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EL CAPRI COURTYARDS, A CONDOMINIUM**

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**EXHIBITS TO DECLARATION OF CONDOMINIUM
OF
EL CAPRI COURTYARDS, A CONDOMINIUM**

"A"	Legal Description of Real Property
"B"	Plot Plan, Survey and Graphic Description
"C"	Share of Common Expenses, Common Elements and Common Surplus
"D"	Articles of Incorporation of EL CAPRI COURTYARDS Condominium Association, Inc.
"E"	By-Laws of EL CAPRI COURTYARDS Condominium Association, Inc.
"F"	Rules and Regulations

DECLARATION OF CONDOMINIUM
OF
EL CAPRI COURTYARDS, A CONDOMINIUM

I. SUBMISSION STATEMENT

CHERRY 530, L.L.C., a Florida limited liability company (hereinafter called the "Developer") is the owner, in fee simple, of the real property legally described in Exhibit "A" attached hereto. Developer does hereby submit the real property described in Exhibit "A" attached hereto, the improvements thereon and the rights and easements appurtenant thereto to condominium ownership pursuant to Chapter 718, Florida Statutes and declares same a condominium known as EL CAPRI COURTYARDS, A CONDOMINIUM (the "Condominium").

All of the 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 Unit Owner, and each Unit Owner's heirs, personal representatives, successors and assigns. Both the burdens imposed and the benefits provided shall run with the title to each Unit and their appurtenant interests in the Common Elements as defined herein.

II. DEFINITIONS

As used herein and in the Exhibits attached hereto and in all amendments thereto, unless the context requires otherwise:

A. "Act" means and refers to the Condominium Act of the State of Florida in effect on the date of recordation of this Declaration of Condominium.

B. "Assessment" means the share of the funds required for the payment of Common Expenses which from time to time are assessed against a Unit Owner.

C. "Association" or "Corporation" means EL CAPRI COURTYARDS Condominium Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of the Condominium.

D. "Board" or "Board of Directors" means the Board of Directors of the Association.

E. "Miami-Dade County" shall mean and include the name "Dade County, Florida."

F. "By-Laws" means the By-Laws of the Association.

G. "Condominium Documents" means this Declaration and all Exhibits attached hereto as the same, from time to time, may be amended.

H. "Condominium Property" means and includes the land submitted to condominium ownership, whether or not contiguous, all improvements thereon, and all easements and rights appurtenant thereto intended for use in connection with the Condominium.

I. "Condominium Unit" or "Unit" means that portion of the Condominium Property which is to be subject to exclusive ownership; said Unit being a unit space identified on the Plot Plan, Survey and Graphic Description attached hereto as Exhibit "B".

J. "Common Elements" means the portion of the Condominium Property not included in the Units.

K. "Common Expenses" means: (1) expenses of administration and management of the Condominium Property; (2) expenses of maintenance, operation, repair or replacement of the Common Elements; (3) expenses declared Common Expenses by the provisions of this Declaration or the By-Laws; and (4) any valid charge against the Condominium as a whole.

L. "Common Surplus" means the excess of all receipts of the Association collected on behalf of the Condominium, (including, but not limited to, Assessments, rents, profits and revenues) over and above the amount of money expended as Common Expenses.

M. "Condominium" means that form of ownership of real property created pursuant to the provisions of the Act which is comprised of Units that may be owned by one or more persons or entities and where there is appurtenant to each Unit, as part thereof, an undivided share in the Common Elements.

N. "Condominium Parcel" means a Unit together with the undivided share in the Common Elements which is appurtenant to the Unit.

O. "Declaration" or "Declaration of Condominium" means this instrument, and all Exhibits attached hereto, as same may from time to time be amended.

P. "Developer" means CHERRY 530, L.L.C., and such assigns as may be designated in writing by CHERRY 530, L.L.C., pursuant to the provisions of Article XXV hereinafter.

Q. "Institutional Lender" or "Institutional Mortgagee" means the Developer, a bank, savings and loan association, insurance company, a generally recognized and licensed mortgage company, real estate investment trust, public company pension fund, public company pension trust, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, or any other generally recognized institutional-type lender or its loan correspondent, or any agency of the United States Government or any lender providing funds to the Developer for the purpose of constructing improvements upon the Condominium Property (and such lender's successors and assigns) holding a mortgage encumbering a Unit.

R. "Institutional Mortgage" means a mortgage encumbering a Unit held by an Institutional Lender or by an Institutional Mortgagee.

