabove set forth.

Section 4. DATE OF COMMENCEMENT OF ANNUAL ASSESSMENTS: DUE DATES. The annual assessments provided for herein shall commence on the date (which shall be the first day of a month) fixed by the Board of Directors of the Association to be the date of commencement.

The annual assessments shall be payable in advance, in periodic installments if so determined by said Board.

The due date of any special assessment or exterior maintenance assessment hereof shall be fixed in the resolution authorizing such assessment.

Section 5. DUTIES OF THE BOARD OF DIRECTORS. The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment shall be sent to every Owner subject thereto not later than seven (7) days after fixing of the date of commencement thereof.

Notwithstanding any other provision herein contained, the Board of Directors may cooperate with any property owner's association in any area of Boca West and/or with any condominium association which administers the affairs of a condominium located in Boca West, in the collection of assessments. The assessments provided for herein may be collected for and remitted to the Association by any such other association(s) as the Board of Directors may in its discretion deem expedient and appropriate.

The Association shall upon demand at any time furnish to any Owner liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 6. EFFECT OF NON-PAYMENT OF ASSESSMENT: THE LIEN; REMEDIES OF ASSOCIATION. If the assessments are not paid on the date when due, such assessment shall then become delinquent and shall, together with such interest thereon and cost of collection thereof thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns,

and shall also be the continuing personal obligation of the Owner against whom the assessment is levied.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of ten (10) percent per annum, and the Association may bring an action to foreclose the lien against the property, in like manner as a foreclosure of a mortgage on real property, and/or a suit on the personal obligation against the Owner and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court together with the costs of the action.

Section 7. SUBORDINATION OF THE LIEN TO MORTGAGES. The lien of the assessments provided for herein shall be subordinate to the lien of any bona fide mortgage or mortgages (except from buyer to seller of a Lot) now or hereafter placed upon the Lot subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such Lot pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. No sale or transfer shall relieve any Lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment. The written opinion of either the Developer or the Association that the lien is subordinate to a mortgage shall be dispositive of any question of subordination.

Section 8. EXEMPT PROPERTY. The following property subject to this Declaration shall be exempted from the assessments, charge and lien created herein: (a) all land in Boca West to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; (b) all Common Area as defined in Article I hereof; (c) all properties exempted from ad valorem taxation by the laws of the State of Florida, to the extent agreed to by the Association. Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.

ARTICLE VI

EXTERIOR MAINTENANCE

Section 1. EXTERIOR MAINTENANCE. In addition to maintenance upon the Common Area, the Association may provide exterior maintenance upon any structure on any Lot needing same in the Association's opinion, including paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements, provided, however, that to the extent such maintenance is provided by a property owner's association for the area in which any such Lot is located, such maintenance shall not be duplicated by the Association.

Section 2. ASSESSMENT OF COST. The cost of such exterior maintenance shall be assessed against the Lot upon which such maintenance is performed but shall not be considered part of the annual maintenance assessment or charge. Any such special assessment or charge shall be a lien against the Lot and obligation of the Owner and shall become due and payable in all respects, together with interest and fees for costs of collection, as provided for the other assessments of the Association.

Section 3. ACCESS AT REASONABLE HOURS. For the purpose of performing the exterior maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Lot or exterior of any living unit at reasonable hours on any day except Saturday or Sunday.

ARTICLE VII

ARCHITECTURAL CONTROL

No structure or improvement, including without limitation buildings, fences, walls, swimming pools, boathouses, docks, aerials, antennae, bulkheads, sewers, drains, disposal systems or other structures shall be commenced, erected, placed or maintained upon any Lot nor shall any addition to or change or alteration therein be made until the plans, specifications, and location of the same shall have been submitted to and approved in writing, as to harmony of external design,

location in relation to surrounding structures and topography, by the Board of Directors of the Association, or by the architectural control committee thereof, which approval or disapproval shall be dispositive and shall take precedence over the approval or disapproval, if any, of any property owner's association for the area in which any such Lot is located.

ARTICLE VIII

GENERAL PROVISIONS

Section 1. DURATION. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors, and assigns; provided, however, the same may be changed by the Association in accordance with procedures authorized by the Planned Unit Development Ordinance of Palm Beach County, Florida, as the same exists from time to time.

Section 2. NOTICES. Any notice required to be sent to any member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as member or Owner on the records of the Association at the time of such mailing.

Section 3. ENFORCEMENT. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. SEVERABILITY. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision, which shall remain in full force and effect.

Section 5. SUBDIVISION USE RESTRICTIONS. Subdivision use restrictions may be filed in connection with any plat of all or any part of Boca West provided same do not conflict with the provisions hereof.

Section 6. EFFECTIVE DATE. This Declaration shall become effective upon recordation of this Declaration in the Public Records of Palm Beach County, Florida.

ARTICLE XI

CENTRAL TELECOMMUNICATION RECEIVING AND DISTRIBUTION SYSTEM

Developer hereby reserves unto itself, its successors and assigns, an exclusive easement for installing, maintaining and supplying the services of any central telecommunication receiving and distribution system serving Boca West. Developer reserves to itself, its successors and assigns, the right to connect any central telecommunication receiving and distribution system to such source as Developer may in its sole discretion deem appropriate, including, without limitation, companies licensed to provide CATV service in Palm Beach County, Florida, for which service Developer, its successors and assigns, shall have the right to charge the Association and/or individual Lot Owners a reasonable fee not to exceed the maximum allowable charge for CATV service to single family residences as from time to time defined by the Code of Laws and Ordinances of Palm Beach County, Florida.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed in its name by its undersigned, duly authorized officers, and its corporate seal to be hereunto affixed, the day and year first above written.

ARVIDA CORPORATION

By: _____ President

ATTEST:

(Corporate Seal)

_____ Secretary

STATE OF FLORIDA)
SS.
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared

and , who are the President and Secretary, respectively, of ARVIDA CORPORATION, a Delaware corporation, and acknowledged before me that they executed the foregoing Amended Declaration of Maintenance Covenants for Boca West in the name of and on behalf of said corporation, affixing the corporate seal of said corporation thereto; that as such corporate officers they are duly authorized by said corporation to do so; and that the foregoing instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid, this day of , 197 .

Notary Public, State of Florida at Large
My Commission Expires:

(Notarial Seal)

EXHIBIT A

BEGINNING at the intersection of the North Right-of-way line of S. R. 808 and the East line of said Section 16; thence S. 89° 45' 30" W. along said North Right-of-way line, a distance of 3613.73 feet to a point of curvature; thence with a curve to the left with a radius of 1950.08 feet, an arc distance of 305.82 feet; subtended by an angle of 8° 58' 14" to a point; thence N. 71° 30' 00" W., a distance of 580.00 feet to a point; thence N. 60° 41' 10" W., a distance of 426.04 feet to a point on the East Right-of-way line of the Turnpike; thence N. 0° 43' 22" W. along the said Right-of-way line, a distance of 810.00 feet to a point; thence N. 89° 33' 39" E., a distance of 116.01 feet to a point; thence N. 0° 43' 22" W., a distance of 651.28 feet to a point; thence N. 13° 15' 57" W., a distance of 304.42 feet to a point; thence N. 40° 25' 02" W., a distance of 304.42 feet to a point; thence N. 53° 38' 55" W., a distance of 200.00 feet to a point; thence N. 42° 25' 54" W., a distance of 200.00 feet to a point; thence N. 9° 45' 13" W., a distance of 298.48 feet to a point; thence S. 89° 00' 30" W., a distance of 50.00 feet to a point on the West line of Section 16; thence N 0° 59' 30" W. along said Section line, a distance of 1017.45 feet to a point, said point being the Northwest corner of said Section 16; thence N 0° 37' 30" W., along the West line of Section 9, a distance of 5294.65 feet to a point, said point being 110.00 feet South of the Northwest corner of said Section 9; thence N. 89° 58' 40" E. along a line 110.00 feet South of and parallel to the North line of said Section 9, a distance of 4660.72 feet to a point on the West line of the E ½ of the N.E. ¼ of the N.E. ¼ of said Section; thence S. 1° 03' 27" E. along said West line, a distance of 1228.52 feet to a point; thence N. 89° 49' 11" E., a distance of 667.23 feet to a point on the East line of Section 9; thence S 1° 07' 11" E. along said East line, a distance of 1336.66 feet to the East ¼ corner of said Section; thence S. 1° 15' 55" E., along said East line, a distance of 1354.12 feet to a point, said point being the Southeast corner of the N. ½ of the S.E. ¼ of said Section 9; thence N. 89° 34' 03" E., along the South line of the N ½ of the S.W. ¼ of Section 10, a distance of 2193.30 feet to a point on a curve; thence South and East along a curve to the left from a Tangent bearing of S. 1° 08' 09" E., with a radius of 1963.00 feet, an arc distance of 971.70 feet subtended by an angle of 28° 21' 43" to a point of reverse curve; thence with a curve to the right from a tangent bearing of S. 29° 29' 52" E., with a radius of 1857.00 feet an arc distance of 943.40 feet, subtended by an angle of 29° 06' 26" to a point of tangency, said point being 53.00 feet West of the East line of the N.W. ¼ of Section 15 and 456.72 feet from the North ¼ corner of said Section 15; thence S 0° 23' 26" E. along a line 53.00 feet West of and parallel to said ¼ Section line, a distance of 2220.78 feet to a point; thence S. 0° 25' 37" E., a distance of 1243.35 feet to a point, said point being on the North Right-of-way line of S.R. 808; thence S. 89° 10' 00" W., along said North Right-of-way line, a distance of 2638.37 feet, more or less to the Point of Beginning; and containing 1392.5 Acres more or less, and subject to easements and right-of-ways of record.

EXHIBIT B

ARTICLES OF INCORPORATION

OF

BOCA WEST MAINTENANCE ASSOCIATION, INC.
(A corporation not for profit)

ARTICLE I

NAME

The name of this corporation shall be BOCA WEST MAINTENANCE ASSOCIATION, INC. (the "Association").

ARTICLE II

PURPOSES

The general nature, objects and purposes of the Association are:

(a) To promote the health, safety and social welfare of the owners of property within that area described in Article IV hereof, which area will be hereinafter referred to as "Boca West".

(b) To maintain and/or repair landscaping in the general and/or common areas, parks, sidewalks and/or access paths, streets, and other common areas, structures, and other improvements in Boca West for which the obligation to maintain and repair has been delegated and accepted.

(c) To control the specifications, architecture, design, appearance, elevation and location of (and landscaping around) all buildings of any type, including walls, fences, swimming pools, docks, bulkheading, antennae, sewers, drains, disposal systems, or other structures constructed, placed or permitted to remain in Boca West, as well as the alteration, improvement, addition or change thereto.

(d) To insure compliance with the Master Land Use Plan under the Planned Unit Development Ordinance of Palm Beach County, Florida, applicable to Boca Raton West.

(e) To control and maintain the waterways, lakes and ponds in Boca West.

(f) To provide or provide for private security, fire protection, and such other services the responsibility for which has been accepted by the Association, and the capital improvements and equipment related thereto, in Boca West.

(g) To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, landscaping, paving and equipment, both real and personal, related to the health, safety, and social welfare of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

(h) To operate without profit for the sole and exclusive benefit of its members.

ARTICLE III

GENERAL POWERS

The general powers that the Association shall have are as follows:

(a) To hold funds solely and exclusively for the benefit of the members for purposes set forth in these Articles of Incorporation.

(b) To promulgate and enforce rules, regulations, by-laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

(c) To delegate power or powers where such is deemed in the interest of the Association.

(d) To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of, real or personal property; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida.

(e) To fix assessments to be levied against property to defray expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors to enter into agreements with condominium associations or other property owners' groups for the collection of such assessments.

(f) To charge recipients for services rendered by the Association and the user for use of Association property where such is deemed appropriate by the Board of Directors of the Association.

(g) To pay taxes and other charges, if any, on or against property owned or accepted by the Association.

(h) To borrow money and, from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for monies borrowed or in payment for property acquired or for any of the other purposes of the Association and to secure the payment of such obligation by mortgage, pledge, or other instrument of trust, or by lien upon, assignment of or agreement in regard to all or any part of the property rights or privileges of the Association wherever situated.

(i) In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein.

ARTICLE IV

MEMBERS

(a) The Members shall consist of the property owners in Boca West, the property comprising Boca West being described in section (b) of this Article, and all such property owners shall be members of the Association. There shall be three classes of members, as follows:

(1) CLASS A MEMBERS. Class A members shall be all owners of residential condominium units in Boca West, except the Class C member. Class A members shall be represented in all matters concerning the Association by a representative of the condominium association to which they belong. Owners of condominium units shall automatically become Class A members upon purchasing said units.

(2) CLASS B MEMBERS. Class B members shall be all property owners other than the Class C member and residential condominium unit owners in Boca West. Owners of the property shall automatically become Class B members upon purchase of such property.

(3) CLASS C MEMBER. The Class C member shall be Arvida Corporation, a Delaware corporation, or its designee, successor or assignee, as Developer of Boca West.

(b) Boca West consists of a parcel of land in Sections 9, 10, 15 and 16, Township 47 South, Range 42 East, Palm Beach County, Florida, more particularly described in that certain Declaration of Covenants and Restrictions for Boca West to be recorded in the Public Records of Palm Beach County, Florida.

ARTICLE V

VOTING AND ASSESSMENTS

(a) Subject to the restrictions and limitations hereinafter set forth, each Member shall have one vote for each $10,000.00 of assessed value, or fraction thereof, (as assessed annually by the Tax Assessor of Palm Beach County, Florida) of property owned by such member in Boca West.

(b) Class A members shall be represented solely and exclusively by the condominium association, through a representative thereof, to which they belong. Each condominium association in Boca West shall represent its members with respect to Association matters and shall have that number of votes to cast corresponding to the total number of votes held by its members according to the formula set forth above. All notices and other official communications from the Association to the condominium association shall be to that representative. Only that representative shall have the right to attend and participate in the meetings of the Association.

(c) Class B members may represent themselves. The total assessed value of all property (other than residential condominium units) in Boca West owned by any particular Class B member shall determine the number of votes to which such Class B member is entitled.

(d) The Class C member shall have the right to appoint a majority of the Board of Directors until such time as it owns less than 100 acres, improved or unimproved, in Boca West; and thereafter, so long as the Class C member owns any property, developed or undeveloped, in Boca West, it shall have the right to appoint one (1) Director. The assessed value of any condominium units owned by the Class C member shall not be included in the number and assessed value of condominium units owned by Class A members represented by a particular condominium association.

(e) The Association will obtain funds with which to operate by assessment of its Members in accordance with provisions of the Declaration of Covenants and Restrictions for Boca West, as supplemented by the provisions of the By-Laws of the Association relating thereto.

ARTICLE VI

BOARD OF DIRECTORS

(a) The affairs of the Association shall be managed by a Board of Directors consisting of five (5) Directors. The Directors may, but need not be, members of the Association and need not be residents of the State of Florida. There shall be three (3) Directors appointed by the Class C member and a total of two (2) Directors elected by the Class A and Class B members as a class so long as the Class C member has the right to appoint a majority of the Board of Directors; thereafter, the Class C member shall appoint one (1) Director and the remaining directors shall be elected as provided hereinafter. Elections shall be by plurality vote. At the first annual election to the Board of Directors the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, and the term of office of the other elected Director shall be established at one (1) year. In addition, the Class C member shall appoint two (2) Directors to serve for terms of two (2) years and one (1) Director to serve for a term of one year. Thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Directors so elected or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the members which elected or appointed them. In no event can a Board member appointed by the Class C member be removed except by action of the Class C member; nor can a Board member elected by Class A and Class B members be removed except by action of Class A and/or B members, acting as a class while the Class C member still has a right to appoint a majority of the Board and acting separately thereafter.

(b) At such time as the Class C Member shall no longer have the right to appoint a majority of the Board of Directors, Class A and Class B Members shall elect Board members separately for the Directors to which their respective voting rights entitle them. The percentage of Board members representing each class shall in such case be based on a fraction the numerator of which is the total amount of assessed value of property owned by the members of such class in Boca

Class A and Class B members in Boca West. Fractions shall be rounded to the nearest whole number. At such time as Class A and Class B members elect Directors in separate elections, there shall be a separate Nominating Committee for each class.

(c) The names and addresses of the members of the first Board of Directors who shall hold office until the annual meeting of the members to be held in the year 1974 and until their successors are elected or appointed and have qualified, are as follows:

David L. Smith	701 S. Ocean Blvd., Boca Raton, Fla.
Richard L. Larsen	701 S. Ocean Blvd., Boca Raton, Fla.
A. A. Fisher, Jr.	710 First Bank & Trust Bldg., Boca Raton, Fla.
Margaret A. Donatiu	701 S. Ocean Blvd., Boca Raton, Fla.
Grace Wells	701 S. Ocean Blvd., Boca Raton, Fla.

ARTICLE VII

OFFICERS

(a) The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedure set forth in the By-Laws.

(b) The names of the officers who are to manage the affairs of the Association until the annual meeting of the Board of Directors to be held in the year 1973 and until their successors are duly elected and qualified are:

President	David L. Smith
Vice President	Richard L. Larsen
Secretary	A. A. Fisher, Jr.
Treasurer	Richard L. Larsen

ARTICLE VIII

CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE IX

BY-LAWS

The Board of Directors shall adopt By-Laws consistent with these Articles.

ARTICLE X

AMENDMENT TO ARTICLES OF INCORPORATION

These Articles may be altered, amended or repealed by resolution of the Board of Directors. No amendment affecting Arvida Corporation, a Delaware corporation, or its successors or assigns as Developer of Boca West (as the same is defined in the Declaration of Maintenance Covenants for Boca West) shall be effective without the prior written consent of said Arvida Corporation, or its successor or assign, as Developer.

ARTICLE XI

SUBSCRIBERS

The names and residence addresses of the subscribers are as follows:

David L. Smith	701 S. Ocean Blvd., Boca Raton, Fla.
Richard L. Larsen	701 S. Ocean Blvd., Boca Raton, Fla.
A. A. Fisher, Jr.	710 First Bank & Trust Bldg., Boca Raton, Fla.

ARTICLE XII

INDEMNIFICATION OF OFFICERS AND DIRECTORS

(a) The association hereby indemnifies any Director or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(1) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(2) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonable entitled to indemnification for such expenses which such tribunal shall deem proper.

(b) The Board of Directors shall determine whether amounts for which a Director or officer seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

(c) The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XIII

TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

(a) No contract or transaction between the Association and one or more of its Directors or officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or officers are Directors or officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

(b) Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

ARTICLE XIV

DISSOLUTION OF THE ASSOCIATION

(a) Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all cost and expenses of such dissolution shall be distributed in the following manner:

(1) Real property contributed to the Association without the receipt of other than nominal consideration by the Class C member (or its predecessor in interest) shall be returned to the Class C member (whether or not a Class C member at the time of such dissolution), unless it refuses to accept the conveyance (in whole or in part).

(2) Dedication to any applicable municipal or other governmental authority of any property determined by the Board of Directors of the Association to be appropriate for such dedication and which the authority is willing to accept.

(3) Remaining assets shall be distributed among the members, subject to the limitation set forth below, each member's share of the assets to be determined by multiplying such remaining assets by a fraction the numerator of which is all amounts assessed by the Association since its organization against the property which is owned by the member at that time, and the denominator of which is the total amount (excluding penalties and interest) assessed by the Association against all properties which at the time of dissolution are part of Boca West. The year of dissolution shall count as a whole year for purposes of the preceding fractions.

(b) The Association may be dissolved upon a resolution to that effect being approved by two-thirds (2/3) of the members of the Board of Directors, and, if such decree be necessary at the time of dissolution, after receipt of an appropriate decree as set forth in *Fla. Stat. Ann.* § 617.05 or statute of similar import. In the event of incorporation by annexation or otherwise of all or part of Boca West by a political subdivision of the State of Florida, the Association may be dissolved in the manner set forth above.

IN WITNESS WHEREOF, the said subscribers have hereunto set their hands and seals this 2nd day of August, 1972.

/s/ DAVID L. SMITH (Seal)

Address: 701 S. Ocean Blvd., Boca Raton, Florida

/s/ RICHARD L. LARSEN (Seal)

Address: 701 S. Ocean Blvd., Boca Raton, Florida

/s/ A. A. FISHER, JR. (Seal)

Address: 710 First Bank & Trust Bldg., Boca Raton, Florida

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this 2nd day of August, 1972, before me, the undersigned authority, personally appeared DAVID L. SMITH, RICHARD L. LARSEN and A. A. FISHER, JR., to me known to be the persons who executed the foregoing Articles of Incorporation, and acknowledged the execution of such instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal at Miami, said County and State the date aforesaid.

