

SACHS SAX CAPLAN

ATTORNEYS AT LAW

SUITE 200
6111 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33487

TELEPHONE (561) 994-4499
DIRECT LINE (561) 237-6888
FACSIMILE (561) 994-4985

STEVEN G. RAPPAPORT, ESQ.
ALSO ADMITTED IN THE DISTRICT OF COLUMBIA
e-mail: srappaport@ssclawfirm.com

October 24, 2016

Board of Directors
Sea Ranch Club of Boca Condominium Association, Inc.
4301 North Ocean Blvd.
Boca Raton, FL 33431
Attention: Steve Mauro

**Re: Sea Ranch Club of Boca Raton Condominium Association, Inc.
Our File No. 0678.01**

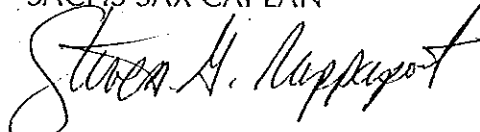
Dear Members of the Board:

Enclosed please find the recorded amendment to the Bylaws of Sea Ranch Club of Boca Condominium Association, Inc. As you can see, the amendment was recorded on September 30, 2016, in Official Records Book 28610, at Page 984, in the Public Records of Palm Beach County, Florida. Please note that we have retained a copy for our document file.

Should you have any additional questions or concerns regarding this matter, please do not hesitate to contact us.

Very truly yours,

SACHS SAX CAPLAN



STEVEN G. RAPPAPORT

SGR/eb
Enclosure

Cynthia Chen
NOTARY PUBLIC, State of Florida at large

EXHIBIT "A"

AMENDMENT TO BYLAWS OF SEA RANCH CLUB OF BOCA CONDOMINIUM ASSOCIATION, INC.

The Bylaws of Sea Ranch Club of Boca Condominium Association, Inc. is recorded in Official Records Book 5869, at Page 1935, of the Public Records of Palm Beach County, Florida.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

Item 1: Article 7, Section 7.3 (c) of the Declaration Bylaws of Sea Ranch Club of Boca Condominium Association, Inc. ("Bylaws"), shall be amended as follows:

(c) At any time after the "Majority Election Meeting" (as more particularly described in Article IX of the Articles), a majority of all the Apartment Owners in each Sea Ranch Club of Boca Condominium may together elect to allocate expenses for the "Association Areas" in a manner different than provided in Section 7.3(a) (ii) above, provided such different manner of allocation does not violate the Act.

1. Notwithstanding the foregoing, and pursuant to Section 718.115(1)(c), Fla. Stat., the necessary maintenance and repair of the following Association Areas," (as distinguished from improvements or replacements to such areas), shall be deemed to be Association Common Expenses to be shared by all Sea Ranch Club of Boca Condominium Unit Owners as follows:
 - a. The main entrance gates and guard gate house.
 - b. The Spanish River gates.
 - c. All roads throughout the entire property of the Sea Ranch Club of Boca Association, Inc. (not including the circular driveways adjacent to and appurtenant to each Sea Ranch Condominium building, which shall be considered a "Building Area").
 - d. All road lighting and street lights located throughout the property of Sea Ranch Club of Boca Association, Inc. (not including lighting under the building porticos that are attached to and adjacent to the "Building Areas").
 - e. All perimeter fences and all perimeter landscape areas, including mangroves and other vegetation, on the intracoastal, Spanish River Boulevard west of A1A and the north border of the Sea Ranch Club of Boca property, and the seawalls along the Intracoastal waterway and North boundary of the property. A perimeter map of the Sea Ranch Club of Boca is attached. (A larger more readable map is available in the Sea Ranch Club of Boca manager's office).
 - f. All tennis courts, putting greens and gazebo (excluding the poolside gazebos of each building), including walks between the tennis courts and the beach area.

- g. The bridge and all sidewalks, (excluding the marina sidewalks/caps), located on the property Sea Ranch Club of Boca Association, Inc., including all structural components of the bridge.
- h. The beach area, including beach landscaping, from the A1A roadway to the high water level. Landscaping includes all under brush, palms, sea grapes and other vegetation. Beach area maintenance also includes repair and replacement of all cabanas, beach umbrellas, lounge chairs, and chairs, and repair and maintenance of the gate and Bridgeway to the beach area from A1A.
- i. The maintenance, repair or replacement of any Common Element that is not considered to be part of the "Building Areas", as defined in the Declaration of Condominium provision IV.G, where such maintenance, repair and/or replacement is required resulting from damage caused by a hurricane, fire flood, tornado, storm or other natural disaster not covered by insurance proceeds.