S. "Insurance Trustee" means that Florida Bank having trust powers, designated by the Board to receive proceeds on behalf of the Association, which proceeds are paid as a result of casualty or fire loss covered by insurance policies.

T. "Limited Common Elements" means those Common Elements which are reserved for the use of a certain Unit or certain Units to the exclusion of all other Units.

U. "Unit Owner" or "Owner" means a record owner of legal title to a Condominium Parcel.

"/.JI. UNITS; APPURTENANCES; POSSESSION AND ENJOYMENT

A. A Unit means a part of the condominium property which is subject to exclusive ownership, the ownership of which may be in Fee Simple or any other estate in real property recognized by law.

B. Residential Units are identified by a numerical designation as set forth in Exhibit "B" attached hereto and made a part hereof. The upper and lower boundaries of each Unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

I. Upper Boundaries -- the horizontal plane of the undecorated finished ceiling.

2. Lower Boundaries -- the horizontal plane of the undecorated finished floor.

C. The perimetrical boundaries of the Unit shall be the vertical planes of the undecorated finished interior of the walls bounding the Unit extending to intersections with each other and with the upper and lower boundaries. Where there is an aperture in any perimetrical boundary including, but not limited to, windows and doors, the vertical boundary shall be extended

at all such places, at right angles, to the dimension of such aperture, so that the perimetrical boundary at such places shall be coincident with the exterior unfinished surface of such aperture, including the framework thereto. Exterior walls made of glass or glass fired to metal framing, exterior windows and frames, exterior glass sliding doors, frames and casings, shall be included within the Unit and shall not be deemed to be a Common Element.

D. Each Unit shall not be deemed to include the undecorated and/or unfinished surfaces of the perimeter walls, floors and ceilings surrounding the Unit, nor shall a Unit be deemed to include pipes, wires, conduits or other public utility lines running through the Unit which are utilized for or serve more than one Unit, which items are by these presents hereby made a part of the Common Elements. A Unit shall be deemed to include the interior walls and partitions which are contained in a Unit and also shall be deemed to include the inner decorated and/or finished surfaces of the perimeter walls, floors and ceilings of the Unit, including plaster, paint, wallpaper, etc..

E. There shall pass with each Unit as an appurtenance thereto:

1. An undivided interest in the Common Elements.
2. An undivided share in the Common Surplus.
3. An exclusive easement for the use of the air space occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from time to time, which easement shall be terminated automatically in any air space which is vacated from time to time.
4. Such other easements, rights or privileges which, pursuant to the provisions to this Declaration and of law, are deemed appurtenances to the Unit.
5. Membership for the Unit Owner in the Association, with the full voting rights appertaining thereto, subject to the rights and obligations of membership therein.

F. The Owner of a Unit is entitled to the exclusive possession of the Unit. Each Owner of a Unit shall be entitled to use the Common Elements in accordance with the purposes for which they are intended, but no such use shall hinder or encroach upon the lawful rights of Owners of other Units. There shall be a joint use of the Common Elements and a joint mutual easement for that purpose is hereby created.

G. Each Owner of a Unit shall pay the cost of maintaining all sliding glass doors contained within his Unit, if any, and the replacement or repair of windows and window operators,

screening, wmnng, electrical outlets and fixtures which are wholly within the Unit. Rules and regulations regarding the uniform maintenance and appearance of all exterior facing parts of the improvements may be promulgated, from time to time, by the Association.

IV. RESTRAINT UPON SEPARATION AND PARTITION OF COMMON ELEMENTS

A. The undivided share in the Common Elements which is appurtenant to a Unit shall not be separated therefrom and shall pass with the title to the Unit, whether or not separately described.

B. The undivided share in the Common Elements appurtenant to a Unit cannot be conveyed or encumbered except together with the Unit.

C. The undivided share in the Common Elements appurtenant to each Unit shall remain undivided, and no action for partition shall lie.

V. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Common Elements includes within its meaning the following items:

A. All of the real property, other than the Units and the Limited Common Elements, all of which are more particularly described and set forth in the Plot Plan, Survey and Graphic Description attached hereto as Exhibit "B". Common Elements shall include easements through Units for all conduits, pipes, ducts, plumbing, wiring and all other facilities for the furnishing of utility services to Units and the Common Elements and easements of support in every portion of a Unit which contributes to the support of the improvements, and shall further include all personal property held and maintained for the joint use and enjoyment of the Unit Owners.