/s/ ALICE D. RAULERSON
Notary Public, State of Florida at Large

My Commission Expires:
December 8, 1972

(Notary Seal)

State of Florida

DEPARTMENT OF STATE ◆ DIVISION OF CORPORATIONS

78 NOV 17 AM 11:18 78 10 8290

I certify that the following is a true and correct copy of Amendment to Articles of Incorporation of BOCA WEST MAINTENANCE ASSOCIATION, INC., a Florida corporation not for profit, filed on November 6, 1978, as shown by the records of this office.

The charter number of this corporation is 724365.

GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 8th day of November, 1978.

SECRETARY OF STATE

CLR 101
1-80-8

Upon a meeting of the Board of Directors of Boca West Maintenance Association, Inc., duly called on September 6, 1978 and approval of the Resolution to amend the Articles of Incorporation as to Article IV(a) 1) and 2) and Article V(b) and (c), it was Resolved that:

Article IV(a) 1) and 2) shall be amended as follows:

1) CLASS A MEMBERS. Class A Members shall be all owners of residential condominium units and Lots in Boca West, except the Class C Member, Class A Members shall be represented in all matters concerning the Association by a representative of the condominium association or homeowner's association to which they belong. Owners of condominium units and Lots shall automatically become Class A Members upon purchasing said units or Lots.

2) CLASS B MEMBERS. Class B Members shall be all property owners other than Class C Member and residential condominium unit owners and Lot owners in Boca West. Owners of the property shall automatically become Class B Members upon purchase of such property.

Article IV(a) 3) shall remain as presently drafted.

Article V(b) and (c) shall be amended as follows:

(b) Class A Members shall be represented solely and exclusively by the condominium or homeowner's association, through a representative thereof, to which they belong. Each condominium or homeowner's association in Boca West with respect to Association matters and shall have that number of votes to cast corresponding to the total number of votes held by its members according to the formula set forth above. All notices and other official communications from the Association to the condominium or homeowner's association shall be to that representative. Only that representative shall have the right to attend and participate in the meetings of the Association.

(c) Class B Members may represent themselves. The total assessed value of all property in Boca West owned by any particular Class B Member shall determine the number of votes to which such Class B Member is entitled.

Article V(a) (d) and (e) shall remain as presently drafted.

Bill Shubin PRESIDENT

Ronald L. Kominsky SECRETARY

(SEAL)

AS TO ARVIDA CORPORATION

(SEAL)

STATE OF FLORIDA :
SS.
COUNTY OF PALM BEACH:

BEFORE ME personally appeared Bill Shubin and Ronald L. Kominsky, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Boca West Maintenance Association, Inc., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

This instrument was prepared by:
Jan Keller, Esq.
Arvida Corporation
9985 S. Federal Highway
Boca Raton, Florida 33433

1978.

Beatrice I. Williams
Notary Public
State of Florida at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 13 1982
BONDED THRU GENERAL INS. UNDERWRITERS

(Seal)

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

Before me personally appeared Richard W. Miller, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of the above named Arvida Corporation, a Delaware corporation, and acknowledged to and before me that he executed such instrument as such Vice President of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 16th day of October, 1978.

(Seal)

Beatrice I. Williams
Notary Public
State of Florida at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 13 1982
BONDED THRU GENERAL INS. UNDERWRITERS

EXHIBIT C

BY-LAWS

OF

BOCA WEST MAINTENANCE ASSOCIATION, INC.

ARTICLE I

DEFINITIONS

All terms used herein which are defined in the Declaration of Maintenance Covenants for Boca West shall be used herein with the same meanings as defined in said Declaration.

ARTICLE II

LOCATION OF PRINCIPAL OFFICE

The principal office of the Association shall be located at 998 South Federal Highway, Boca Raton, Florida 33432, or at such other place as may be established by resolution of the Board of Directors of the Association.

ARTICLE III

VOTING RIGHTS AND ASSESSMENTS

1. The number of votes each member shall have in each year (established in accordance with the provisions of the Articles of Incorporation) shall be determined no later than thirty (30) days after the date upon which the assessment made by the tax assessor of Palm Beach County, Florida officially becomes final for the property in Boca West; and each member shall have such number of votes until the assessment made for the following year becomes final. This procedure shall determine the number of votes of each member as of such designated date even though an assessment by the tax assessor is contested.

2. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the rate set forth in the Declaration of Maintenance Covenants for Boca West, and shall result in the suspension of voting privileges during the period of such nonpayment. The suspension of voting privileges of a Class A member pursuant to this section shall reduce (by the amount of votes of such member) the number of votes which any condominium association of which such Class A member is a member would otherwise be entitled to cast.

ARTICLE IV

BOARD OF DIRECTORS

1. A majority of the Board of Directors shall constitute a quorum to transact business at any meeting of the Board, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Board of Directors.

2. Any vacancy occurring on the Board of Directors because of death, resignation or other termination of services of any Director, shall be filled by the Board of Directors after consulting with the Nominating Committee; except that the Class C member shall in all events have the right to elect or appoint a majority of the members of the Board of Directors, and the Class C member, to the exclusion of other members and/or the Board itself, shall fill any vacancy created by the death, resignation, removal or other termination of services of any Director appointed by the Class C member. A Director appointed to fill a vacancy shall be appointed for the unexpired term of his predecessor in office and until his successor shall have been elected and/or appointed and qualified.

ARTICLE V

ELECTION OF DIRECTORS; NOMINATING AND ELECTION COMMITTEES

1. Nominations for election of Board members shall be made by the Nominating Committee. As used in these By-Laws and the Articles of Incorporation of the Association, the term "Nominating Committee" includes both Nominating Committees provided for herein in the event of separate elections by the Class A and Class B members.

2. The Class C member shall, within fourteen (14) days of the date set in Article III (1) of these By-Laws for determining the number of votes each member shall have in each year, notify the Secretary and the Nominating Committee of the names of the Directors the Class C member is appointing to the Board of Directors. Within thirty (30) days of such date set in Article III (1) the Nominating Committee shall notify the Secretary of the names of the candidates nominated for election to the Board of Directors. The Secretary shall, within seven (7) days of receiving such notification from the Nominating Committee, prepare and mail election ballots to the members.

3. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine. Such nominations may be made from among members or non-members, as the Committee in its discretion shall determine. Nominations and notification of the vacancies being filled by the Class C member shall be placed on a written ballot as provided in Section 4 of this Article and shall be made in advance of the time fixed therein for the mailing of such ballots to members.

4. All elections to the Board of Directors shall be made on written ballots which shall (a) describe the vacancies to be filled and (b) set forth the names of those nominated by the Nominating Committee for such vacancies and the names of those appointed to the Board by the Class C member. Such ballots shall be prepared and mailed by the Secretary to the Class B members and the Class A representatives at least fourteen (14) days in advance of the date set forth therein for a return. Upon receipt of such ballots such members and representatives may, in respect to each vacancy, cast as many votes for the persons nominated by the Nominating Committee as they are entitled to exercise under the provisions of the Articles of Incorporation and these By-Laws.

5. The representative of each condominium association of which a Class A member is a member shall receive his ballot designating the names of the members, number of votes to which such members are entitled, and space for execution of the ballot by the representative on behalf of the condominium association of which said Class A members are members. Each Class B member shall receive a ballot designating the name of the member and number of votes to which such member is entitled, and space for execution of the ballot by the member. A representative of Class B member may cast his votes for each vacancy shown on the ballot. Cumulative voting shall not be permitted. The completed ballots shall be returned to the Secretary at the principal office of the Corporation, or at such other address as designated upon each ballot.

6. Upon receipt of each ballot the Secretary shall immediately place it in a safe or other locked place until the day set for the counting of such ballots. On that day the ballots shall be turned over to an Election Committee which shall consist of five members appointed by the Board of Directors. The Election Committee shall then adopt a procedure which shall:

(a) establish that the number of votes cast by a representative or Class B member corresponds to the number of votes allowed to each member; and

(b) establish that the signature of the member or representative is genuine.

7. The members of the Board of Directors elected or appointed in accordance with the procedures set forth in this Article shall be deemed elected or appointed as of the date of the annual meeting of the Board of Directors, which shall be no later than ninety (90) days after the date set forth above for determining the number of votes each member shall have in each year.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

1. The Board of Directors shall have power:

(a) To call meetings of the members.

(b) To appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these By-Laws shall be construed to prohibit the employment of any member, officer or Director of the Association in any capacity whatsoever.

(c) To establish, levy and assess, and collect the assessments necessary to operate the Association and carry on its activities, and to create such reserves for extraordinary expenditures as may be deemed appropriate by the Board of Directors.

(d) To adopt and publish rules and regulations governing the use of the Common Area or any parcels thereof and the personal conduct of the members and their guests thereon, including reasonable admission charges if deemed appropriate.

(e) To authorize and cause the Association to enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations.

(f) To exercise for the Association all powers, duties and authority vested in or delegated to this Association, except those reserved to members in the Declaration of Maintenance Covenants for Boca West or the Articles of Incorporation of the Association.

2. It shall be the duty of the Board of Directors:

(a) To cause to be kept a complete record of all its acts and corporate affairs.

(b) To supervise all officers, agents and employees of this Association, and to see that their duties are properly performed.

(c) With reference to assessments of the Association:

(1) To fix the amount of the assessment against each member for each assessment period at least thirty (30) days in advance of such date or period;

(2) To prepare a roster of the members and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any member; and,

(3) To send written notice of each assessment to every member subject thereto.

(d) To issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. Such certificate shall be prima facie evidence of any assessment therein stated to have been paid.

ARTICLE VII

DIRECTORS AND MEETINGS

1. The annual meeting of the Board of Directors shall be held no later than (90) days after the date set above for determining the number of votes each member shall have in each year. Regular meetings of the Board of Directors shall be held at such time and place as provided by appropriate resolution of the Board of Directors.

2. Notice of such meetings are hereby dispensed with. If the day for a regular meeting shall fall upon a holiday, the meeting shall be held at the same hour on the first day following which is not a holiday, and no notice thereof need be given.

3. Special meetings of the Board of Directors shall be held when called by any officer of the Association or by any two Directors after not less than three (3) days' notice to each Director.

4. The transaction of any business at any meeting of the Board of Directors however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice that a quorum is present and, if either before or after the meeting, each of the Directors not present signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made part of the minutes of the meeting.

5. The majority of the Board of Directors shall constitute a quorum thereof.

ARTICLE VIII

OFFICERS

1. The officers shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as may be elected in accordance with the Articles of Incorporation. The President shall be a member of the Board of Directors, elected from among the Board at the annual meeting of the Board of Directors.

2. The officers of the Association shall be elected by the Board of Directors at the annual meeting of the Board of Directors. If the election of such officers shall not be held at such meeting, such election shall be held as soon thereafter as convenient. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and qualified.

3. A vacancy in any office because of death, resignation, or other termination of service, may be filled by the Board of Directors for the unexpired portion of the term.

4. All officers shall hold office at the pleasure of the Board of Directors; except that if an officer is removed by the Board, such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

5. The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out and sign all notes, checks, leases, mortgages, deeds and all other written instruments.

6. The Vice President, or the Vice President so designated by the Board of Directors if there is more than one Vice President, shall perform all the duties of the President in his absence. The Vice President(s) shall perform such other acts and duties as may be assigned by the Board of Directors.

7. The Secretary shall be ex officio the Secretary of the Board of Directors, shall record the votes and keep the minutes of all proceedings in a book to be kept for the purpose. He shall sign all certificates of membership. He shall keep the records of the Association. He shall record in a book kept for that purpose all the names of the members of the Association together with their addresses as registered by such member.

8. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer may, but need not, be a required signatory on checks and notes of the Association.

9. The Treasurer, or his appointed agent, shall keep proper books of account and cause an annual audit of the Association books to be made by a certified public accountant at the completion of each fiscal year. He or his appointed agent shall prepare an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be open for inspection upon reasonable request of a member.

10. The salaries, if any, of the officers and assistant officers of the Association shall be set by the Board of Directors.

ARTICLE IX

COMMITTEES

1. The Standing Committees of the Association shall be:
   The Nominating Committee(s)
   The Maintenance Committee
   The Architectural Control Committee

Unless otherwise provided herein, each committee shall consist of a Chairman and two or more members and shall include a member of the Board of Directors. The committees (except the Architectural Control Committee) shall be appointed by the Board of Directors within thirty (30) days after each annual meeting of the Board of Directors, to serve until the succeeding committee members have been appointed. The Board of Directors may appoint such other committees as it deems desirable.

2. The Nominating Committee shall have the duties and functions described in these By-Laws.

3. The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of properties in Boca West, and shall perform or see to the performance of such other functions as the Board, in its discretion, determines.

4. The Architectural Control Committee shall be appointed by the Class C member and shall have the duties and functions described in the Declaration of Maintenance Covenants for Boca West. A party aggrieved by a decision of the Architectural Control Committee shall have the right to make a written request to the Board of Directors, within thirty (30) days of such decision, that the Board review such decision. The determination of the Board upon reviewing such decision of the Committee shall in all events be final.

5. The Maintenance Committee and other committees appointed and so empowered by the Board of Directors (but not the Nominating Committee or the Architectural Control Committee) shall have power to appoint sub-committees from among their membership and may delegate to any such sub-committees any powers, duties, and functions.

6. It shall be the duty of each committee to receive complaints from members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, Director or officer of the Association which is further concerned with the matter presented.

ARTICLE X

BOOKS AND PAPERS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any members.

ARTICLE XI

SEAL

The Association shall have a seal in circular form having within its circumference the words: Boca West Maintenance Association, Inc., corporation not for profit, 1972, Florida.

ARTICLE XII

AMENDMENTS

These By-Laws may be altered, amended or repealed by majority vote of the Directors present at a duly constituted meeting of the Board of Directors. No amendment affecting Arvida Corporation, a Delaware corporation, or its successors or assigns as Developer of Boca West (as the same is defined in the Declaration of Maintenance Covenants for Boca West) shall be effective without the written consent of said Arvida Corporation or its successors or assigns as Developer.

The foregoing were adopted as the By-Laws of Boca West Maintenance Association, Inc., a corporation not for profit under the laws of the State of Florida, on 1972.

/s/ A. A. FISHER JR.
Secretary

/s/ DAVID L. SMITH
President

ATTACHMENT "3"

MANAGEMENT AGREEMENT

MANAGEMENT AGREEMENT

THIS AGREEMENT, made and entered into this day of _____ 197__, by and between Laurel Oaks Condominium Association, Inc., a non-profit corporation organized and existing under the laws of Florida, hereinafter called the "Association", and Arvida Management Co., a corporation organized and existing under the laws of Florida, hereinafter called the "Manager".

WITNESSETH:

WHEREAS, the Association is the association of a condominium known as Laurel Oaks Condominium Association, Inc., hereinafter called the "Condominium", and by its Declaration of Condominium and By-Laws is vested with certain powers and charged with certain duties relative to the operation of the Condominium; and

WHEREAS, the lands of the Condominium contain among other things, sixty two (62) apartments, recreational facilities, swimming pool, and other appurtenances and facilities, more particularly described in the Declaration of Condominium; and

WHEREAS, the extent of the apartments and other appurtenances and facilities, and the complexity and burden of the duties and responsibilities of the Association require the employment of a manager; and

WHEREAS, the orderly and uniform administration, operation, maintenance and management of the Condominium is necessary and essential for the promotion and preservation of the condominium method of ownership and the protection of property values therein including the value of apartments in the Condominium.

NOW THEREFORE, for and in consideration of the premises and Ten Dollars ($10.00) and other goods and valuable considerations paid by the parties hereto, each unto the other, receipt of which considerations is hereby acknowledged, and in consideration of the mutual covenants and agreements hereinafter set forth, the parties hereto do hereby warrant, covenant and agree as follows:

1. EXCLUSIVE AGENCY. The Association hereby appoints the Manager, and the Manager hereby accepts appointment, on the terms and conditions hereinafter provided as exclusive managing agent of Laurel Oaks Condominium Association, Inc., located in Palm Beach County, State of Florida and consisting of sixty two (62) apartments together with the Common Elements and Limited Common Elements.

2. TERM. This agreement shall remain in full force and effect from the date of the recording of the Declaration of Condominium to January 1, 1982, and is automatically renewable for successive one (1) year terms unless cancelled by either party thereto by the giving of written notice of cancellation at least sixty (60) days prior to the expiration of any term.

3. MANAGER'S DUTIES. The Manager shall be responsible for the maintenance and operation of the Condominium, including the performance of all duties and responsibilities placed upon the Association by the Declaration of Condominium, and those which may be required by law, other than those reserved specifically to the Board of Directors of the Association, and shall cause repairs to be made and shall perform such other functions and services as are required to maintain and operate the Condominium. The Manager shall provide consultation, advice, guidance and managerial services to the Association, and shall:

(a) Employ, discharge and supervise all individuals or companies necessary to the performance of the duties and responsibilities placed upon the Association and delegated to Manager by the Board of Directors and by this Agreement, including employees as well as contractors and suppliers under written or verbal agreement. The minimum number of personnel employed to provide maintenance or managerial services shall be one. Further, Manager shall, upon reasonable notice and request, have a representative available to attend Board of Directors' and Membership Meetings and to interface with these groups so as to report the status of, render advice on or receive direction concerning the duties imposed by this Agreement. The costs or expenses incurred by Manager in the performance of this section shall be paid by the Association. These services shall be provided as often as required. The annual cost for this service shall be four percent (4%) of the Association's total revenues (exclusive of the management fee) or approximately $3,472 based on the Association's current budget (however such amount may decrease or increase based on the Association's actual revenues).

(b) Purchase, lease, contract for or otherwise arrange for all services, utilities, supplies, equipment, vehicles, maintenance agreements, bonds or materials necessary to maintain preserve and repair the Condominium property and fulfill the obligations imposed on Manager by this Agreement, either in the Association's name or Manager's name, at Manager's sole discretion. Manager shall make reasonable efforts to obtain the best price available in relation to the level of quality specified by the Association or by Manager in the absence of any specific instruction from the Association. For any budgeted repair, replacement or refurbishing project, the expense incurred shall not exceed the sum of Five Thousand and No/100 Dollars ($5,000.00) unless specifically authorized by the Board of Directors of the Association, excepting, however, that emergency repair involving manifest danger to persons or property, or immediately necessary for the preservation and safety of the property, or for the safety of persons, or required to avoid suspension of any necessary service to the Condominium, may be made by the Manager irrespective of the above cost limitation. Notwithstanding this authority as to emergency repairs, it is understood the Manager will, if at all possible, confer immediately with the Association regarding emergency expenditures. The costs or expenses incurred by Manager in the performance of this section shall be paid by the Association. These services shall be paid by the Association. These services shall be provided as often as required and the annual cost for this service shall be three percent (3%) of the Association's total revenues (exclusive of the management fee) or approximately $2,604 based on the Association's current budget (however such amount may decrease or increase based on the Association's actual revenues).

(c) Provide normal day to day accounting services and maintain proper accounting records necessary to facilitate annual audits by an independent certified accountant, including payments of all bills, payment of payrolls, preparation of payroll tax reports, maintenance of a general ledger, preparation monthly of a balance sheet and statement of income and expenses and preparation annually of a proposed budget for the ensuing year. The annual cost for this service shall be one percent (1%) of the Association's total revenues (exclusive of the management fee) or approximately $868 based on the Association's current budget (however such amount may decrease or increase based on the Association's actual revenues).

(d) Bill, collect and receive in the name of the Association, or as Manager for the Condominium all assessment charges which may be due from owners of Units in the Condominium monthly or as required, said Manager being hereby given the right to receipt for any and all assessments and charges, and, in the event that payment of any assessments and/or charges due to the Association may be in default, upon request of the Association, institute such other actions to enforce any and all rights which the Association may have against the member who is delinquent in the payment or payments to the Association, and said Manager shall furnish the Association with an intemized list of all delinquent accounts monthly. Included is the cost of mailing the monthly statements and one mailing of the annual meeting notice. The Association may provide additional materials, at its own expense, to be included in the mailing of monthly statements, not more than three (3) times per year, provided such material does not increase the postage cost for the mailing. Manager, however, may, refuse to mail or amend any material so submitted for any reason whatsoever. The annual cost for this service shall be two percent (2%) of the Association's total revenues (exclusive of the management fee) or approximately $1,736 based on the Association's current budget (however such amount may decrease or increase based on the Association's actual revenues).

4. MANAGER'S COMPENSATION. The Association agrees to pay all reasonable costs and expenses incurred by Manager in the performance of its duties (including but not limited to reasonable attorneys' fees and all costs of utilizing its own employees, office supplies or other materials) and agrees to pay Manager annually, in addition to such sums representing costs and expenses, the amounts set forth above. The management fee, which shall be payable in equal monthly installments, and such sum or sums as shall represent costs and expenses incurred by the Manager during the previous month shall be due on the 10th day of each month. The Manager's cost and expenses and the management fee shall be common expenses of the Association.

5. LIABILITY. The duties performed by Manager under the provisions of Article 3 shall be performed as Manager for the Condominium, and all obligations or expenses incurred in the performance of Manager's duties and undertakings shall be for the account, on behalf of, and at the expense of the Association. Manager shall not be obligated to make any advance to or for the account of Association or to pay any sum, except out of funds held or provided as aforesaid by Association or from its members or tenants, nor shall the Manager be obligated to incur any liability or obligation on account of the Association without assurance that the necessary funds for the discharge thereof will be provided.

6. ASSIGNMENT. It is understood and agreed that Arvida Management Co. as Manager may freely assign this management contract to any of its subsidiaries, provided, however, that such management contract shall not be otherwise assignable without the prior written consent of the Association.

7. TERMINATION. Upon termination, the contracting parties shall account to each other with respect to all matters outstanding as to the date of termination and the Association shall furnish the Manager security, satisfactory to the Manager, against any outstanding obligations or liabilities which the Manager may have incurred hereunder.

8. OTHER AGREEMENTS. This Agreement shall constitute the entire Agreement between the contracting parties and no variance or modification thereof shall be valid and enforceable, except by supplemental agreement in writing, executed and approved in the same manner as this Agreement.

LAUREL OAKS
CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

By: _____
President

ARVIDA MANAGEMENT CO.

(Corporate Seal)

By: _____
President

ATTACHMENT "4"

RULES AND REGULATIONS

LAUREL OAKS, A CONDOMINIUM

Boca Raton, Florida

RULES AND REGULATIONS

The pleasantness of condominium living is greatly enhanced by a congenial atmosphere in which all residents have proper regard for the comfort of others. For this reason, these rules and regulations have been adopted by LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. in order to assure residents and their guests that the condominium property will be properly used for the benefit of all those persons. All residents are requested to cooperate in seeing that the rules and regulations are observed.

1. ADDRESS. Residents should designate their address as follows:

(Name)
Apartment Number
Laurel Oaks, a Condominium
20080 Boca West Drive
Boca Raton, Florida 33434

2. CONDOMINIUM LIVING. Condominium living requires that each resident regulate the occupancy and use of his apartment so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his apartment. All residents are requested to use their condominium accordingly.

3. RESIDENTS AND GUESTS. The facilities of LAUREL OAKS are for the use and enjoyment of residents and house guests only. Visitors will be permitted to use the facilities only as guests of residents who will remain responsible for acts of their guests. Residents are requested to register their house guests with the Association and the property management company in order to facilitate the receipt and forwarding of mail and the handling of telephone calls. Mail received for persons unknown to the management must be returned to the sender after holding for the period allowed by postal regulations.

In the event a guest will be occupying the apartment in the owner's absence, the owner shall register the guest with the Board of Directors at least one (1) week prior to the guest's arrival at LAUREL OAKS.

4. CHILDREN. Children are welcome to reside at LAUREL OAKS as permanent residents, and there is no desire to restrict their normal activities. Nevertheless, they are required to observe the same restrictions that apply to adults. This precludes the use of the driveways for bicycling, rollerskating, skateboarding, or other play, the playful use of elevators, use of any common areas in the building for play areas, or any other conduct that will interfere with the quiet and comfort of the residents. No children under seventeen (17) years of age are permitted to occupy an apartment unless a responsible adult is also in residence in the same apartment at the same time. Adult residents with whom children are living will be held responsible for the observance of these rules and regulations by the children.

5. SECURITY. The Association will attempt to provide security for residents of the building, but all residents must cooperate if effective security is to be obtained. This requires that all apartment doors be locked at all times; solicitors are not allowed on the grounds without an appointment and will not be allowed to enter the grounds without an appointment; and all suspicious appearing persons or incidents should be reported immediately to the management or the Board of Directors.

6. USE OF APARTMENTS AND OTHER FACILITIES.

(a) Decoration. No apartment owner shall decorate any part of his apartment or the building so as to change the appearance of the building from the exterior. This precludes the painting of any balconies except floors and inside parapets of private balconies, illumination of the exterior of the building, display of plants or other objects upon balconies or railings or exterior window sills or ledges, unless approved by the Board of Directors in writing.

(b) Equipment failure. Equipment shall be used only for the purposes intended. Failure of any equipment shall be reported immediately to the management regardless of the responsibility for maintenance in order that proper precautions may be taken to avoid damage of other equipment. Each apartment owner shall be liable for all damage caused by misuse of

equipment by the residents or guests of the owner's apartment.

(c) Fire hazards. No article shall be stored nor any use made of any part of the condominium property that will constitute a fire hazard. Owners are reminded that they will be assessed for any increase in the cost of insurance over the cost of residential use that is caused by their use of the condominium property.

(d) Hanging of objects. The hanging of bathing suits, plants, clothing, rugs, towels or other items upon balconies, or railings or from windows is prohibited.

(e) Installations. Only such awnings, blinds, shades and sunscreens shall be used in balconies or windows as are furnished or approved by the Association.

(f) Maintenance and repair. Apartment owners are reminded that maintenance and repair of the apartment building is the responsibility of the Association except for the interior of the apartments. As authorized by the Declaration, the Board of Directors has determined that the maintenance, repair and replacement of windows, screens, screen doors, and glass doors shall be the responsibility of the apartment owner except in case of damage for which insurance proceeds are available. No work of any kind is to be done upon the part of the building to be maintained by the Association without first obtaining the approval required by the Declaration of Condominium. Occupants of apartments under lease are reminded that the responsibility of maintenance and repair as between the lessor and lessee is established by their leases. Regardless of the responsibility for maintenance and repair, it is recommended that need for such work be reported immediately to the management which can be of assistance in obtaining prompt service. Service provided by the management staff for which the apartment owner is liable will be charged to the apartment owner at cost.

(g) Noise. In order to assure the comfort of all residents, the playing of phonographs, radios, television sets and musical instruments must not exceed a reasonable volume at any time.

All residents and guests shall refrain from any activity that would disturb other residents. All residents must use sound retardant materials between the floor slab and their floor covering to prevent transmission of sound to another apartment. This material must be approved by the Developer or the Board of Directors prior to installation of any floor covering.

(h) Pets.

(1) The keeping of a dog or other domestic pet at LAUREL OAKS is not a right of an apartment owner but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at LAUREL OAKS.

(2) This license is subject to the following conditions:

(i) The execution of a pet permission agreement (Copy attached as Exhibit 1).

(ii) A dog must be on leash at all times when outside of the owner's apartment.

(iii) Because of the limited size of the grounds, a dog must not be curbed at any place on the property of the condominium.

(iv) No pet may be replaced.

(i) Signs. A resident may identify his apartment by a name plate of a type and size approved by the Association and mounted in the place and manner approved by the Association. No other signs may be displayed in any manner except for signs of the Developer pending sale of the condominium apartments.

(j) Storm shutters. Storm shutters are not required, but they may be obtained by apartment owners at their own expense. In order that storm shutters will be a benefit and not a hazard, the design and installation must comply with the requirements of

applicable building codes and must be approved by the Board of Directors as to color, design and construction; only one (1) type of shutter will be approved.

(k) Use restrictions. Residents are reminded of the restrictions upon the use of the condominium property that appear in the Declaration of Condominium and the By-Laws and the Articles of Incorporation. The restrictions require, among other things, that an apartment may be used only as a residence for one (1) family, and that no nuisances shall be allowed nor any practice followed that is the source of annoyance to other residents.

(l) Waste disposal. All food waste is to be disposed by kitchen garbage disposal units. No waste, including cigars and cigarettes, is to be disposed at any time from balconies or windows.

(m) Windows. This area is subject to sudden rainstorms without warning. In order to avoid water damage to an apartment as well as to other parts of the building, occupants of an apartment are required to close all windows and doors exposed to the weather whenever no one is to be in the apartment. Failure to close windows and doors will render the apartment owner liable for all resulting damage.

7. USE OF COMMON AREAS AND OTHER FACILITIES

(a) Automobile parking. The residents of each apartment are assigned at least one (1) parking space by the Developer. The remaining parking spaces shall be labeled as "Guest" parking spaces. Automobiles will not be allowed to block driveways in any manner. Space will be designated for pick-up and delivery service, which space may be used by residents only while loading or unloading baggage or groceries. There shall be no mechanical or repair work performed on any vehicle within the parking areas or elsewhere on the condominium property. There shall be no washing or waxing of cars except in the areas especially marked for those purposes.

(b) Elevators. The passenger elevators are for the use of residents and their guests. The beauty of the elevators can be preserved only if care is taken not to mar the finishes with

bulky items. Use of the elevators to carry large packages, large quantities of items and freight must be by arrangement with the management in order that the car may be padded.

(c) Exterior of building. No one may mount any object upon the exterior or roof of the building without approval of the Board of Directors in writing. No one may install or use any awnings, decoration, illumination, plants or signs without approval of the Board of Directors in writing.

(d) Swimming pool. The use of the swimming pool is limited to residents and their house guests. All bathers are required to observe the following regulations in order to comply with requirements of public health authorities and to ensure the comfort and safety of all concerned:

(1) THE POOL IS NOT GUARDED, AND ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK.

(2) Bathers must remove suntan lotion, creams and hair pins before entering the pool.

(3) Food or drink may be consumed within the pool area, but only in non-breakable containers.

(4) There shall be no running or shouting or boisterous games played within the pool area.

(5) Children under twelve (12) years of age are not permitted within the pool area unless accompanied by an adult who is responsible for the children.

(6) No dogs or other animals shall be allowed in the pool or other parts of the pool deck.

(7) When going to and from the pool area, women bathers are requested to wear robes or other covering beach attire, men are requested to wear tops or jackets, and both are requested to wear sandals or other beach footwear. Persons leaving the pool shall dry off before entering the elevators.

8. TRANSFER OF APARTMENTS. The Declaration of Condominium requires that all owners and residents of apartments in LAUREL OAKS be approved. All prospective owners and all prospective residents must submit an application for approval upon the form approved by the Association. Application forms are available from the Board

of Directors.

ADOPTED by the Board of Directors of LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. on the _____ day of _____, 19____, and by its members on the _____ day of _____, 19____.

_____
Secretary

PET PERMISSION AGREEMENT

TO: LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

DATE: _____

Gentlemen:

As purchaser(s) of a condominium apartment in LAUREL OAKS, a Condominium Purchaser requests permission to bring upon the condominium property and to keep within the purchased condominium apartment, a pet which Purchaser owned prior to making such purchase and which is described as follows:

Generic Specie (dog, cat, etc.): _____
Specific or sub-specie (breed, type, etc.): _____
Pet's Name _____ Sex: _____
Other Identifying Details (color, size, markings, etc.): _____

A COLOR PHOTOGRAPH OF THE PET MUST BE ATTACHED TO THIS APPLICATION.

In requesting this permission (and, if granted, in accepting it), Purchaser does fully understand it is subject to all of the following provisions, which provisions Purchaser fully understands and by which Purchaser agrees to be fully bound.

1. The pet described is the only pet for which such permission is requested (or may be granted) and that if at any time and through any circumstances Purchaser no longer owns said pet, it will under no condition be replaced by another without the signing of an additional pet agreement.

2. If granted this permission, Purchaser will consistently and diligently discipline and supervise said pet in such a manner as to prevent its becoming, in any way whatever, objectionable to or a nuisance or offensive to others.

3. Said pet shall never be allowed to freely roam any condominium premises outside said purchased apartment, nor be upon any condominium property unless leashed and in the company of an individual willing and able to fully control it; and, in its exercise and relief, it shall be at all times under prudent control, considerate of the interests and sensibilities of fellow condominium members, their guests and all others.

4. Purchaser accepts full personal responsibility for any damage or for any task of maintenance occasioned by the actions or the presence of said pet. Purchaser shall comply with all Rules and Regulations promulgated by the Condominium Association.

5. This permission, if granted, is purely conditional and may at any time and without jeopardy be cancelled, either by the Seller, or the Board of Directors (or their successors or assigns) of the Condominium Association under whose jurisdiction said condominium apartment may now or in the future fall. Upon Purchaser's receipt of notice of cancellation of the Pet Permission Agreement, Purchaser shall promptly and permanently and without recourse, remove said pet from the purchased condominium apartment and from the condominium premises, and it shall thenceforth be neither returned nor replaced.

PURCHASER:

_____

_____

PERMISSION GRANTED:

_____

_____

DATE: _____

LAUREL OAKS, A CONDOMINIUM

APARTMENT ASSESSMENT (1980)

PHASES I, II AND III (if Phases II and III added)

APARTMENT NUMBER	PERCENTAGE OF COMMON INTEREST	MONTHLY	ANNUALLY
111,114,115,118	.680% Boca West Maintenance Association	$133.09 17.50 $150.59	$1,597.08 210.00 $1,807.08
211,214,215,218 311,314,315,318	.679% Boca West Maintenance Association	$132.90 17.50 $150.40	$1,594.74 210.00 $1,804.74
121,124,125,128 131,134,135,138 141,144,145,148 151,154,155,158 161,164,165,168 171,174,175,178 181,184,185,188 221,224,225,228 231,234,235,238 241,244,245,248 251,254,255,258 321,324,325,328 331,334,335,338 341,344,345,348 351,354,355,358 361,364,365,368 371,374,375,378 381,384,385,388	.682% Boca West Maintenance Association	$133.48 17.50 $150.98	$1,601.79 210.00 $1,811.79
116,117 122,123,126,127 132,133,136,137 142,143,146,147 152,153,156,157 162,163,166,167 172,173,176,177 182,183,186,187 216,217 222,223,226,227 232,233,236,237 242,243,246,247 252,253,256,257 316,317 322,323,326,327 332,333,336,337 342,343,346,347 352,353,356,357 362,363,366,367 372,373,376,377 382,383,386,387	.548% Boca West Maintenance Association	$107.26 17.50 $124.76	$1,287.07 210.00 $1,497.07

State of Florida

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of LAUREL OAKS CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on October 16, 1979, as shown by the records of this office.

The charter number for this corporation is 749340.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 17th day of October, 1979.

George Firestone
Secretary of State

CER 101 Rev. 5-79

RESOLUTION
OF THE BOARD OF DIRECTORS ("BOARD")
OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")

WHEREAS, Article II of the Articles of Incorporation of Laurel Oaks Condominium Association, Inc. ("Articles") provides that the Association shall have the power "to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Apartments, Common Elements and Condominium Property;" and

WHEREAS, Section 4.4 of the Amended and Restated By-Laws of Laurel Oaks Condominium Association, Inc. ("By-Laws") provides that the Board may "make and amend reasonable regulations respecting the use of the property in the Condominium;" and

WHEREAS, Article XII(G) of the Declaration of Laurel Oaks, A Condominium ("Declaration") states that a Unit Owner shall "conform and abide by the By-Laws and uniform rules and regulations in regard to the use of the Apartment and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using Owner's property, by, through or under him do likewise;" and

WHEREAS, the Board would like to amend the Rules and Regulations to clarify the types of barbecues that may be used on the Limited Common Element balconies;

NOW, THEREFORE, be it resolved as follows:

That the Association Board of Directors shall add Rule 6(n), as described in Exhibit A attached hereto.

10/29/2020
Date

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

BY: _____ President

"EXHIBIT A"

Addition of Rule 6(n)

[Added Text is Underlined, Deleted Text is ~~Struckthough~~]

n) The only grills or barbecues that are permitted to be kept or used on the balconies are electric grills with a cooking surface not to exceed two hundred (200) square inches and which grills either have an automatic shut-off function or are operated by a person who remains next to the grill the entire time it is in use. Grills must remain unplugged when not in use. All grills or barbecues must be kept covered or may not be visible from the exterior of the building. The grill must not produce visible smoke, other than the smoke from the food being prepared. A fire extinguisher must be kept within fifty (50) feet of any grill or barbecue. Residents with a grill or barbecue on their balcony must inform the office of same, along with proof of the existence of a fire extinguisher (either a receipt or a photograph is acceptable).

AMENDED AND RESTATED BY-LAWS

OF

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

SUBSTANTIAL REWORDING OF BY-LAWS - SEE CURRENT BY-LAWS FOR CURRENT TEXT

1. **IDENTITY** - These are the By-Laws of Laurel Oaks Condominium Association, Inc., a not-for-profit Florida Corporation formed for the purpose of administering the Laurel Oaks Condominium, which is located in Palm Beach County, Florida, upon the lands described in the Declaration of Condominium of Laurel Oaks Condominium. (The corporation shall hereafter be referred to as the "Association".)

1.1 **OFFICE** - The office of the Association shall be at the Condominium or such other location within the County as may from time to time be determined by the Board of Directors.

1.2 **FISCAL YEAR** - The fiscal year of the Association shall be the calendar year, unless otherwise determined by the Board of Directors.

1.3 **SEAL** - The seal of the Association shall bear the name or abbreviated name of the Association, the word "Florida", the year of establishment, and shall identify the Association as a not-for-profit corporation.

1.4 **DEFINITIONS** - All terms used in these By-Laws shall have the same meaning, to the extent applicable as set forth in the Declaration of Condominium for the Laurel Oaks Condominium and the Florida Condominium Act, both as amended from time to time.

2. **MEMBERS' MEETINGS**

2.1 **ANNUAL MEETINGS** - Annual members' meetings shall be held at the Condominium or at such other convenient location as may be determined by the Board of Directors each year on the third Tuesday in March of each year for the purpose of electing Directors and transacting any other business authorized to be transacted by the members; provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a holiday. The Board may, from time to time, establish a different date and time for the annual meeting.

2.2 **SPECIAL MEETINGS** - Special members' meetings shall be held whenever called by the President, Vice President or by a majority of the Board of Directors and when requested by written notice from one-third of the Association voting interests. Such request must state the purpose of the proposed meeting. Members' meetings to recall a member or members of the Board of Directors may be called by 10% of the Association voting interests giving notice of the meeting and stating the purpose of the meeting pursuant to F.S. 718.112(2)(k), or as amended from time to time.

2.3 **NOTICE OF MEMBERS' MEETINGS** - Notice of all members' meetings shall be sent to each unit owner by United States mail, unless waived in writing, at least fourteen (14) days prior to the meeting, provided however, that any members' meeting or election at which one or more Directors are to be elected must be noticed as provided for in Section 2.4 next following. The person giving notice shall execute an affidavit of mailing per F.S. 718.112(2)(d)(2), and as the same may be amended from time to time, which shall be retained in the official records of the Association as proof of such mailing. Notice of a meeting of members, stating the time and place and the purpose(s) for which the meeting is called, shall be given by the President or Secretary or other designee of the Board. The notice shall include an agenda for all known substantive matters to be discussed, or have such an agenda attached to it. A copy of the notice and agenda shall be posted conspicuously at a designated location on the Condominium Property not less than fourteen (14) days prior to the date of the meeting. The Board, upon notice to unit owners, shall by rule designate a specific location on the condominium property upon which all notices of unit owner meetings shall be posted.

Notice of specific meetings may be waived before the meeting and the attendance of any member (or person authorized to vote for such member) shall constitute such member's waiver of notice of such meeting, except when his (or his authorized representative's) attendance is for the sole and express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

2.4 **BOARD OF DIRECTORS ELECTION MEETINGS - NOTICE AND PROCEDURE** - The regular election shall occur on the date of the annual meeting.

2.4.1 Not less than sixty (60) days before a scheduled election, the Association shall mail or deliver, whether by separate Association mailing or included in another Association mailing or delivery including regularly published newsletters, to each unit owner entitled to vote, a first notice of the date of the election. Any unit owner desiring to be a candidate for the Board of Directors shall give written notice to the Association not less than forty (40) days before the scheduled election. Not less than fourteen (14) days before the election, the Association shall then mail or deliver a second notice of the election to all unit owners entitled to vote therein, together with a written ballot which shall include an information sheet, no larger than 8-1/2 inches by 11 inches if so furnished by the candidate, to be included with the mailing of the ballot, with the costs of mailing and copying to be borne by the Association. The election of Directors shall occur on the same day as the annual meeting. As to items to be considered at the meeting other than the election of Directors, the notice and agenda shall comply with Section 2.3 above.

2.4.2 Ballots will be available at the annual meeting for use of owners in connection with the election of Directors. A unit owner who needs assistance in voting due to blindness, disability or inability to read or write may obtain assistance but no unit owner shall permit another person to cast his ballot for electing Directors and any such ballots improperly cast shall be deemed invalid.

2.4.3 The quorum requirement necessary for election shall be ballots cast by twenty percent (20%) of the eligible voters, and elections shall be decided by a plurality of those votes cast. Write-in candidates are not permitted.

2.4.4 The Board of Directors may appoint a Committee to explain the role of Board members, encourage eligible persons to volunteer to serve on the Board, and generally strive to ensure that a sufficient number of candidates will respond to the first election notice to allow all vacancies to be filled.

2.5 **QUORUM** - A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. Decisions made by a majority of the voting interests represented at a meeting at which a quorum is present in person or by proxy shall be binding and sufficient for all purposes except such decisions as may by F.S. 718 or the Condominium Documents require a larger percentage in which case the percentage required in F.S. 718 or the Condominium Documents shall govern.

2.6 **INDIVISIBLE VOTE AND VOTING CERTIFICATES** - Each unit shall have one indivisible vote. Multiple owners of a unit must file a voting certificate with the Secretary of the Association in accordance with this Section 2.5. Each unit shall have a designated person to vote for such unit, known as the voting member. If a unit is owned by more than one individual (not including units owned jointly by a husband and wife) the owners of said unit must designate one of them as the voting member in a voting certificate signed by all of the owners of said unit. If a unit is owned by a partnership, the voting certificate must designate one of the partners as the voting member and be signed by all of the general partners. If a unit is owned by a trust with more than one trustee, all of the trustees must sign the voting certificate designating one of the trustees as the voting member. If a unit is owned jointly by a husband and wife, no voting certificate need be filed naming the voting member and either spouse, but not both, may vote in person or by proxy and be counted in determining whether a quorum exists, unless prior to any members' meeting either spouse has notified the Secretary or the Board of Directors, in writing, that there is a disagreement as to who shall represent the unit at the meeting, in which case the voting certificate requirements set forth in this section shall apply. If a required certificate is not filed, the owner(s) shall not be qualified to vote and the vote of such owner(s) shall not be considered nor shall the presence of such unit owner(s) at a meeting be considered in determining whether the quorum requirement has been met.

2.7 **PROXIES** - Votes may be cast in person or by proxy. Proxies shall be in writing, signed and dated and shall be valid only for the particular meeting designated therein or an adjournment thereof, but in no event for more than ninety (90) days, and must be filed with the Association before or at the voter registration immediately preceding the meeting. Except as specifically otherwise provided by law, unit owners may not vote by general proxy, but may vote by limited proxies substantially conforming to a limited proxy form adopted by the Division of Florida Land Sales, Condominiums and Mobile Homes. Limited proxies and general proxies may be used to establish a quorum. Limited proxies shall be used for votes regarding reserves; for votes taken to waive financial statement requirements; for votes taken to amend the Declaration; for votes taken to amend the Articles of Incorporation or By-Laws; and for any other matter which F.S. 718 requires or permits a vote of the unit owners. No proxy, limited or general, shall be used in the election of Board members except as specifically authorized by statute or Division of Land Sales rules. General proxies may be used for other matters for which limited proxies are not required, and

summarize the material features of the authorized action. Members may also consent in writing to action taken at a meeting, by providing a written statement to that effect and their vote shall be fully counted as though they had attended the meeting.

3. BOARD OF DIRECTORS

3.1 NUMBER, TERM, AND QUALIFICATIONS - The affairs of the Corporation shall be governed by a staggered Board composed of nine (9) Directors. All Directors shall be members of the Association, or have a legal or beneficial interest therein. In no event may a unit owned by multiple owners have more than one (1) representative of such unit on the Board of Directors at the same time. Directors shall be elected by the Voting Members on the date of the annual meeting for a two (2) year term. The term of each Director's service shall extend until their elected term is completed and thereafter until their successor is duly elected and qualified or until the Director is recalled in the manner provided in the Condominium Act or resigns. A seat held by a Director who ceases to be a member of the Association shall thereby automatically become vacant.

3.2 BOARD VACANCIES - Vacancies in the Board of Directors shall be filled by appointment by a majority vote of the remaining Directors until the next regularly scheduled election of Directors, provided that a vacancy created by the recall of a Director by the membership shall be filled pursuant to the provisions of statute or applicable Rule(s) of the Division of Land Sales, and if no such provisions exist, the members of the Association shall elect the replacement Director at the recall meeting, provided that the notice of the recall meeting stated an election would be held if one or more Directors were recalled. A Director may be removed by the vote of a majority of all the votes in the Association.

3.3 ORGANIZATION MEETING - The organizational meeting of each newly elected Board of Directors to elect officers shall be held at such place and time as shall be fixed by the Directors, provided a quorum shall be present. Unless otherwise noticed, it shall be held immediately following the annual meeting.

3.4 REGULAR MEETINGS - Regular meetings of the Board of Directors 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, unless fixed by Board resolution, shall be given to each Director personally or by mail, telephone or telecopier at least three (3) days prior to the date named for such meeting.

3.5 SPECIAL MEETINGS - Special meetings of the Board of Directors may be called by the President and must be called by the Secretary at the written request of any two (2) Directors. Not less than three days' notice of the meeting (except in an emergency) shall be given personally or by mail, telephone or telecopier, which notice shall state the time, place and purpose of the meeting.

3.6 WAIVER OF NOTICE - 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. Attendance by a Director at a meeting shall constitute waiver of notice of the meeting, unless attendance is for the sole and express purpose of objecting to the meeting as being unlawfully called.

3.7 **NOTICE TO OWNERS OF BOARD MEETINGS** - Notice of Board meetings, which notice shall specifically include an agenda, shall be posted conspicuously on the condominium property at least 48 continuous hours in advance for the attention of unit owners, except in an emergency. Meetings at which a regular monthly or quarterly assessment are to be considered shall contain a statement that assessments will be considered and the nature of such assessments. However, written notice of any meeting at which non-emergency special assessments, or at which rules, or amendments thereof, regarding unit use will be proposed, discussed, or approved, shall be mailed or delivered to the unit owners and posted conspicuously on the condominium property not less than fourteen (14) continuous days prior to the meeting. Evidence of compliance with this 14-day notice shall be by an affidavit executed by the person giving notice and filed among the official records of the Association. The Board shall by rule designate a specific location on the condominium property upon which all notices of Board meetings shall be posted, and shall notify the owners of same.

3.8 **OWNER PARTICIPATION IN BOARD AND COMMITTEE MEETINGS** - Meetings of the Board of Directors and Committees thereof at which a majority of the members of that Committee are present shall be open to all unit owners, except as otherwise provided by law. The right to attend such meetings includes the right to speak with reference to all designated agenda items provided, however, the Association may adopt reasonable rules governing the frequency, duration and manner of unit owner statements. The term "Committee" as used in this Section 3.8 shall refer to committees appointed to (1) make recommendations to the Board regarding the Association's budget or (2) take action on behalf of the Board.

3.9 **BOARD MEETINGS, QUORUM AND VOTING** - A quorum at Directors' Meetings shall consist of a majority of the Directors. The acts approved by a majority of Directors present at a meeting shall constitute the acts of the Board. Directors may not vote by proxy or by secret ballot (except for the election of Officers) at Board meetings and a vote or abstention for each member present shall be recorded in the minutes. Directors may not abstain from voting except in the case of an asserted conflict of interest. If at any meeting of the Board there be less than a quorum present, the Director(s) present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting, which must be properly noticed, any business which might have been transacted at the meeting as originally called may be transacted. Absent Directors may later sign written joinders in Board actions, but such joinders may not be used for purposes of creating a quorum.

3.10 **PRESIDING OFFICER** - The presiding officer at Directors' meetings shall be the President and in his absence, then the Vice President shall preside. In the absence of the presiding officer, the Directors present shall designate one of their number to preside.

3.11 **DIRECTOR COMPENSATION** - Directors shall serve without pay but shall be entitled to reimbursement for expenses reasonably incurred.

4. **POWERS AND DUTIES OF THE BOARD** - All of the powers and duties of the Association existing under the Florida Corporation Statutes, the Condominium Act, the Declaration of Condominium, the Articles of Incorporation, these By-Laws, and the Rules and Regulations of the Association shall be exercised exclusively by the Board of Directors, or its duly authorized

agents, contractors, or employees subject only to the approval by unit owners when such is specifically required. Such powers and duties of the Directors shall include, but shall not be limited to, the following:

4.1 TO ADOPT BUDGETS AND MAKE AND COLLECT ASSESSMENTS AGAINST owners to defray the costs of the Association.

4.2 TO USE THE PROCEEDS OF ASSESSMENTS in the exercise of its powers and duties.

4.3 THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION of the Condominium property.

4.4 TO MAKE AND AMEND reasonable regulations respecting the use of the property in the Condominium. Copies of such regulations and amendments thereto shall be furnished by the Association to all apartment owners and residents of the Condominium upon request.

4.5 THE RECONSTRUCTION OF COMMON ELEMENTS IMPROVEMENTS AFTER CASUALTY and further improvement of the property.

4.6 TO APPROVE OR DISAPPROVE PROPOSED TRANSACTIONS (sales, conveyances and leases of units) in the manner provided by the Condominium Declaration and to charge a preset fee, not to exceed the maximum permissible by law, in connection with such approval. In connection with the lease of units, the Board may require the posting of a security deposit to protect against damages to the common elements, in the manner provided by law.

4.7 TO ENFORCE by legal means the provisions of applicable laws and the condominium documents, and to interpret said condominium documents, as the final arbiter of their meaning.

4.8 TO CONTRACT FOR MANAGEMENT of the Condominium and to delegate to the management agent or manager any powers and duties except those things which may not be delegated under the Condominium Documents or applicable law.

4.9 TO CARRY INSURANCE for the protection of the unit owners and the Association.

4.10 TO PAY THE COST OF ALL UTILITY SERVICES rendered to the Condominium and not billed to owners of individual units.

4.11 TO EMPLOY PERSONNEL and designate other officers for reasonable compensation and grant them such duties as seem appropriate for proper administration of the purposes of the Association.

4.12 TO BRING AND DEFEND SUITS, MAKE AND EXECUTE CONTRACTS, DEEDS, MORTGAGES, NOTES, AND OTHER EVIDENCE OF INDEBTEDNESS, LEASES and other instruments by its officers and to purchase, own, lease, convey and encumber real and personal

property. To grant easements and licenses over the condominium property necessary or desirable for proper operation of the Condominium.

4.13.1 CONTRACTS FOR PRODUCTS AND SERVICES - All contracts for the purchase, lease or renting of materials or equipment, or which are not to be fully performed within one year, and all contracts for services shall be in writing. As to any such contract which requires payment exceeding 5% of the gross budget (including reserves) except for contracts with employees of the Association, attorneys, accountants, architects, engineers and landscape architects, the Association shall obtain competitive bids unless the products and services are needed as the result of any emergency or unless the desired supplier is the only source of supply within the County serving the Association. The Association need not accept the lowest bid. The Association may opt-out of these competitive bidding requirements on a calendar year basis, by a vote of two-thirds (2/3) of the entire voting interests, at a duly noticed meeting of the Association.

4.13.2 MAINTENANCE AND MANAGEMENT CONTRACTS - No written contract between a party contracting to provide maintenance or management services to the Association which contract provides for operation, maintenance or management of the Association or any property serving the unit owners shall be valid or enforceable unless the contract:

(a) Specifies the services, obligations and responsibilities of the party contracting to provide maintenance or management services to the unit owners.

(b) Specifies those costs incurred in the performance of those services, obligations, or responsibilities which are to be reimbursed by the Association to the party contracting to provide maintenance or management services.

(c) Provides an indication of how often each service, obligation, or responsibility is to be performed, whether stated for each service, obligation, or responsibility or in categories thereof.

(d) Specifies a minimum number of personnel to be employed by the party contracting to provide maintenance or management services for the purpose of providing service to the Association.

In any case in which the party contracting to provide maintenance or management services fails to provide such services in accordance with the contract, the Association is authorized to procure such services from some other party and shall be entitled to collect any fees or charges paid for service performed by another party from the party contracting to provide maintenance or management services. Any services or obligations not stated on the face of the contract shall be unenforceable. Unless otherwise provided by law, the above provisions do not apply to contracts for services or property made available for the convenience of the unit owners by lessees or licensees of the Association, such as coin operated laundry, food, soft drink, or telephone vendors; cable television operators, retail store operators, businesses, restaurants, or similar vendors.

4.14 COMMITTEES - The President may appoint Committees. All Committees and Committee members shall serve at the pleasure of the Board. All Committees of the Association which are authorized to act on behalf of the Board or to make recommendations to the Board regarding the Association budget shall conduct their affairs in the same manner as provided

in these By-laws for Board of Director meetings. All other Committees may meet and conduct their affairs in private without prior notice or owner participation, if

(1) the Board has determined that it is in the best interests of the Association to do so, and

(2) such meetings and activities are lawful.

4.15 **CONTRACTS FOR SERVICES** - To enter into contracts for the purpose of making available to the owners of condominium units and the residents of the condominium apartment buildings, such services including, but not limited to, doorman and automobile parking; maid service, security alarm system and the like; provided, however, that the term or period of such contract shall not exceed three (3) years; and provided, further, that said contracts may provide for additional extensions of the original terms in the absence of written notice of termination by either party. No such contract shall impose any involuntary monetary obligation or assessment upon any owner or resident of a condominium building or upon the Association, which shall serve only to make available such services available at the election, option and expense of the user.

4.16 **HURRICANE SHUTTERS** - The Board of Directors shall adopt hurricane shutter, or hurricane rated window specifications for each building within the condominium which shall include color, style, and other factors deemed relevant by the Board. All specifications adopted by the Board shall comply with the applicable building code, or shall be structured to ensure that installed shutters are in compliance with the applicable building code. All unit owners may install only hurricane shutters or hurricane rated windows that conform to the Board's specifications at their expense and maintain such shutters/windows. The Board shall not refuse to approve the installation or replacement of hurricane shutters/hurricane rated windows conforming to the specifications adopted by the Board. If an owner fails to install or maintain the shutters/windows, the Board may do so and charge the cost against the owner and his Dwelling Unit which shall be a lien upon the Unit and collectible in the same manner as any other assessment levied by the Association pursuant to the provisions of the Declaration and these By-Laws. As provided in the Declaration, the Board may determine, from time to time, to maintain, repair and replace the shutters/windows as a common expense.

4.17 **PARKING** - The Board of Directors may assign general common element parking spaces.

4.18 **ASSOCIATION FUNDS** - To select depositories for Association funds and to determine the manner of receiving, depositing, and disbursing Association funds, and the form of check and the person or persons by whom checks shall be signed on behalf of the Association.

5. **OFFICERS**

5.1 **EXECUTIVE OFFICERS** - The executive officers of the Association shall be the President, one or more Vice President(s), a Secretary, a Treasurer, and such assistant officers as may be desired, all of whom shall be elected annually by and from the Board of Directors, and who may be peremptorily removed or replaced by a two-thirds (2/3) vote of the Directors at any meeting at which a quorum of Directors is present. Any person may hold two or more offices except that the President shall not also be the Secretary. Assistant officers need not be Directors and

may also be used in voting for non-substantive changes to items for which a limited proxy is required and given. An executed telegram or cablegram appearing to have been transmitted by the proxy giver, or a photographic, photostatic, facsimile or equivalent reproduction of a proxy is a sufficient proxy. Owners may retroactively cure any alleged defect in a proxy by signing a statement ratifying the owner's intent to cast a proxy vote.

2.8 **ADJOURNED MEETINGS** - If any meeting of members cannot be organized because a quorum is not present, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. At such adjourned, continued or recessed meeting at which a quorum is present, any business may be transacted which might have been transacted at the meeting originally called.

2.9 **ORDER OF BUSINESS** - The order of business at annual members' meetings and, as far as applicable, at all other members' meetings, shall be:

(a) Call to order by the President;

(b) At the discretion of the President, appointment by the President of a chairman of the meeting (who need not be a member or a director);

(c) Appointment of inspectors of election;

(d) Election of Directors; (If there are only as many, or fewer, pre-qualified candidates as there are seats on the Board, the election need not be held and the pre-qualified candidates shall assume Board seats immediately after the annual meeting.)

(e) Calling of the roll, certifying of proxies, and determination of a quorum; or in lieu thereof, certification and acceptance of registration procedures establishing the number of persons present in person or by proxy;

(f) Proof of notice of the meeting or waiver of notice;

(g) Disposal of unapproved minutes;

(h) Reports of Officers;

(i) Reports of Committees;

(j) Unfinished business;

(k) New business;

(l) Adjournment.

2.10 **ACTION WITHOUT A MEETING** - Anything to the contrary herein notwithstanding, to the extent lawful, any action required to be taken at any annual or special meeting of members, or any action which may be taken at any annual or special meeting of such members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the members (or persons authorized to cast the vote(s) of any such member as elsewhere herein set forth) having not less than the minimum number of voting interests that would be necessary to authorize or take such action at a meeting of such members at which a quorum of such members (or authorized persons) entitled to vote thereon were present and voted. Within ten (10) days after obtaining such authorization, notice thereof shall be sent to members who have not consented in writing. The notice shall fairly

may perform the duties of the office to which they are assistant, subject to any limitations imposed by the Board.

5.2 **PRESIDENT - POWERS AND DUTIES** - The President shall be the chief executive officer of the Association, shall preside at all meetings of the Board of Directors and Association meetings. The President shall have general supervision over the affairs of the Association and shall have all of the powers and duties which are usually vested in the office of President of a corporation. The President may appoint committees from among the members of the Association from time to time to assist in the conduct of the affairs of the Association. Such power shall not preclude the ability of the Board to designate or appoint committees from time to time.

5.3 **VICE PRESIDENT - POWERS AND DUTIES** - The Vice President shall in the absence or disability of the President exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

5.4 **SECRETARY - POWERS AND DUTIES** - The Secretary shall keep the minutes of all proceedings of the Directors and the members; shall attend to the giving and serving of all notices to the members and Directors and other notices required by law; shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed; shall keep and have custody of the records of the Association, except those of the Treasurer; and shall perform all other duties incident to the office of Secretary of the Association and as may be required by the Directors or the President.

5.5 **TREASURER - POWERS AND DUTIES** - The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness; shall keep the assessment rolls and accounts of the members; shall keep the books of the Association in accordance with good accounting practices; and shall perform all other duties incident to the office of the Treasurer of a corporation. The Assistant Treasurer, if any, shall perform the duties of the Treasurer when the Treasurer is absent, and shall otherwise assist the Treasurer.

5.6 **OFFICERS COMPENSATION** - Officers shall not be entitled to compensation for service as such, but shall be entitled to reimbursement of expenses reasonably incurred.

5.7 **INDEMNIFICATION**

5.7.1 **Indemnity** - The Association shall indemnify any Officer, Director or committee member who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil criminal, administrative or investigative, by reason of the fact that he is or was a Director, Officer or committee member of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he has reasonable cause to

believe his conduct was unlawful, and (b) such court also determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their Officers, Directors and committee members as permitted by Florida law.

5.7.2 To the extent that a Director, Officer, or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 5.7.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

5.7.3 **Advances** - Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the affected Director, Officer, or committee member to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized by this Article 5.7.

5.7.4 **Miscellaneous** - The indemnification provided by this Article 5.7 shall be in addition to the provisions of the Articles of Incorporation, and shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, or committee member and shall inure to the benefit of the heirs and personal representatives of such person.

5.7.5 **Insurance** - The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, committee member, employee or agent of the Association, as a Director, Officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

5.7.6 **Amendment** - Anything to the contrary herein notwithstanding, the provisions of this Article 5.7 may not be amended without the approval in writing of all persons whose interest would be adversely affected by such amendment.

5.8 **DELEGATION** - To the extent permitted by law, the powers and duties of the Directors and Officers may be delegated for the purpose of management.

6. **MINUTES AND INSPECTION OF RECORDS** - Minutes of all meetings of unit owners and of the Board of Directors shall be kept in a businesslike manner and shall be reduced to written form within thirty (30) days and these, plus records of all receipts and expenditures and all other official records, as defined in F.S. 718.111, and as amended from time to time, shall be

available for inspection by unit owners and Board members at all reasonable times; provided, however, that the Directors may adopt reasonable rules regarding the frequency, time, location, notice and manner of record inspections and any copying.

7. **FISCAL MANAGEMENT** - Shall be in accordance with the following provisions:

7.1 **BUDGET** - A proposed annual budget of common expenses shall be prepared by the Board of Directors which shall include all anticipated expenses for operation, maintenance and administration of the Condominium including insurance, management fees, if any, and which may include expenses of in-house communications and security, bulk cable television, interior pest control, and which shall include reserves per F.S. 718.112(2)(f)(2) or as amended, which may later be waived by the owners. The Board may elect to submit the question of waiving reserves to a unit owner vote at the annual meeting or a special meeting of the members, in which case, such waiver may be retroactive to the beginning of the fiscal year. Reserve funds and any accrued interest on the funds shall remain in the reserve account for authorized reserve expenditures, unless their use for other purposes is approved in advance by a vote of the majority of the voting members present at a duly called meeting of the Association, or by the written approval of a majority of the voting members. Reserves and operating funds may be commingled for investment purposes. The budget may contain a reasonable allowance for contingencies and provide funds for all unpaid operating expense previously incurred. If at any time a budget shall prove insufficient, it may be amended by the Board of Directors for the remaining portion of the fiscal year, provided that notice of the Board meeting at which the revised budget will be considered along with a copy of the proposed revisions to the budget shall be mailed to each member as provided in Article 7.2 hereof.

7.2 **MAILING** - A copy of the proposed annual budget shall be mailed to the unit owners not less than fourteen (14) days prior to the meeting of the Directors at which the budget will be adopted together with a notice of the meeting.

7.3 **ASSESSMENTS** - The shares of the unit owners of the common expenses may be made payable in installments due monthly or quarterly (as determined by the Board) in advance and shall become due on the first day of each such period and which shall become delinquent ten (10) days thereafter. The Association shall have the right to accelerate assessments of an owner delinquent in the payment of common expenses. Accelerated assessments shall be due and payable on the date a claim of lien is filed and may include the amounts due for the remainder of the fiscal year for which the claim of lien was filed.

7.4 **SPECIAL ASSESSMENTS** - Assessments for common expenses which are not provided for and funded in the Budget or an amendment to the Budget may be made by the Board of Directors, and the time of payment shall likewise be determined by them. Notice of the Board meeting at which such assessments shall be considered shall be posted and mailed to each unit owner as provided in Article 3.6 hereof. The funds collected pursuant to a special assessment shall be used only for the specific purpose or purposes set forth in such notice. However, upon completion of such specific purpose or purposes, any excess funds will be considered common surplus, and may, at the discretion of the Board, either be returned to the unit owners or applied as a credit towards future assessments.

7.5 **ASSESSMENT ROLL** - The assessments for common expenses and charges shall be set forth upon a roll of the units which shall be available for inspection at all reasonable times by unit owners. Such roll shall indicate for each unit the name and address of the owner, and the assessments and charges paid and unpaid. A certificate made by a duly authorized representative of or by the Board of Directors as to the status of a unit's account may be relied upon for all purposes by any person for whom made.

7.6 **LIABILITY FOR ASSESSMENTS AND CHARGES** - A unit owner shall be liable for all assessments and charges coming due while the owner of a unit, and such owner and owner's grantees after a voluntary conveyance shall be jointly and severally liable for all unpaid assessments and charges due and payable up to the time of such voluntary conveyance. Liability may not be avoided by waiver of the use or enjoyment of any common elements or Association property or by abandonment of the unit for which the assessments are made. Where an institutional mortgagee holding a first mortgage of record obtains title to a unit by foreclosure, such mortgagee and its successors and assigns shall only be liable for such unit's assessments, charges or share of the common expenses which became due prior to acquisition of title as provided in the Florida Condominium Act, as amended from time to time.

7.7 **LIENS FOR ASSESSMENTS** - The unpaid portion of an assessment including an accelerated assessment which is due, together with all expenses, costs, interest, late fees, and reasonable attorneys' fees for collection, including appeals, shall be secured by a lien upon the unit and all appurtenances thereto when a notice claiming the lien has been recorded by the Association in accordance with the requirements of Florida Statute 718.116, or as amended from time to time.

7.8 **LIEN FOR CHARGES** - Unpaid charges which are due together with costs, interest, late fees, and reasonable attorney's fees including appeal, for collection shall be secured by a common law lien upon the unit and all appurtenances thereto when a notice claiming the lien has been recorded by the Association.

7.9 **COLLECTION - INTEREST; ADMINISTRATIVE LATE FEE; APPLICATION OF PAYMENTS** - Assessments or charges paid on or before ten (10) days after the date due shall not bear interest, but all sums not paid on or before ten (10) days shall bear interest at the highest lawful rate (now 18% per annum) from the date due until paid. In addition to such interest the Association may charge an administrative late fee in an amount not to exceed the greater of $25.00 or 5% of each installment of the assessment for which payment is late, or the maximum late fee permissible by law. All payments upon account shall be first applied to interest, then the late fee, then to any expenses of collection and costs and reasonable attorney's fees incurred and then to the assessment payment first due.

7.10 **COLLECTION - SUIT** - The Association, at is option, may enforce collection of delinquent assessments or charges by suit at law, by foreclosure of the lien securing the assessments or charges, or by any other remedy available under the laws of the State of Florida, and in any event the Association shall be entitled to recover the payments which are delinquent at the time of collection, judgment or decree, together with those which have become due by acceleration plus interest thereon and all costs incident to the collection and the proceedings, including

reasonable attorneys' fees, including appeals. The Association must deliver or mail by certified mail to the unit owner a written notice of its intention to foreclose the lien as provided by law.

7.11 **ACCOUNTS** - All sums collected from assessments or charges shall be credited to accounts from which shall be paid the expenses for which the respective assessments or charges are made.

7.12 **ASSOCIATION DEPOSITORY** - The depository of the Association shall be a bank or banks or state or federal savings and loan associations (or other financial institutions as defined in F.S. 655.005 with offices in Palm Beach County, Florida, and other insured depositories as shall be designated from time to time by the Directors and in which the monies for the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors. The Board may require more than one signature on checks and bank drafts.

7.13 **COMMINGLING OF FUNDS PROHIBITED** - All funds shall be maintained separately in the Association's name. No community association manager or business entity required to be licensed or registered under F.S. 468.432, and no agent, employee, officer, or Director of the Association shall commingle any Association funds with his funds or with the funds of any other condominium association or community association as defined in F.S. 468.431, or with those of any other entity.

7.14 **FINANCIAL REPORTS** - A complete financial report of actual receipts and expenditures of the Association shall be made annually which shall comply with Rule 7D-23.004, Florida Administrative Code, or as amended, as determined in the Rule based upon the amount of the Association's budget from time to time. A copy of the report shall be furnished to each member of the Association and the Division as provided by law, as amended from time to time.

7.15 **FIDELITY BONDING** - The Association shall obtain and maintain adequate fidelity bonding in the minimum principal sum set forth in F. S. 718.112(2)(j), and as the same is amended from time to time, for each person (whether or not a Director) who controls or disburses Association funds. The Association shall bear the cost of bonding. In the case of a licensed manager, the cost of bonding may be reimbursed by the Association as the parties may agree. All persons providing management services to the Association or otherwise having the authority to control or disburse Association funds shall provide the Association with a certificate of insurance evidencing compliance with this paragraph, naming the Association as an insured under said policy.

8. **PARLIAMENTARY RULES** - Robert's Rules of Order shall govern the conduct of corporate proceedings when not in conflict with the Declaration, the Articles of Incorporation, the By-Laws of the Association, or with the laws of the State of Florida.

9. **BY-LAW AMENDMENTS** - Amendments to the By-Laws shall be adopted in the following manner:

9.1 **NOTICE** of the subject matter of a proposed amendment shall be included in the notice of any meeting or the text of any written agreement at which a proposed amendment is considered.

9.2 **PROPOSAL OF AMENDMENTS** - An amendment may be proposed by a majority of the Directors.

9.3 **ADOPTION OF AMENDMENTS** - A proposed amendment must be approved by not less than 66-2/3% of the entire membership of the Board of Directors and by not less than 51% of the votes of the members of the Association present at the meeting either in person or by proxy. No amendment to these By-Laws shall be passed which would operate to impair or prejudice the rights or liabilities of any Institutional Mortgagee without the consent of said Institutional Mortgagee.

9.4 **EFFECTIVE DATE** - An amendment when adopted shall become effective only after being recorded in the Palm Beach County Records according to law.

9.5 **AUTOMATIC AMENDMENT** - These By-Laws shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Condominium, the Articles of Incorporation, or the Condominium Act as amended from time to time. The Board of Directors, without a vote of the owners, may adopt by majority vote amendments to these By-Laws as the Board deems necessary or advisable to comply with or take advantage of such operational changes as may be contemplated by future amendments to Chapters 607, 617 and 718 of the Florida Statutes, or such other statutes or administrative regulations regulating the operation of the Association.

9.6 **PROPOSED AMENDMENT FORMAT** - Proposals to amend existing By-Laws shall contain the full text of the By-Laws to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF BY-LAW. SEE BY-LAW NUMBER ___ FOR PRESENT TEXT."

10. **DISPUTE RESOLUTION** - Dispute between unit owners and the Association should be subject to the following:

10.1 **MANDATORY ARBITRATION** - If unresolved, disputes between the Board and unit owners as defined in F.S. 718.1255(1) must be arbitrated in mandatory non-binding arbitration proceedings as provided in the Condominium Act prior to commencing litigation, so long as the Condominium Act requires such arbitration.

10.2 **UNIT OWNER COMPLAINTS** - When a unit owner files a written complaint by certified mail with the Board, the Board shall respond to the unit owner within thirty (30) days of receipt of said complaint. The Board shall give a substantive response to the complainant, or notify the complainant that legal advice has been requested from the Association's counsel or the Division. The failure of the Association to respond within said thirty (30) days and to notify the unit owner within the same thirty (30) days after receipt of the complaint shall preclude the Association from recovering attorney's fees and costs in any subsequent litigation, administrative proceeding, or arbitration arising out of the complaint.

10.3 **OTHER REMEDIES** - Nothing herein shall preclude the Association from pursuing any remedy for the violation of the Condominium Documents or disputes with a unit

owner or other party as may be available to the Association under the laws of the State of Florida or the Condominium Documents.

10.4 FINES – In addition to the means for enforcement provided elsewhere herein, the Association shall have the right to assess fines against a unit owner or guests, relatives, or lessees of the unit owners in the manner provided herein.

(a) The Board of Directors shall appoint a Covenants Enforcement Committee which shall be charged with determining where there is probable cause that any of the provisions of the Declaration of Condominium, the Articles of Incorporation, these By-Laws and the rules and regulations of the Association, regarding the use of units, common elements, or Association property, are being or have been violated. In the event that the Covenants Enforcement Committee determines an instance of such probable cause, it shall report same in writing to the board of Directors. The Board of Directors shall thereupon determine by majority vote at a regularly called business meeting of the Board of Directors for this purpose, that it is in agreement that probable cause exists as reported by the Covenants Committee n writing. The Board of directors shall thereupon provide written notice to the person alleged to be in violation, and the owner of the unit which that person occupied, if that person is not the owner, of the specific nature of the alleged violation and of the opportunity for a hearing before the Board of Directors upon request made within fifteen (15) days of the sending of the notice. The notice shall also specify, and it is hereby provided, that each recurrence of the alleged violation or each day during which it continues shall be deemed a separate offense, subject to a separate fine not to exceed One Hundred ($100.00) Dollars for each offense per violation and may be levied on the basis of each day of a continuing violation, with a single notice, provided that no fine shall in the aggregate exceed One Thousand ($1,000.00) Dollars, commencing fifteen (15) days after the sending of the notice. The notice shall further specify, and it is hereby provided, that in lieu of requesting a hearing, the alleged violator or unit owner may respond to the notice, within fifteen (15) days of its sending, acknowledging in writing that the violation occurred as alleged and promising that it will henceforth cease and will not recur, and that such acknowledgement and promise, and performance in accordance therewith, shall terminate further enforcement activity of the Association with regard to the violation.

(b) If a hearing is timely requested, the Board of Directors shall hold same, and shall hear any defense to the charges of the Covenants Enforcement Committee, including any witnesses that the alleged violator, the unit owner, or the Covenants Enforcement Committee may produce. Any party at the hearing may be represented by counsel. Commencement of fine assessment shall be first day after hearing date set by the Board of Directors.

(c) Subsequent to any hearing, or if no hearing is timely requested and if no acknowledgement and promise is timely made, the Board of Directors shall determine whether there is sufficient evidence of a violation or violations as provided herein within fifteen (15) days of the sending of the notice. If the Board of Directors determines that there is sufficient evidence, it may levy a fine for each violation in the amount provided herein, commencing on the sixteenth (16) day after the sending of the notice. The Board of Directors by majority vote that an extraordinary circumstances precluding timely response may exist and may, at its discretion and determination of such extraordinary circumstance, permit and provide arbitrary extension of the time for response

from the alleged violator or unit owner prior to commencement of assessment of fine as provided herein.

(d) Nothing herein shall be construed as a prohibition of or a limitation on the right of the Board of Directors to pursue other means to enforce the provisions of the various condominium and Association's documents, including but not limited to legal action for damages or injunctive relief.

11. **MISCELLANEOUS** - The following miscellaneous provisions shall apply to these By-Laws and the Condominium Documents:

11.1 **CONFLICTS** - The term "Condominium Documents", as used in these By-Laws and elsewhere shall include the Declaration of Condominium, Articles of Incorporation, these By-Laws, the Rules and Regulations of the Association, the Plats, Surveys, Plot Plans and graphic descriptions of improvements of record. In the event of a conflict between the language in the Declaration of Condominium and the graphic descriptions of record, the graphic of record shall control. In the event of a conflict between language in any of the other Condominium Documents, the following priorities shall control:

1. Declaration of Condominium;
2. Articles of Incorporation;
3. By-Laws; and
4. Rules and Regulations.

11.2 **GENDER** - The use of the term "he", "she", "his", "hers", "their", "theirs" and all other similar pronouns should be construed to include all genders and encompass the plural as well as the singular.

11.3 **SEVERABILITY** - In the event that any provisions of these By-Laws is deemed invalid, the remaining provisions shall be deemed in full force and effect.

FTL_DB: 1066515_1

CFN 20080031908
OR BK 22406 PG 1016
RECORDED 01/28/2008 16:43:40
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1016 - 1033; (18pgs)

This instrument was prepared by:
LEE H. BURG, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

WC 112

CERTIFICATE OF AMENDMENT TO THE BYLAWS OF OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendments to the Bylaws, an Exhibit to the Declaration of Condominium of Laurel Oaks, a Condominium, having been recorded in Official Records Book 3270 at Page 547 of the Public Records of Palm Beach County, Florida, were duly adopted in the manner provided in the governing documents, at a meeting held January 14, 2008.

IN WITNESS WHEREOF, we have affixed our hands this 21 day of January, 2008, at Boca Raton, Palm Beach County, Florida.

WITNESSES

Sign Amanda Camuccini
Print Amanda Camuccini
Sign
Print Shelly Graham

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

By: Carl Parker
Carl Parker, President
20090 Boca West Drive #368
Boca Raton, FL 33434

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21 day of January, 2008, by Carl Parker, as President of Laurel Oaks Condominium Association, Inc., a Florida not-for-profit corporation.

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known ✓ OR
Produced Identification _____
_____
Type of Identification

Sign
Print Shelly Graham
My Commission expires:

SHELLY GRAHAM
MY COMMISSION # DD 302957
EXPIRES: March 24, 2008
Bonded Thru Budget Notary Services

FTL_DB: 1094264_1

Laurel Oaks Condominium Association, Inc.

20100 Boca West Drive
Boca Raton, FL 33434

Ph: (561) 483-8898
Fax: (561) 479-1699

February 25, 2010

TO: THE MEMBERSHIP

Dear Unit Owner:

Please find included herein for your permanent record and reference a copy of an Addendum to Minutes which record official action or addition of Rules and Regulations of Attachment 4 - Rules and Regulations of your Circular.

Although there is no requirement that the Rules and Regulations be recorded with Palm Beach County, they are empowered through F.S. 718, as well as the Authority of our Declaration of Condominium.

These attached Rules and Regulations should be filed with your permanent records of Ownership of your unit, and submitted copies of the Offering Circular and other documents pertinent to your unit.

Sincerely,

Arnold Kimmel, President
Laurel Oaks Condominium Association, Inc.

Encl:
AK/smg

Laurel Oaks Condominium Association, Inc.

20100 Boca West Drive
Boca Raton, FL 33434

Ph: (561) 483-8898
Fax: (561) 479-1699

ADDENDUM TO MINUTES OF MONTHLY BUSINESS MEETING
OF THE BOARD OF DIRECTORS DECEMBER 16, 2009
SOCIAL ROOM #1 20100 BOCA WEST DRIVE.

RESOLVED THAT the Board of Directors has the power and Authority to make reasonable Rules and Regulations, and to amend the Rules and Regulations from time to tome, per By-Law Article VII, 7.1 (I); and

WHEREAS it is recognized by the Board of Directors THAT THEY HAVE the responsibility to protect the interior common area, noting that the exterior common areas are protected in the Governing Documents under the Rules and Regulations, but is silent for the interior common areas. It is therefore:

RESOLVED THAT Rule and Regulation #7. Use of Common Areas and Other Facilities – **(e). Interior of Building** is henceforth amended to include the following restrictions by the authority of the majority approval of the Board of Directors: "That no one may mount any artwork or objects of any kind in the hallways. " That no personal items of any kind be left out in the hallways, i.e., mats; shoes; umbrella stands; tables or plants with out the approval of the Board of Directors of the Association in writing.

Laurel Oaks Condominium Association, Inc.
20100 Boca West Drive
Boca Raton, FL 33434
Ph: (561) 483-8898
Fax: (561) 479-1699

November 19, 2007

TO: THE MEMBERSHIP

Dear Unit Owner:

Please find included herein for your permanent record and reference copies of certain Addendums to Minutes which record official action or addition of Rules & Regulation of Attachment 4- Rules & Regulations of your Circular.

Although there is no requirement that these Rules & Regulations be recorded with Palm Beach County, they are empowered through F.S. 718, as well as the Authority of our own Declaration of Condominium.

These Attached Rules and Regulations should be filed with your permanent records of ownership of your unit, and submitted copies of the Offering Circular and other documents pertinent to your unit.

Sincerely,

Carl Parker

Carl Parker, President
Laurel Oaks Condominium Association, Inc.

Encl:
CP/smg

20100 Boca West Drive
Boca Raton, FL 33434

Ph: (561) 483-8898
Fax: (561) 479-1699

ADDENDUM TO MINUTES OF MONTHLY BUSINESS MEETING
OF THE BOARD OF DIRECTORS SEPTEMBER 24, 2007
SOCIAL ROOM #1 20100 BOCA WEST DRIVE.

RESOLVED THAT the Board of Directors has the power and Authority to make reasonable Rules and Regulations, and to amend the rules and Regulations from time to tome, per By-Law Article VII, 7.1 (I); and

WHEREAS it is recognized by the Board of Directors that damage has been incurred to the Common Elements of the lobbies, doors, and elevators of the Condominium due to abuse by after-hour and/or week-end moving activities on the part of unit owners an/or hired moving agents of the unit owners; It is therefore

RESOLVED THAT Rule and Regulation #7. Use of Common Areas and Other Facilities – (b). Elevators is henceforth amended to include the following restrictions by the authority of the unanimous approval of the Board of Directors: "The moving activity of vacating or occupation of a unit by any person is prohibited to occur in any manner on week-end days or Saturday or Sunday or on any Federal Holiday. The moving activity of vacating or occupation of a unit by any person must be by prior notification to the Association office of no less than twenty-four hours (24), and is permitted on weekdays of Monday through Friday to commence no earlier than 8 AM or to conclude no later than ~~6 PM~~ 4:30 PM. Extenuation circumstances are to be notified the Board of Directors in writing no less than twenty-four (24) hours prior to the date of the moving activity and may be permitted outside of disallowed moving activity dates and times only by the written permission of the Board of Directors."
Remodeling, non-emergency repairs, and deliveries are not permitted by outside vendors or contractors on the weekends or holidays. The moving activity of vacating or occupation, remodeling, non-emergency repairs, and deliveries are to be conducted during the business hours of 8:00 Am to 4:30 PM, on Monday thru Friday. If the moving activity of vacating or occupation ONLY is being done on a Friday and it is necessary to continue into the following day (Saturday), the office must be notified and a fee of $100.00 will be required for the staff to come.

AND RESOLVED THAT all moving activity of vacating or occupation or remodeling of a unit will be permitted and/or approved only upon the payment of a Common Element Damage Deposit in amount of $300.00 by the unit-owner authorizing the activity. After inspection of the Common Elements following the completion of the moving activity, same Deposit shall be immediately refunded in full. If damage was incurred by the Common Elements as a result of the moving activity or the remodeling of a unit, written claim shall be made within twenty-four (24) hours of the completion of the moving activity and deposit shall be held by the Association until such damage is fully repaired; after damage is fully repaired, balance of Deposit held shall be immediately refunded. Disputes related to damage claims will be resolved in the same manner as disputes concerning security deposits under the Landlord/Tenant Act.

20100 Boca West Drive
Boca Raton, FL 33434

Ph: (561) 483-8898
Fax: (561) 479-1699

ADDENDUM TO MINUTES OF MONTHLY BUSINESS MEETING
OF THE BOARD OF DIRECTORS SEPTEMBER 24, 2007
SOCIAL ROOM #1, 20100 BOCA WEST DRIVE.

RESOLVED THAT the Board of Directors has the power and Authority to make reasonable Rules and Regulations, and to amend the Rules and Regulations from time to time, per By-Law Article VII, 7.1(l); and

WHEREAS, Declaration Article XII (E) specifically authorizes the Board to adopt Rules and Regulations from time to time regarding "size, weight, type, place; and manner of operation of vehicles on the Condominium property"; and

WHEREAS the Board of Directors recognizes that available parking spaces of Laurel Oaks Condominium Association, Inc. are inadequate for the practical accommodation of the vehicles of the owners and/or their guests, and also that unauthorized vehicular parking abuse does exist; it is therefore

RESOLVED THAT Rule and Regulation #7. Use of Common Areas and other Facilities – (a). Automobile Parking is henceforth amended to include the following parking restrictions by authority of the unanimous approval of the Board of Directors: "Parking of inoperative or disabled vehicles of any type on-site is prohibited. Lack of immediate removal or independent expert corrective action upon fining penalty per the provisions of the Declaration. Parking or storage of recreational vehicles or equipment on-site is prohibited. Commercial vehicles of any type are not permitted to park over-night, or to be stored on-site at any time. Trucks of all descriptions are prohibited from over-night parking or storage on-site at any time. For determination of "truck" definition, FL. State Department of Motor Vehicle tag shall be determining reference source. For determination of "commercial vehicle", any vehicle with any painted, stenciled, magnet-attached, or window-displayed identification of any type shall be determining reference source. For determination of "inoperative or disabled vehicles" any vehicle that cannot be driven under its own power for any mechanical or physical damage reason, and/or any vehicle lacking proper legal license tag shall be determining factors."
Due to security reasons, backing in of cars, into a parking space is not permitted. Car covers are allowed with permission from the Board and as long as the cover is in good condition and properly secured or it will be removed.

AND RESOLVED THAT all vehicles of unit owners, lessees, and/or guests must display Permission Parking Tag issued by the Association at all times. Vehicles loaned, rented, or otherwise intended for temporary usage for longer then (1) one week by the unit owner, lessees, and/or guest must display Temporary Permission Parking Registration issued by the Association at all times.

Laurel Oaks Condominium Association, Inc.

20100 Boca West Drive
Boca Raton, FL 33434

Ph: (561) 483-8898
Fax: (561) 479-1699

ADDENDUM TO MINUTES OF REGULAR MONTHLY BOARD MEETING
OF THE BOARD OF DIRECTORS THURSDAY, DECEMBER 14, 2006 at 3:00 PM
SOCIAL ROOM #1, 20100 BOCA WEST DRIVE

RESOLVED THAT THE BOARD OF DIRECTORS has the POWER AND AUTHORITY To make reasonable Rules and Regulation, and to amend the Rules and Regulations from time to time, per By-Law Articled V11 (7.0) (I.);

AND RESOLVED THAT at their Regular Board Meeting of December 14, 2006. The Board did acknowledge that ½" WECU 401 soundless cork sound System underlayment material has become expensive and difficult to locate.

AND RESOLVED THAT the Board has the authority to promulgate, update, and revise its Approval Policy from time to time regarding floor coverings in the units other than carpeting, per declaration Art. XII;

THEREFORE, relative BY-Laws ATTACHEMNT 4, Rules and Regulations, (6) (g) Noise THE BOARD DID RESOVE AND ADOPT HENCEFORTH, any floor improvement other than carpeting SHALL PROVIDE at time of submission of proof that at the expense of the Unit-Owner a sound retardant material shall be installed between the floor slab and their floor covering to prevent transmission of sound to another apartment; and said sound retardant material which would be within the scope of specification for the ½" WECU 401 soundless cork underlayment adopted by the Board in the Minute Records back in 1994; shall be guaranteed by manufacturer to perform to specification no less than;

- Standard Configuration Sound Transmission Class (STC) - '56'; and STC in Plus Configuration – '56';
- Standard Configuration Impact Insulation Class (IIC) – '53'; and in Plus Configuration IIC – '53'; with a 6" Slab NO suspended ceiling
- Standard Configuration Impact Noise Rating (INR) Of '0'; and INR in plus Configuration of – '2';
- Thickness above Substrate Not Including Floor Covering in Plus Configuration of '1.0"'.

With NO suspended ceiling, over 6" concrete.

AND DID RESOLVE AND ADOPT THAT HENCEFORTH By-Law Attachment 4, Rules and Regulations, (6) (g) Noise, is hereby amended as stated above in this Resolution as Adopted in Policy by the Board of Directors, effective December 14, 2006.

ATTACHMENT TO MINUTES BOARD MEETING OF DECEMBER 14, 2006

Boca Raton, Fl. 33434

Phone
(305) 483-8898

ADDENDUM TO MINUTES OF MONTHLY BUSINESS MEETING
OF THE BOARD OF DIRECTORS JANUARY 19, 1987
SOCIAL ROOM I, 20100 BOCA WEST DRIVE

RESOLVED THAT the Board of Directors has the power and Authority to make reasonable Rules and Regulations, and to amend the Rules and Regulations from time to time, per By-Law Article VII, 7.1(I); and

WHEREAS it is recognized by the Board of Directors that the present provision of Rule and Regulation #7.(a) USE OF COMMON AREAS AND OTHER FACILITIES-AUTOMOBILE PARKING adopted March 27, 1984, providing, in part "Henceforth, the use of any common element or any limited common element by any professional car/washer(s)/waxer(s) is prohibited" is both impractical and unenforceable as written; and

WHEREAS it is recognized by the Board of Directors that the Car Washing common element is controlled in part by separate entity Phase IV and in part by Laurel Oaks Condominium Association, Inc.; and

WHEREAS it is the intention of the Board of Directors to cause the Car Washing designated common element to be available to the membership without unauthorized occurence of solicitation and/or monopolization on the part of any independent service-provider; it is further recognized by the Board of Directors unit owners wish the privilege of professional wash/wax service to their vehicles if desired;

It is therefore

RESOLVED THAT the Rule and Regulation #7. USE OF COMMON AREAS AND OTHER FACILITIES - (a) AUTOMOBILE PARKING is henceforth amended to replace the March 27, 1984, amendment, reading after last sentence "There shall be no washing or waxing of cars except in the areas especially marked for this purpose" as follows by the unanimous approval of the Board of Directors: "Car Washing Common elements are intended for the exclusive use of residents. A resident may permit their vehicle to be washed by an agent in the Car Washing common element, but the resident shall be soley responsible for all actions of the agent. No solicitation, misbehavior, abuse of the facility, or monopolization of the facility is permitted in any event; such actions shall subject the resident/unit-owner to Fining penalty per the provisions of the Declaration. For the purposes of definition, any individual who uses the common element area of Car Washing to wash/wax the vehicle of an authorizing resident/unit-owner for any renumeration of any kind is 'agent' of the resident/unit-owner. There shall be no washing or waxing of cars/vehicles except in the areas especially marked for this purpose."

Laurel Oaks
Condominium Association, Inc.

20100 Boca West Dr.
Boca Raton, Fl. 33434

Phone
(305) 483-8898

ADDENDUM TO MINUTES OF SPECIAL BOARD MEETING
MONDAY, JANUARY 26, 1987 7:30P.M.
SOCIAL ROOM I, 20100 BOCA WEST DRIVE

RESOLVED THAT the Board of Directors has the power and Authority to make reasonable Rules and Regulations, and to amend the Rules and Regulations from time to time, per By-Law Article VII, 7.1(I); and

WHEREAS it is recognized by the Board of Directors that the Aquatic Center of Boca West provides a shallow infant pool for all residents of Boca West, and the facility is designed for daily and proper sanitation after the use of infants, and no such facility exists at Laurel Oaks; and

WHEREAS it is recognized by the Board of Directors that the pool facility of Laurel Oaks Condominium Association, Inc. is a Posted "Swim at Your Own Risk" facility with no provision of lifeguard, and that water quality is independently regulated by the Florida State Department of HRS;

It is therefore

RESOLVED THAT Rule and Regulation #7. Use of Common Areas and Other Facilities-(d).Pool(5) is henceforth amended to include the following restriction by authority of the majority approval of the Board of Directors:

"Infants under age of two (2) years are not permitted in the pool or spa, diapered or undiapered. Infants or children of any age in diapers, or not reliably bathroom-trained, are not permitted in the pool or spa."

AND RESOLVED THAT Rule and Regulation #7. Use of Common Areas and Other Facilities-(d).Pool (8) is henceforth amended to include the following restriction by authority of the unanimous approval of the Board of Directors:

"The pool and spa are closed for all use between the hours of 10:00P.M. and 6:00A.M."

Laurel Oaks
Condominium Association, Inc.

20100 Boca West Dr.
Boca Raton, Fl. 33434

Phone
(305) 483-8888

ADDENDUM TO MINUTES OF SPECIAL BOARD MEETING
MONDAY, JANUARY 26, 1987 7:30P.M.
SOCIAL ROOM I, 20100 BOCA WEST DRIVE

RESOLVED THAT the Board of Directors has the power and Authority to made reasonable Rules and Regulations, and to amend the Rules and Regulations from time to time, per By-Law Article VII, 7.1(I); and

WHEREAS it is recognized by the Board of Directors that damage has been incurred to the Common Elements of the lobbies, doors, and elevators of the Condominium due to abuse by after-hour and/or week-end moving activities on the part of unit owners and/or hired moving agents of the unit owners;

It is therefore

RESOLVED THAT Rule and Regulation #7. Use of Common Areas and Other Facilities - (b). Elevators is henceforth amended to include the following restrictions by the authority of the unanimous approval of the Board of Directors:

"The moving activity of vacating or occupation of a unit by any person is prohibited to occur in any manner on week-end days of Saturday or Sunday or on any Federal Holiday. The moving activity of vacating or occupation of a unit by any person must be by prior notification to the Association office of no less than twenty-four hours (24), and is permitted on week-days of Monday through Friday to commence no earlier than 8AM nor to conclude later than 6PM. Extenuating circumstances are to be notified the Board of Directors in writing no less than twenty-four (24) hours prior to the date of the moving activity and may be permitted outside of disallowed moving activity dates and times only by the written permission of the Board of Directors." and

AND RESOLVED THAT all moving activity of vacating or occupation of a unit will be permitted and/or approved only upon the payment of a Common Element Moving-Damage Deposit in amount of $300.00 by the unit-owner authorizing the moving activity. After inspection of the Common Elements following the completion of the moving activity, same Deposit shall be immediately refunded in full. If damage was incurred by the Common Elements as a result of the moving activity, written claim shall be made within twenty-four (24) hours of the completion of the moving activity and Deposit shall be held by the Association until such damage is fully repaired; after damage is fully repaired, balance of Deposit held shall be immediately refunded. Disputes relating to damage claims will be resolved in the same manner as disputes concerning security deposits under the Landlord/Tenant Act

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
AND BY-LAWS OF THE LAUREL OAKS
CONDOMINIUM ASSOCIATION, INC.
(as originally recorded in O.R. Book 3270 at Page 549
of the Public Records of Palm Beach County, Florida)

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium and By-Laws of The Laurels Oaks Condominium Association, Inc. were adopted in the manner provided in Article XVIII and XII respectively, that is by proposal of 2/3 of the Board of Directors and approval by 51% of the members of the Association at a meeting held on March 19, 1987.

IN WITNESS WHEREOF, we have affixed our hands this 9th day of April, 1987, at Boca Raton, Palm Beach County, Florida.

By: Bernard M Goldman
President

Attest: Paul M. Kasden
Secretary

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

On this 9th day of April, 1987, personally appeared Bernard Goldman and Paul Kasden, and acknowledge that they executed the foregoing Certificate of Amendment for the purpose therein expressed.

WITNESSETH my hand and seal this day and year last above written.

Notary Public Linda J. Leopard

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUGUST 22, 1988

LINDA J. LEOPARD NOTARY PUBLIC STATE OF FLORIDA

RECD MAY 27 AM 10 15

87157781

85290 P1829

LAW OFFICES
BECKER, POLIAKOFF & STREITFELD, P.A., 6520 N. ANDREWS AVENUE • POST OFFICE BOX 9057 • FT. LAUDERDALE, FLORIDA 33310-9057
TELEPHONE (305) 776-7550

CFN 20080031908
OR BK 22406 PG 1016
RECORDED 01/28/2008 16:43:40
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1016 - 1033; (18pgs)

This instrument was prepared by:
LEE H. BURG, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

WC 112

CERTIFICATE OF AMENDMENT TO THE BYLAWS OF OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendments to the Bylaws, an Exhibit to the Declaration of Condominium of Laurel Oaks, a Condominium, having been recorded in Official Records Book 3270 at Page 547 of the Public Records of Palm Beach County, Florida, were duly adopted in the manner provided in the governing documents, at a meeting held January 14, 2008.

IN WITNESS WHEREOF, we have affixed our hands this 21 day of January, 2008, at Boca Raton, Palm Beach County, Florida.

WITNESSES

Sign Amanda Camargo
Print Amanda Camargo

Sign
Print Shelly Graham

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

By: Carl Parker
Carl Parker, President
20090 Boca West Drive #368
Boca Raton, FL 33434

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21 day of January, 2008, by Carl Parker, as President of Laurel Oaks Condominium Association, Inc., a Florida not-for-profit corporation.

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known ✓ OR
Produced Identification _____
_____
Type of Identification

Sign
Print Shelly Graham
My Commission expires:

SHELLY GRAHAM
MY COMMISSION # DD 502957
EXPIRES: March 24, 2008
Bonded Thru Budget Notary Services

FTL_DB: 1094264_1

CFN 20200479916
OR BK 32008 PG 799
RECORDED 12/15/2020 10:45:47
Palm Beach County, Florida
AMT
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0799-0801; (3Pgs)

Prepared by and return to:
Backer Aboud Poliakoff & Foelster, LLP
The Arbor Suite 420
400 South Dixie Highway
Boca Raton FL 33432
(561) 361-8535

CORRECTED CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LAUREL OAKS, A CONDOMINIUM ("DECLARATION")

I HEREBY CERTIFY that the amendment attached as Exhibit A to this Certificate was duly adopted as an amendment to the Declaration, recorded in Official Records Book 3270, at Page 0547, of the Public Records of Palm Beach County, Florida; and as it may have been further amended from time to time.

The attached amendment was approved by the affirmative vote of at least fifty-one (51%) percent of the voting interests at a meeting of the Members held at 10:00 a.m. on October 27, 2020; and by at least sixty-six and two-thirds (66 2/3%) percent of the Board of Directors at a Board meeting held immediately thereafter.

This Corrected Certificate replaces the exhibit from the previously recorded certificate.

[Signatures on Following Page]

WITNESS my signature hereto this 10 day of December, 2020 at Boca Raton, Palm Beach County, Florida.

Laurel Oaks Condominium Association, Inc.

Witness 1: _____

Print Witness 1 Name:
NIZAM MOHAMMED

By: _____
Stephen Miller, as President

Attest: _____
Arlene Glassman, as Secretary

Witness 2: _____

Print Witness 2 Name:
TA ROBINSON

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of X physical presence or ☐ online notarization, this December 10, 2020 (date) by Stephen Miller, President, and Arlene Glassman, Secretary, of Laurel Oaks Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ (type of identification) as identification.

[Notary Seal]

Denise Craig O'Kane
COMMISSION # GG077314
EXPIRES: Feb. 27, 2021
Bonded Thru Aaron Notary

_____
(Signature person taking Acknowledgment)

Denise Craig O'Kane
(Name typed, printed or stamped)

Notary
(Title or rank)

GG077314
(Serial number, if any)

EXHIBIT A

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LAUREL OAKS, A CONDOMINIUM ("DECLARATION")

(Addition of Article XII, Section M of Declaration)

[Added Language is Underlined, Deleted Language is ~~Struck-through~~]

M. Smoking or vaping of any substance is prohibited in the Units or anywhere on the property, including on Limited Common Element balconies or on the Common Elements. Smoking shall be defined as the burning of any substance for the purpose of inhaling and exhaling the fumes produced by such substance. Vaping shall be defined as the heating of a substance to lower than burning temperatures for the purpose of inhaling and exhaling the fumes produced by such substance. Notwithstanding the above, smoking and vaping shall be permitted in the parking lots so long as the smoker or vaper is at least fifty (50) feet from any building. Any person who is a resident of the building as of the date of the addition of this paragraph shall be exempted from such paragraph with respect to smoking or vaping in his or her Unit, only (but not on the Limited Common Element balconies or on the Common Elements). For purposes of this rule, a "resident of the building" shall be any person who resided in the building for at least ninety (90) days during 2019.

RESOLUTION
OF THE BOARD OF DIRECTORS ("BOARD")
OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")

WHEREAS, Article II of the Articles of Incorporation of Laurel Oaks Condominium Association, Inc. ("Articles") provides that the Association shall have the power "to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Apartments, Common Elements and Condominium Property;" and

WHEREAS, Section 4.4 of the Amended and Restated By-Laws of Laurel Oaks Condominium Association, Inc. ("By-Laws") provides that the Board may "make and amend reasonable regulations respecting the use of the property in the Condominium;" and

WHEREAS, Article XII(G) of the Declaration of Laurel Oaks, A Condominium ("Declaration") states that a Unit Owner shall "conform and abide by the By-Laws and uniform rules and regulations in regard to the use of the Apartment and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using Owner's property, by, through or under him do likewise;" and

WHEREAS, it is the intention of the Board of Directors to promulgate and amend Rules and Regulations regarding the improvement of Units;

NOW, THEREFORE, be it resolved as follows:

That the Association Board of Directors shall amend and restate Rules 6(f)(ii) and (iii), and add Rule 6(f)(iv), as described in Exhibit A attached hereto.

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

4/26/18
Date

BY: _____
V.P.

"EXHIBIT A"

Amendment and Restatement of Rules 6(f)(ii) and (iii), and Addition of Rule 6(f)(iv)
[Substantial rewording of rules, see current Rule 6(f) for present text]

ii) Balcony Floor Covering, Balcony Drainage: Removal, installation, maintenance, repair and replacement of the original unit balcony surfaces, are the responsibility and expense of the unit owner. Before installation of new tile on patio the Association must be notified to visually inspect the balcony concrete deck for any spalled concrete, exposed rebar, cracked or otherwise damaged balcony concrete floor deck must be repaired by the unit owner prior to installation by a licensed contractor. Once Association inspects the repair, the deck must be sealed and waterproofed with non-pores hard surface concrete floor coating product properly applied per specification of the industry. Ask office for specification. The unit owner is responsible to provide free-flowing weep holes for drainage to the balcony where the screening frame meets the concrete of the balcony concrete deck.

iii) All repairs and/or renovations to the Units, initiated by the Unit Owner, must be conducted by a Florida State licensed and insured contractor. The contractor must list the Association as an additional insured on their liability insurance policy. The licensed contractor must obtain a permit for all work to be completed for which a permit is required, prior to the commencement of any repair and/or renovation. A copy of the permit, the contractor license and proof of insurance and the Association being named as an additional insured must be provided to the Association prior to the commencement of any work in a Unit. Should the Association discover that any repair and/or renovation is being conducted without adherence to the above requirements, the repair and/or renovation may be suspended by the Association until the above rules are complied with.

iv) In addition to any other rules and procedures contained in the Declaration of Condominium or in these Rules and Regulations, no Unit Owner may make any additions, alterations or improvements to their Unit unless the following conditions have been met:
   (a) The Unit Owner must arrange a meeting between the Unit Owner, the general contractor, and the Condominium manager of Laurel Oaks prior to any commencement of work. A member of the Board or their representative must attend this meeting. The purpose of the meeting is to ensure that the owner and the general contractor are informed of all rules relating to construction prior to starting any work in the Unit.
   (b) An Improvement Deposit of $2,000.00 is required before any construction starts on a unit. This deposit shall be divided as follows:
   Part 1 - $1,000.00 is to be used to cover any damage to common areas caused during the reconstruction, and
   Part 2 - $1,000.00 to be used in case of the construction is extended beyond the allowable time frame (see below)
   (c) All construction must be completed within 150 days from the date of commencement of demolition.
   (d) In the event that the approved construction is not completed within the 150-day period, a fine of $100.00 per additional working day (up to $1,000 for a continuing violation) will be levied pursuant to the Association's fining procedures. The amount of any properly-approved fine may be deducted from the "Part 2" deposit described above.

(e) No work is allowed on holidays, weekends, and during the seven days between Christmas Eve and New Year's Day.
(f) A permit package must be presented to the property manager before demolition starts.
(g) All construction permits must be conspicuously posted at the job site and must remain until the Certificate of Occupancy is awarded.

RESOLUTION
OF THE BOARD OF DIRECTORS ("BOARD")
OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")

WHEREAS, Article II of the Articles of Incorporation of Laurel Oaks Condominium Association, Inc. ("Articles") provides that the Association shall have the power "to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Apartments, Common Elements and Condominium Property;" and

WHEREAS, Section 4.4 of the Amended and Restated By-Laws of Laurel Oaks Condominium Association, Inc. ("By-Laws") provides that the Board may "make and amend reasonable regulations respecting the use of the property in the Condominium;" and

WHEREAS, Article XII(G) of the Declaration of Laurel Oaks, A Condominium ("Declaration") states that a Unit Owner shall "conform and abide by the By-Laws and uniform rules and regulations in regard to the use of the Apartment and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using Owner's property, by, through or under him do likewise;" and

WHEREAS, Article XII (F) of the Declaration states that a Unit owner "shall maintain in good condition and repair his Apartment and all interior surfaces within or surrounding his Apartment...whether or not a part of the Apartment or Common Elements, and maintain and repair the fixtures therein and pay for any utilities which are separately metered to his Apartment;" and

WHEREAS, pursuant to Section 718.111(5)(a), Fla. Stat., the Association "has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintain by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit;" and

WHEREAS, the Association has concern that the plumbing fixtures within the Units, particularly toilets, showers and sinks, are constantly running and/or leaking due to either old age or defect, which defects increase the Common Expense of the cost of water; and

WHEREAS, it is recognized by the Board of Directors that Unit Owners are responsible to fix defective plumbing issues and to keep all fixtures in good, working order at all times and if that is not done, it is in the best interest of the Association to enter the Unit to make the repair and charge the Unit Owner for same;

THEREFORE, be it resolved that the Association Board of Directors shall adopt the following rules and regulations as follows:

6(n) Plumbing Fixtures: The Unit Owner is responsible to maintain in good, working order all plumbing fixtures within the Unit. The cost of water

consumption is considered a Common Expense that can increase when toilets, showers and/or faucets are old, leaking or defective. The Association has the right to enter the Units to inspect the operation of the toilets, showers and faucets. If any plumbing fixtures, more specifically the toilets, showers and/or faucets, are found to be defective, the Unit Owner must repair and/or replace the defective fixture(s) upon notice by the Association. If the Unit Owner fails to repair and/or replace the defective fixture(s) within fourteen (14) business days, the Association has the right to enter the Unit, make the repair, and charge the cost of the repair to the Unit Owner.

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

10/9/2014
Date

BY: _____ Pres.

RESOLUTION
OF THE BOARD OF DIRECTORS ("BOARD")
OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")

WHEREAS, Article II of the Articles of Incorporation of Laurel Oaks Condominium Association, Inc. ("Articles") provides that the Association shall have the power "to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Apartments, Common Elements and Condominium Property;" and

WHEREAS, Section 4.4 of the Amended and Restated By-Laws of Laurel Oaks Condominium Association, Inc. ("By-Laws") provides that the Board may "make and amend reasonable regulations respecting the use of the property in the Condominium;" and

WHEREAS, Article XII(G) of the Declaration of Laurel Oaks, A Condominium ("Declaration") states that a Unit Owner shall "conform and abide by the By-Laws and uniform rules and regulations in regard to the use of the Apartment and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using Owner's property, by, through or under him do likewise;" and

WHEREAS, it is recognized by the Board that Unit Owners are not using licensed and insured contractors when making repairs and/or renovations to the Units and that permits are not being pulled prior to the commencement of those repairs and renovations; and

WHEREAS, the use of unlicensed and uninsured contractors within the condominium presents a risk to the Common Elements and the Units, as it is more difficult to recover funds from the contractor in the event of damage to the condominium or the Units therein; and

WHEREAS, the Association has a responsibility to ensure that all work performed within the condominium is properly permitted and conducted in accordance with local laws; and

WHEREAS, it is the intention of the Board of Directors to require that Unit Owners use only licensed and insured contractors to repair and/or renovate the Units and to require that the contractors list the Association as an additional insured on their insurance policies, as well as to require that the Unit Owners' contractors have pulled the necessary and required permits to conduct the repair and/or renovation;

THEREFORE, be it resolved that the Association Board of Directors shall adopt the following rules and regulations as follows:

6(F) (iii) All repairs and/or renovations to the Units, initiated by the Unit Owner, must be conducted by a Florida State licensed and insured contractor. The contractor must list the Association as an additional insured on their liability insurance policy. The licensed contractor must obtain a permit for all work to be completed for which a permit is required, prior to the commencement of any repair and/or renovation.

A copy of the permit, the contractor license and proof of insurance and the Association being named as an additional insured must be provided to the Association prior to the commencement of any work in a Unit. Should the Association discover that any repair and/or renovation is being conducted without adherence to the above requirements, the repair and/or renovation may be suspended by the Association until the above rules are complied with.

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

10/9/2014
Date

BY: Sharon Mordecai, Pres.

RESOLUTION
OF THE BOARD OF DIRECTORS ("BOARD")
OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")

WHEREAS, Article II of the Articles of Incorporation of Laurel Oaks Condominium Association, Inc. ("Articles") provides that the Association shall have the power "to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Apartments, Common Elements and Condominium Property;" and

WHEREAS, Section 4.4 of the Amended and Restated By-Laws of Laurel Oaks Condominium Association, Inc. ("By-Laws") provides that the Board may "make and amend reasonable regulations respecting the use of the property in the Condominium;" and

WHEREAS, Article XII(G) of the Declaration of Laurel Oaks, A Condominium ("Declaration") states that a Unit Owner shall "conform and abide by the By-Laws and uniform rules and regulations in regard to the use of the Apartment and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using Owner's property, by, through or under him do likewise;" and

WHEREAS, it is the intention of the Board of Directors to consolidate and restate all previously amended and adopted Rules and Regulations into a Master Set of Rules and Regulations in order to make all of the Rules and Regulations more easily understood by all persons associated with Laurel Oaks Condominium.

THEREFORE, be it resolved as follows:

That the Association Board of Directors shall consolidate and restate all of the previously amended and adopted Rules and Regulations into an "Amended and Restated Rules and Regulations" by which the Association will be governed, which is attached hereto as Exhibit A, and which will replace all previously passed Rules and Regulations.

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

10/9/2014
Date

BY: _____, Pres.

"EXHIBIT A"

Amended and Restated Rules and Regulations

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PREAMBLE

The Laurel Oaks Condominium Association, Inc. promulgates these rules and regulations. These rules and regulations are designed and intended to promote the peaceful and congenial use and occupation of the Condominium, to preserve the Condominium's architectural integrity, and to maintain and enhance the values of the Condominium. For these reasons, these rules and regulations have been adopted by Laurel Oaks Condominium Association, Inc. in order to assure residents, and their guests, that the condominium property will be properly used for the benefit of all those persons. All residents are requested to cooperate in seeing that the rules and regulations are observed.

These rules and regulations contain, in addition to others, a number of rules and regulations that are recitations and clarifications of specific provisions contained within the Documents and the By-Laws.

These rules and regulations are intended to supersede some previously promulgated and existing rules and regulations. The Board of Directors may, from time to time, amend, modify, replace, and/or repeal any or all of these rules and regulations.

To provide for simplicity and ease of reference, these rules and regulations have been categorized into distinct categories. These categorizations are not controlling in any manner or form.

1) **ADDRESS:** Residents should designate their address as follows:
   a) NAME
   b) UNIT #
   c) Laurel Oaks Condominium
   d) 20100 Boca West Drive
   e) 20110 Boca West Drive
   f) 20090 Boca West Drive
   g) Boca Raton, Florida 33434

2) **CONDOMINIUM LIVING:** Condominium living requires that each resident regulate the occupancy and use of his/hers apartment so as not to unreasonably or unnecessarily disturb any other residents in the occupancy and use of his/hers apartment. All residents should use their condominium accordingly.

3) **RESIDENTS AND GUESTS:** The facilities of Laurel Oaks are for the use and enjoyment of the residents of Laurel Oaks and their guests only. Visitors are to use the facilities only as guests of residents who will remain responsible for acts of their guests. Residents should register their houseguests with the Association and the property management company in order to facilitate the receipt, and forwarding of mail, and the handling of telephone calls.

In the event a guest will be occupying the apartment in the owner's absence, the owner shall register the guest with the Board of Directors at least one (1) week prior to the guest's arrival at Laurel Oaks.

4) **CHILDREN:** Children are welcome to reside at Laurel Oaks as permanent residents; there is no desire to restrict their normal activities. Nevertheless, children are required to observe the same restrictions that apply to adults. This precludes the use of the driveways for bicycling, rollerblades, and roller-skating, skateboarding, the playful use of elevators, use of any common area in the building for play areas, or other play or conduct that will interfere with the quiet and comfort of the residents. No children under seventeen (17) years of age are to occupy an apartment unless a responsible adult is also present in the same apartment at the same time.

5) **SECURITY:** The Association will attempt to provide security for residents of the building, but all residents must cooperate if effective security is to be obtained. Cooperation of all residents requires that all apartment doors be locked at all times; no solicitors.

6) **USE OF APARTMENT AND OTHER FACILITIES:**

a) Decoration: No apartment owner shall decorate any part of his apartment, or the building, to change the appearance of the building from the exterior. This precludes the painting of any balconies, except floors and inside parapets of private balconies, illumination of the exterior of the building, display of plants or other objects upon balconies, or railings, or exterior windowsills, or ledges.

b) Equipment Failure: Equipment is to be used only for the purposes intended. Report all equipment failures to management. Each apartment owner shall be liable for all damage caused by misuse of equipment.

c) Fire Hazards: No articles shall be stored, nor any use made of any part of the Condominium property that will constitute a fire hazard. Owners are to be reminded that they will be assessed for any increase in the cost of insurance over the cost of residential use that is caused by their use of the condominium property, including the equipment room for the water heater, the air handler closet, the owners' bins rooms and bike rooms.

d) Hanging of Objects: The hanging of bathing suits, plants, clothing, rugs, towels, or other items such as construction equipment, is prohibited from balconies, railings and windows.

e) Installations: Only awnings, blinds, shades, and sunscreens that are furnished, or approved, by the Association shall be used in balconies or windows.

f) Maintenance and Repair: The maintenance and repair of the apartment building is the responsibility of the Association except for the interior of the apartments. As authorized by the Declaration, the Board of Directors has determined that the maintenance, repair, and replacement of windows, screen doors, and glass doors shall be the responsibility of the apartment owner except in the case of damage for which insurance proceeds are available. No work is permitted upon the part of the building maintained by the Association, without first obtaining the approval required by the Declaration of Condominium. Responsibility of maintenance and repair for a leased unit is between the lessor and lessee, established by their lease. Regardless of who is responsible for maintenance and repair, that person must immediately report to the management any maintenance or repair issues, so they may assist in obtaining prompt service. Service provided by the management staff, for which the apartment owner is liable, will be charged to the apartment owner at cost.

i) With the continued lack of cooperation of independent-service contractors, those unit owners who contract with wet-system carpet cleaning contractors, shall be required to permit only a portable carpet cleaning system equipment which does not operate from a truck mounted generator, and which does not hook up to building water supply outside the unit.

ii) Balcony Floor Covering: removal, installation, maintenance, repair and replacement of the original unit balcony surfaces, are the responsibility and expense of the unit owner. Before installation of new tile on patio the Association must be notified to visually inspect the balcony concrete deck for any spalled concrete, exposed rebar, cracked or otherwise damaged balcony concrete floor deck must be repaired by the unit owner prior to installation by a licensed contractor. Once Association inspects the repair, the deck must be sealed and waterproofed with non-pores hard surface concrete floor coating product properly applied per specification of the industry. Ask office for specification.

iii) Drainage To the Balcony: The unit owner is responsible to provide free-flowing weep holes for drainage to the balcony where the screening frame meets the concrete of the balcony concrete deck.

g) Noise: In order to assure the comfort of all residents, the playing of radios, television sets, and musical instruments must not exceed a reasonable volume at any time. All residents and guests shall refrain from any activities that would disturb other residents.
Sound Retardant Material: All residents must use sound retardant materials between the floor slab and their floor covering to prevent transmission of sound to another apartment.

The Board of Directors must approve, in writing, this floor covering material prior to installation.

Such written approval for a unit's floor covering to be a material other than carpeting now includes the 2nd or 3rd bedrooms in any two (2) or three (3) bedroom units, and it will no longer first require the removal of the non-bearing separation wall between the 3rd bedroom and the living room in three (3) bedroom units. ASK OFFICE FOR SPECIFICATION

h) Pets: Pets of owners, occupants, or guests are not permitted in the unit, Common Elements, or Recreational Facilities: see Amendment to the Declaration XII Occupancy and Use Restrictions file on March 15, 2011. For Policy and Procedure for Disabled/Handicapped owner or support animals, please see the office.

i) Signs: A resident may identify his/hers apartment by a plate that is of a type or size approved by the Association and mounted in the place and manner approved by the Association. No other signs may be displayed in any other manner.

j) Storm Shutters: Storm shutters are not required, but the residents can purchase their own at their expense for up-to-code Hurricane approved storm shutters in bronze color.

k) Use Restrictions: Restrictions upon the use of the condominium property appear in the Declaration of Condominium, the By-Laws, and the Articles of Incorporation. The restrictions require that an apartment be used only as a residence for one family, and not a nuisance or the source of annoyance to other residents.

l) Waste Disposal: All food waste is to be disposed of in the kitchen garbage disposal. Please avoid disposing oil/grease of any kind down the kitchen sink. No waste, including cigars and cigarettes, is to be disposed of at any time from balconies or windows.

m) Windows: This area is subject to sudden rainstorms without warning. In order to avoid water damage to an apartment, as well as other parts of the building, occupants of an apartment are required to close all windows and doors exposed to the weather, to avoid resulting damage.

7) USE OF COMMON AREAS AND OTHER FACILITIES

a) Automobile parking: Each apartment is assigned one (1) parking space by the Developer. The remaining parking spaces are labeled as "Guest" parking spaces. Automobiles should not block driveways in any manner. There are designated spaces available for pick-up or delivery service, or loading and unloading baggage or groceries.

There shall be no mechanical or repair work on any vehicle or washing and waxing of cars within the parking area or elsewhere on the Condominium property.

The parking lot is restricted to two (2) maximum per unit. Each vehicle is required to be registered with the Association and to bear an identifying Parking Sticker provided by the Association.

i) Due to security reasons, backing in of cars into a parking space is not permitted. Car covers need permission from the Board and as long as the cover is in good condition and properly secured, or it will be removed.

ii) Parking of inoperative or disabled vehicles of any type on-site is prohibited. Lack of immediate removal or independent expert corrective action will result in a fining penalty per the provision of the Declaration. Parking or storage of recreational vehicles or equipment on-site is prohibited. Commercial vehicles of any type are not permitted to park over-night, or to be stored on-site at any time. Trucks of all descriptions are prohibited from over-night parking or storage on-site at any time. For determination of "truck" definition, Fla. State Department of Motor Vehicle tag shall be determining reference source. For determination of "commercial vehicle", any vehicle with any painted, stenciled, magnet-attached, or window-displayed identification of any type shall be determining reference source. For determination of "inoperative or disabled vehicles" any vehicle that cannot be driven under its own power for any mechanical or physical damage reason, and/or any vehicle lacking proper legal license tag shall be determining factors.

iii) All vehicles of unit owners, lessees, and/or guests must display the Permission Parking Tag issued by the Association at all times. Vehicles loaned, rented, or otherwise intended for temporary usage for longer than (1) one week by the unit owner, lessees, and/or guest must display the Temporary Permission Parking Registration issued by the Association at all times.

b) Elevators: The passenger elevators are for the use of residents and their guests. Residents and their guests are to use care to preserve the beauty of the elevator. Residents and guests are to arrange to use the freight elevator with management for large packages, bulky items, and large quantities of items.

i) The moving activity of vacating or occupying of a unit by any person is prohibited to occur in any manner on weekend days, i.e. Saturday or Sunday, or on any Federal Holiday. Any person vacating or occupying a unit must give prior notification to the Association office of no less than twenty-four hours (24), and is permitted on weekdays Monday through Friday to commence no earlier than 8 AM and to conclude no later than 4:30 PM.

If extenuating circumstances arise, the Board of Directors are to be notified in writing no less than twenty-four (24) hours prior to the date of the moving activity and may be permitted outside of disallowed moving activity dates and times only by the written permission of the Board of Directors.

ii) Remodeling, non-emergency repairs, and deliveries are not permitted by outside vendors or contractors on the weekends or holidays. The vacating or occupying of a unit, remodeling, non-emergency repairs, and deliveries are to be conducted during the business hours of 8:00 AM to 4:30 PM, Monday through Friday. If the moving activity of vacating or occupying falls ONLY on a Friday and it is necessary to continue into the following day (Saturday), the office is to be notified and a fee of $100.00 will be required for the staff to be present during vacating or occupying of said unit.

iii) All moving activity of vacating, occupying, or remodeling of a unit will require payment of a Common Element Deposit in amount of $500.00 by the unit owner authorizing the activity.
After inspection of the Common Elements the, deposit will be refunded in full. A Written claim made within twenty-four (24) hours if the Common Elements incurred damage, and the deposit held by the Association until such damage repaired.
If the staff is forced to clean up areas, notices of delivery are not given, hallways are not protected and rules not adhered to there may also be a fine that will be taken from this deposit, the balance of the Deposit held shall be immediately refunded. Disputes related to damage claims will be resolved in the same manner as disputes concerning security deposits under the Landlord/Tenant Act.

iv) No one may mount any artwork or objects of any kind in the hallways. No personal items of any kind are to be left out in the hallways, i.e. mats; shoes; umbrellas stands. No tables or plants are to be left out in the hallways without written approval of the Board of Directors.

c) Exterior of Building: No one may mount any object upon the exterior or roof of the building. No one may install or use awnings, decoration, illumination, plants, or signs without approval of the Board.

d) Swimming Pool: The use of the swimming pool is limited to residents and their guests. All bathers are required to observe the following regulations in order to comply with requirements of public health authorities and to ensure the comfort and safety of all concerned:

i) THE POOL IS NOT GUARDED AND ALL PEOPLE USING THE POOL DO SO AT THEIR OWN RISK.

ii) Bathers must remove suntan lotion, creams, and hairpins before entering the pool.

iii) Food or drinks only permitted in non-breakable containers.

iv) No running, shouting or boisterous games played in the pool area.

v) Children under twelve (12) years of age not permitted within the pool area unless accompanied by an adult who is responsible for the children. Infants under the age of three (3) years are not permitted in the pool or spa, diapered or un-diapered. Infants or children of any age in diapers, or not reliably bathroom trained, not permitted in the pool or spa area.

vi) No dogs or other animals allowed in the pool area or other parts of the pool deck.

vii) When going to the pool area, women and men bathers are required to wear robes or other covering beach attire and both must wear sandals or beach footwear. Persons leaving the pool shall dry off before entering the building.

viii) The pool and spa is closed between dusk and 7:00 AM.

e) Photocopies: Photocopies made in the management office in excess of twenty-five (25) pages will be charged at $.25 per copy to reflect actual cost to the Association. Photocopies less than twenty-five (25) pages will be charged at $ .10 per copy.

f) SOCIAL ROOM

i) Smoking is prohibited in the Social Rooms at any time; this also applies to private parties.

ii) During the Four Holiday Weeks of Thanksgiving, Christmas; President's Week, and Easter Holiday Week, the Social Rooms will continue to be available for formally reserved party use by owners. Unreserved or "sign in" casual use of Social Rooms by owners for table play, including non-resident guest is prohibited during these four holidays week period. For any use of the social rooms, car-pooling by non-resident guest and /or valet service provided by the hosting owner from the Boca West Club's over-flow parking lot continues to be required.

8) **TRANSFER OF APARTMENTS:** The Declaration of Condominium requires that Laurel Oaks approve all owners and residents/occupants of apartments. All prospective owners and all prospective residents must submit an application for approval upon the form approved by the Association. Application forms are available from the Board of Directors.

9) MISCELLANEOUS RULES:

a) In General

i) Grocery Carts are for unit Owners ONLY, not for delivery, contractors, or workers.
ii) Bring back the grocery carts as soon as you are finished using them.
iii) DO NOT PROP OPEN THE DOORS TO THE BUILDING.
iv) Do not throw any garbage or recyclable containers with food remaining in the bin.
v) Tie up all garbage and throw it down the chute to avoid odor and bugs.
vi) Please remind all delivery services and workers not to use the front door of the building; please ask them where they are before buzzing them in.

b) From the Staff

i) The chute/trash rooms are small. Do not leave ANYTHING in this room for the staff to take down.
ii) Do not throw your cigarettes, on the property.
iii) All delivery boxes, and/or moving boxes, need to be empty of any packing material. The packing material put in garbage bags and boxes must be flattened.
iv) Call the office and the staff will bring them down, OR ask your movers /delivery people to take the bags and/or boxes off property.
v) For small maintenance issues in the unit that need to be tended to, feel free to contact the office and the staff will be notified.

c) From the Office

i) Call the office for any deliveries at least 24 hours in advance. If the elevator has already been reserved, your delivery may have to wait.
ii) Even small items and materials are delivered in trucks that block in your neighbors. This is an issue especially in Building #1.
iii) The fire alarms are very sensitive. If for any reason you burn something (i.e. food), please do not open your door. Instead, please open your slider and windows and call the office.
iv) If the fire alarm activates, please do not call the office. Instead, stay in the stairwell landing. Once the Staff is able to locate the problem we will silence the alarm right away. Otherwise, the alarm will continue until the Fire Department arrives.
v) Notify the office when you are leaving. If you are leaving a car, please leave your keys on the kitchen counter.

vi) Handicap parking is not allowed for an overnight-parking accommodation of a second vehicle.

vii) Please ask your delivery people, designers, and contractors to take all boxes and trash off of the property as we do not have room in the dumpsters.

d) Social Rooms/Card Games

i) There is a folder in each mailroom to reserve a table for your card game; typically it is one table per owner.

ii) Card players, please do not prop open front doors for guests. Guests can call #77 and the office will then buzz your guest into the building.

iii) To reserve for a social room/card game room for a party please see the office.

iv) If there is a spill in the social room/card game room, please call the office.

e) Fees

i) The installations of the cameras have helped tremendously. The office is monitoring the lobby area for spills and propping open of the doors. Phone calls, and or letters will notify the owner with a fee to follow.

ii) If there is an A/C leak that leaks into the hallway that requires cleanup by the staff or a carpet person, a fee will follow.

RESOLUTION
OF THE BOARD OF DIRECTORS ("BOARD")
OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")

WHEREAS, Article II of the Articles of Incorporation of Laurel Oaks Condominium Association, Inc. ("Articles") provides that the Association shall have the power "to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Apartments, Common Elements and Condominium Property;" and

WHEREAS, Section 4.4 of the Amended and Restated By-Laws of Laurel Oaks Condominium Association, Inc. ("By-Laws") provides that the Board may "make and amend reasonable regulations respecting the use of the property in the Condominium;" and

WHEREAS, Article XII(G) of the Declaration of Laurel Oaks, A Condominium ("Declaration") states that a Unit Owner shall "conform and abide by the By-Laws and uniform rules and regulations in regard to the use of the Apartment and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using Owner's property, by, through or under him do likewise;" and

WHEREAS, it is recognized by the Board of Directors that damage has been caused to the Common Elements of the lobbies, doors, and elevators of the Condominium due to abuse by after-hour and/or weekend moving activities on the part of Unit Owners and/or hired moving agents of the Unit Owners; and/or work done by contractors within the Units;

THEREFORE, be it resolved that Rule 7(B) (iii) of the Amended and Restated Rules and Regulations shall be amended as follows (words underlined are added, words removed are ~~struck-through~~):

All moving activity of vacating or occupation or remodeling of a unit will be permitted and/or approved only upon the payment of a Common Element Damage Deposit in amount of ~~$500~~ $1,000 by the unit-owner authorizing the activity. After inspection of the Common Elements following the completion of the moving activity, same Deposit shall be immediately refunded in full. If damage was incurred by the Common Elements as a result of the moving activity or the remodeling of a unit, written claim shall be made within twenty-four (24) hours of the completion of the moving activity and deposit shall be held by the Association until such damage is fully repaired; after damage is fully repaired, balance of Deposit held shall be immediately refunded. Disputes related to damage claims will be resolved in the same manner as disputes concerning security deposits under the Landlord/Tenant Act.

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

10/9/2014
Date

BY: _____ Pres.

November 26, 2012

TO The MEMBERSHIP

Dear Unit Owner:

Please find enclosed the official copy of the recorded Certificate of Amendment to the By-Laws, of Laurel Oaks Condominium Association, Inc. as passed by the membership at a Special Meeting of the Membership, on September 12, 1012.

This Amendment should be filed with your permanent records of ownership of your unit, and submitted to any new owner should resale occur, along with all copies of the Offering Circular and other documents pertinent to your unit.

You will note that this Amendment Titled 3.9 Board Meetings, Quorum and Voting This Amendment herein supersedes original reference By-Law, and is effective as at date of recordation by Palm Beach County Record Department.

Sincerely,

Patricia K. Smith

Patricia Smith, President
Laurel Oaks Condominium Association, Inc.

Encl:
PS/sg

OR BK 25323 PG 0543
RECORDED 10/12/2012 16:09:10
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0543 - 544; (2pgs)

This instrument was prepared by:
MARTY PLATTS, ESQ.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

CERTIFICATE OF AMENDMENT TO THE BYLAWS OF LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the **Declaration of Condominium** for **Laurel Oaks, a Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **3270** at Page **546**; and

WHEREAS, the **Bylaws** are attached as an exhibit thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of Laurel Oaks Condominium Association, Inc., a Florida not-for-profit corporation, held **September 12, 2012**, the aforementioned Bylaws was amended pursuant to the provisions of said Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Bylaws is a true and correct copy of the amendment as amended by the membership.

AMENDMENT TO THE BYLAWS OF LAUREL OAKS, A CONDOMINIUM

(Additions shown by "underlining", deletions shown by "~~strikeout~~")

****

3.9 Board Meetings, Quorum and Voting – A quorum at Directors' Meetings shall consist of a majority of the Directors. The acts of the Board must be approved by at least (five) 5 ~~a majority of~~ Directors present at a meeting. ~~shall constitute the acts of the Board.~~ Directors may not vote by proxy or secret ballot (except for the election of Officers) at Board meetings and a vote or abstention for each member present shall be recorded in the minutes. If at any meeting of the Board there be less than a quorum present, the Director(s) present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting, which must be properly noticed, any business which might have been transacted at the meeting as originally called may be transacted. Absent Directors may later sign written joinders in Board actions, but such joinders may not be used for purposes of creating a quorum.

* * * * *

WITNESS my signature hereto this 8 day of October, 2012, at Boca Raton, Palm Beach County, Florida.

Deborah Stoehr
Witness
Deborah Stoehr
(PRINT NAME)

Witness
Shelly Graham
(PRINT NAME)

By: Patricia K. Smith
President

Attest
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 8 day of October 2012, by Patricia K. Smith and Rachel Parron, as President and Secretary, respectively, of Laurel Oaks Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

T A ROBINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE038714
Expires 10/31/2014

T.A. Robinson (Signature)

T.A. Robinson (Print Name)
Notary Public, State of Florida at Large

ACTIVE: 4141778_1

Laurel Oaks Condominium Association, Inc.

20100 Boca West Drive
Boca Raton, FL 33434

Ph: (561) 483-8898
Fax: (561) 479-1699

January 19, 2012

TO The MEMBERSHIP

Dear Unit Owner:

Please find enclosed the official copy of the recorded Amendment to the Declaration of Condominium of Laurel Oaks Condominium Association, Inc. as passed by the Membership at a Special Members Meeting on Wednesday, December 7, 2011.

This Amendment should be filed with your permanent records of ownership of your unit, and submitted to any new owner should resale occur, along with all copies of the Offering Circular and other documents pertinent to your unit.

You will note that this Amendment Titled 1 "Submission Statement "and XV "Common Expenses and Assessments section (A) and (B) is a recorded Amendment to the Declaration. This Amendment herein supersedes original reference Article, and is effective as at date of recordation by Palm Beach County Record Department.

Sincerely,

Patricia K. Smith

Patricia Smith, President
Laurel Oaks Condominium Association, Inc.

Encl:
PS/sg

CFN 20110478189
OR BK 24925 PG 0544
RECORDED 12/27/2011 15:25:53
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0544 - 548; (5pgs)

This instrument was prepared by:
MARTY PLATTS, ESQ.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LAUREL OAKS, A CONDOMINIUM

WHEREAS, the **Declaration of Condominium** for **Laurel Oaks, A Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **3270** at Page **546**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Laurel Oaks Condominium Association, Inc.**, a Florida not-for-profit corporation, held **December 7, 2011**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration of Condominium are a true and correct copy of the amendments as amended by the membership.

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF LAUREL OAKS, A CONDOMINIUM

(Additions shown by "underlining", deletions shown by "~~strikeout~~")

I SUBMISSION STATEMENT

~~Developer is the owner of record of the LAND (as legally described on Exhibit A to this Declaration of Condominium and incorporated by reference herein) and does hereby submit the LAND and the improvements thereon to Condominium ownership pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1978 (the "Act").~~ Developer submitted the Land and all improvements thereon to the Condominium form of ownership and use in the manner provided for in the Florida Condominium Act. This is a "phase condominium" as contemplated by Section 718.403 of the Act. The plan for development of the four (4) phases of this Condominium is set forth in Article VIII hereof.

All restrictions, reservations, covenants, conditions and easements contained herein shall constitute covenants running with the land or equitable servitudes upon the land as the case may be, and shall be binding on each Apartment Owner, his heirs, personal representatives, successors and assigns. Both the burdens imposed and the benefits provided shall run with the title to each Apartment and their appurtenant interests in the Common Elements as defined herein.

* * *

XV COMMON EXPENSES AND ASSESSMENTS

A. Common Expenses

The Association, by its Board, shall prepare and adopt an annual budget (the "Budget") for the operation and management of the Association and this Condominium in accordance with the By-Laws. Except as otherwise provided in the By-Laws, the Common Expenses shall be estimated in the Budget and shall be allocated to each Apartment Owner based upon each Apartment Owner's share of the Common Expenses which allocated sum, shall be assessed as the "Annual Assessment". Notwithstanding the above-stated method of allocation, however, the Apartment Owners shall be obligated to pay in addition to the Annual Assessment, such special assessments ("Special Assessments") as shall be levied by the Board against their Apartment or Apartments either as a result of (a) extraordinary items of expense; (b) the failure or refusal of other Apartment Owners in the Condominium to pay their Annual Assessment; or (c) such other reason or basis determined by the Board which is not inconsistent with the terms of the Condominium Documents or the Condominium Act.

B. Assessments.

Assessments shall be made and determined as provided herein and in the Condominium Documents. Annual Assessments shall be payable in monthly installments or in such other installments as the Board may determine and shall notice to Apartment Owners in writing (the "Assessment Payment Method").

~~1. The record owners of each Apartment shall be personally liable, jointly and severally, to the Association for the payment of Annual Assessments and Special Assessments levied by the Association and for all costs of collecting delinquent assessments, plus interest and reasonable attorney's fees as hereinafter provided. In the event of default in the payment of an installment under the Assessment Payment Method used by the Board or a default in payment of a Special Assessment, the Board may accelerate remaining installments of the Annual Assessment upon notice thereof to the Apartment Owner in default, whereupon, the entire unpaid balance of the Annual Assessment shall become due upon the date stated in the notice (which date shall not be less than ten (10) days after the date of the notice). In the event any Special Assessment installment under the Assessment Payment Method or accelerated Annual Assessment is not paid within twenty (20) days after their respective due dates, the Association, through the Board, may proceed to enforce and collect the said Assessments against the Apartment Owner owing the same in any manner provided for by the Act, including foreclosure and sale of the Apartment.~~

~~2. In connection with Assessments, the Association shall have all of the powers, rights, privileges and legal remedies provided for by the Act, specifically including a lien upon each Apartment for any unpaid Assessment and interest thereon owed by the Apartment Owner of such Apartment, together with reasonable attorney's fees incurred by the Association prior to any litigation and at all trial and appellate levels which are incident to the collection of such Assessments or the enforcement of such lien. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the highest per annum rate permitted by law against the party to be charged.~~

~~3. It is specifically acknowledged that the provisions of Section 718.116(6) of the Act are applicable to this Condominium, and further, in the event an approved institutional mortgagee acquires title to an Apartment by deed in lieu of foreclosure, such approved institutional mortgagee, its successors and assigns, shall not be liable for accrued Assessments or Common Expenses which become due prior to such acquisition of title, unless such accrued Assessment is secured by a claim of lien for Assessments that is recorded prior to the recording of the mortgage for which a deed is given in lieu of foreclosure. Assessments that are not secured by a claim of lien recorded prior to the recording o the mortgage for which a deed is given in lieu of~~

~~foreclosure shall be cancelled as to such Apartment effective with the passage of title to such mortgagee.~~

~~4. No lien for Assessments under the Act or under the Condominium Documents shall be effective until recorded amongst the Public Records of Palm Beach County, Florida.~~

1. Liability for Assessments. An Apartment Owner, regardless of how title is acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, shall be liable for all Assessments and other charges coming due while that person is the Apartment Owner. Except as provided in Section 4 below, the Apartment Owner shall also be jointly and severally liable with the previous Apartment Owner for all unpaid Assessments and other charges that came due up to the time of the transfer of title. This liability is without prejudice to any right the Apartment Owner may have to recover from the previous Apartment Owner the amounts paid by the Apartment Owner. The person acquiring title shall pay the amount owed to the Association within thirty (30) days after transfer of title. Failure to pay the full amount when due shall entitle the Association to record a claim of lien against the Condominium Parcel, as defined in the Act, as amended from time to time, and proceed in the same manner as provided herein and in the Act, as amended from time to time, for the collection of unpaid Assessments. The liability for Assessments may not be avoided by waiver of the use or enjoyment of any Common Elements or Association Property or by the abandonment of the Apartment for which the Assessments are made or otherwise.

2. Default in Payment of Assessments for Common Expenses. Assessments and installments thereof not paid within ten (10) days from the date when they are due shall bear interest at the highest lawful rate from the date due until paid. In addition to the above stated interest, the Association shall charge an administrative late fee in an amount not to exceed the highest amount provided for in the Act, as same may be amended from time to time, on Assessments and installments thereof not paid when due. All partial payments upon account shall be applied in the manner prescribed in the Act, as same may be amended from time to time. The Association has a lien on each Condominium Parcel to secure the payment of Assessments. The lien shall have such priority as provided for in the Act, as same may be amended from time to time. However, as to a First Mortgagee of record, the lien is effective as of the date of the recording of a claim of lien in the Public Records of Palm Beach County. All claims of lien must state the description of the Condominium Parcel, the name of the record Owner, the name and address of the Association, the amount due and the due dates and must be executed and acknowledged by an officer or authorized agent of the Association. The claim of lien shall secure (whether or not stated therein) all unpaid Assessments, which are due at the time a claim of lien is recorded, as well as all regular and special Assessments which may be levied or which may accrue subsequent to the recording of the claim of lien and prior to satisfaction of the lien or the issuance of a certificate of title, together with interest, late charges and all reasonable costs and attorney's fees incurred by the Association incident to the collection and foreclosure process. Upon payment in full, the person making the payment is entitled to a satisfaction of the lien. The Association may bring an action in its name to foreclose its lien in the same manner a mortgage of real property is foreclosed and may also bring an action at law to recover a money judgment for the unpaid Assessments without waiving any claim of lien. The Association is entitled to recover its reasonable attorney's fees incurred in either a lien foreclosure action or an action to recover a money judgment for unpaid assessments. As an additional right and remedy of the Association, upon default in the payment of Assessments as aforesaid, the Association may declare the Assessment installments for the remainder of the fiscal year in which a claim of lien has been filed to be accelerated, as provided in Section 6 below.

3. Assignment of Rents. The Association is hereby granted a lien against any rents derived from the Apartment which shall have the same priority as the Association's lien for unpaid Assessments against the Apartment. Except to the extent limited by the Act, as the same may be amended from time to time, the lien on any rentals derived from the Apartment shall be enforceable by the delivery of written notice to the

Owner and the tenant demanding the payment of the rents, provided, however, that no such demand may be made unless and until the Owner is delinquent in the payment of any Assessment or other charges due and payable to the Association by the Apartment Owner under this Declaration.

4. First Mortgagee. A First Mortgagee acquiring title to a Condominium Parcel as a result of foreclosure of its first mortgage, or by deed in lieu of foreclosure, may not, during the period of its ownership of such parcel, whether or not such parcel is unoccupied, be excused from the payment of any of the Common Expenses coming due during the period of such ownership. In addition, the First Mortgagee is liable for the share of Common Expenses or Assessments or other charges imposed by the Association pertaining to such Condominium Parcel which became due prior to acquisition of title as a result of the foreclosure or the acceptance of such deed; provided, however, the First Mortgagee's liability is limited to the maximum amount set forth in the Act, as same may be amended from time to time. If any unpaid share of Common Expenses or Assessments or other charges is extinguished by foreclosure of a superior lien or by a deed in lieu of foreclosure thereof, the unpaid share of Common Expenses or Assessments are Common Expenses collectible from all of the Apartment Owners, including such acquirer, and such acquirer's successors and assigns.

5. Certificate of Unpaid Assessments. Within fifteen (15) days after request by an Apartment Owner or mortgagee of an Apartment, for a fee to be determined from time to time by the Board of Directors, the Association shall provide a certificate stating whether all Assessments and other moneys owed to the Association by the Apartment Owner with respect to his Apartment have been paid. Any person other than the Apartment Owner who relies upon such certificate shall be protected thereby. The Association or its authorized agent may charge a reasonable fee for the preparation of the Certificate.

6. Acceleration of Assessment Installments Upon Default. If an Apartment Owner shall be in default in the payment of an installment upon an Assessment, the Board may accelerate the remaining installments of the Assessment upon notice to the Apartment Owner, and the then unpaid balance of the Assessment shall be due upon the date stated in the notice.

7. Set Off. Any funds due and payable by the Association to an Apartment Owner under this Declaration of Condominium, the Articles of Incorporation or the By-Laws, or under Chapter 718, Florida Statutes, shall be subject to a right of set-off for any amounts due and owing to the Association by the Apartment Owner under this Declaration, the Articles of Incorporation, the By-Laws, or Chapter 718, Florida Statutes.

~~C. If, and when, Phases II, III and IV are added by amendments, every Apartment in Phases II, III and IV, including those owned by the Developer, if any, will be assessed for Common Expenses as provided herein.~~

~~D. Provided, however, in no event shall Developer be assessed any amounts in excess of his pro rata share of the actual operating expenses incurred by the Association.~~

* * * * *

[Signature Page to Follow]

WITNESS my signature hereto this 20 day of December, 2011, at Boca Raton, Palm Beach County, Florida.

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

Deborah Stoehr
Witness
Deborah Stoehr
(PRINT NAME)

By: Patricia K. Smith
President

Witness
Shelly Graham
(PRINT NAME)

Attest
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 20 day of December 2011, by Patricia Smith and Rachel Patron, as President and Secretary, respectively, of **Laurel Oaks Condominium Association, Inc.**, a ~~Florida~~ not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did ~~take an oath~~.

(Signature)

T A ROBINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE035714
EXPIRES 10/31/2014

T.A. Robinson
(Print Name)
Notary Public, State of Florida at Large

ACTIVE: 3605755_1

Laurel Oaks Condominium Association, Inc.
20100 Boca West Drive
Boca Raton, FL 33434
Ph: (561) 483-8898
Fax: (561) 479-1699

April 15, 2011

TO The MEMBERSHIP

Dear Unit Owner:

Please find enclosed the official copy of the recorded Amendment to the Offering Circular of Laurel Oaks Condominium Association, Inc. as passed by the membership at the 2011 Annual Meeting held March15, 2011.

This Amendment should be filed with your permanent records of ownership of your unit, and submitted to any new owner should resale occur, along with all copies of the Offering Circular and other documents pertinent to your unit.

You will note that this Amendment Titled XII Occupancy and Use Restrictions Section (E) is a recorded Amendment to the Declaration. This Amendment herein supersedes original reference Article, and is effective as at date of recordation by Palm Beach County Record Department.

Sincerely,

Patricia K. Smith

Patricia Smith, President
Laurel Oaks Condominium Association, Inc.

Encl:
PS/sg

CFN 20110111208
OR BK 24438 PG 0376
RECORDED 04/01/2011 15:24:19
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0376 - 377; (2pgs)

This instrument was prepared by:
MARTY PLATTS, ESQ.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LAUREL OAKS, A CONDOMINIUM

WHEREAS, the **Declaration of Condominium** for **Laurel Oaks, A Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **3270** at Page **546**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Laurel Oaks Condominium Association, Inc.**, a Florida not-for-profit corporation, held **March 15, 2011**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration are a true and correct copy of the amendments as amended by the membership.

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LAUREL OAKS

(Additions shown by "underlining", deletions shown by "~~strikeout~~")

XII OCCUPANCY AND USE RESTRICTIONS

* * *

E. No Pets or animals of any kind are allowed in the Unit, Common Elements, or Recreational Facilities. ~~An Apartment Owner shall not keep any pet in his Apartment without the prior written permission of the Board, and in no event may an Apartment Owner keep any pet in his Apartment which weighs more than twenty (20) pounds. An Apartment Owner shall not keep any other animals, livestock or poultry in his Apartment, nor may any animal be raised, bred or kept upon any portion of the Condominium Property. No clothesline or other similar devices shall be allowed in any portion of the Condominium Property. In addition, the Board shall adopt rules and regulations from time to time regulating and limiting the number, size, weight, type and place and manner of operation of vehicles on the Condominium Property.~~

* * *

K. No clothesline or other similar devices shall be allowed in any portion of the Condominium Property.

L. The Board shall adopt rules and regulations from time to time regulating and limiting the number, size, weight, type and place and manner of operation of vehicles on the Condominium Property.

* * * * *

[Signature Page to Follow]

WITNESS my signature hereto this 30 day of March, 2011, at Boca Raton, Palm Beach County, Florida.

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

Witness — By: Patricia K. Smith, President

T.A. Robinson
(PRINT NAME)

D. Stoehr — Witness — Attest — Secretary

Deborah Stoehr
(PRINT NAME)

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 30th day of March 2011, by Patricia Smith and Rachel Patron, as President and Secretary respectively, of **Laurel Oaks Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

(Signature)

Shelly Graham (Print Name)
Notary Public, State of Florida at Large

SHELLY GRAHAM
MY COMMISSION # DD 754380
EXPIRES: March 24, 2012
Bonded Thru Budget Notary Services

ACTIVE: 3268122_1