B. Installations for the furnishing of utility services to more than one Unit or to the Common Elements or to a Unit other than the Unit containing the installation.

C. Easements for encroachments by the perimeter walls, ceilings, and floors surrounding each Unit caused by minor inaccuracies in building or rebuilding which now exist or hereafter exist, and such easements shall continue until such encroachment no longer exists.

D. Easements for overhanging troughs and gutters, downspouts, and the discharge therefrom of rain water and the subsequent flow thereof over Units.

E. A non-exclusive easement for ingress and egress over the walks and other rights-of-way of the Common Elements as shall be necessary to provide access to the public ways to and from the Units.

F. The air-conditioning and heating systems servicing a Unit are Limited Common Elements appurtenant to said Unit usable only by the Owners of said Unit. The Owner of any such Unit shall maintain, repair and replace, at his, her or its own expense, any portions of such system in need thereof including, but not limited to, filters, the compressor, condenser, motor, fan and related parts. Notwithstanding the foregoing, Unit Owners shall not be responsible for such conduits and ducts as are described in Article V, Paragraph A hereinabove.

G. The parking areas of the Condominium are depicted in Exhibit "B" attached hereto. The Developer shall have the absolute right to assign, with or without consideration, the use of any unassigned space or to transfer any unassigned space to any Unit Owner at any time. In addition, Developer, so long as it has Units for sale, shall have the right to use unassigned parking spaces or a portion of the Common Elements and property or parking for prospective Unit purchasers and such other parties as the Developer, in its sole discretion, may reasonably determine. All parking spaces, until assigned, are Common Elements of this Condominium. When a Unit Owner receives a written parking space designation or assignment from the Developer during or subsequent to the purchase and closing of his Unit wherein such Unit Owner is granted a right of exclusive use of a particular designated parking space or spaces, then such space shall thereupon become a Limited Common Element of the Unit to which it was assigned and is usable solely by such Unit Owner. Except as hereinafter provided, once a parking space is assigned and is a Limited Common Element, such parking space may not thereafter be separately conveyed, hypothecated, transferred, encumbered or otherwise dealt with, and the use thereof shall pass only with the title to the Unit to which it is appurtenant. Notwithstanding the foregoing, exchanges of parking spaces between Unit Owners may not be permitted after turnover of control of the Association, subject to prior approval of the Board. No parking space shall be the same identifying number as any other. So long as it has Units for sale, the Developer may add additional parking spaces within the parking areas at any time, providing that the addition of such spaces does not violate any state or local law or ordinance, and, in such event, Developer may add such spaces without approval from any other party whatsoever. No designation or assignment of any parking space(s) by the Developer shall be recorded amongst the Public Records of Miami-Dade, Florida, but rather, all such designations and assignments shall be made by way of assignment instrument placed in the official records of the Association. Notwithstanding anything contained herein to the contrary, a Limited Common Element parking space may be relocated at any time, and from time to time, by the Association's Board of Directors, in order to comply with applicable federal, state and/or local laws and regulations regarding or affecting handicap accessibility, if any.

VI. CONDOMINIUM PROPERTY AND IDENTIFICATION OF UNITS

A. Annexed hereto as Exhibit "B" is a survey of the real property being submitted to the condominium form of ownership, together with a plot plan and graphic description of the improvements in which the Units are located.

B. The identification, location and dimensions of each Unit and the Common Elements appear on the aforescribed Exhibit "B". Each Unit has been given a designation for purposes of identification so that no Unit has the same designation as any other Unit. Each Unit is described in Exhibit "B" annexed hereto in such a manner that there can be determined therefrom the identification, location and approximate dimensions of each Unit and the Common Elements appurtenant thereto. The legend and notes contained in Exhibit "B" are incorporated herein and made a part hereof by reference.

11.1. OWNERSHIP OF COMMON ELEMENTS AND SHARES OF COMMON SURPLUS

The Owner of each Unit shall own a share and an interest in the Condominium Property which is appurtenant to said Unit Owner's Unit which includes, but is not limited to, the following items:

A. Common Elements -- The undivided shares, based upon the total square footage of each unit in uniform relationship to the total square footage of each other unit in the Condominium, in the Common Elements appurtenant to each of the Units as set forth on the schedule attached hereto and made a part hereof by reference as Exhibit "C"; and

B. Common Surplus -- Any Common Surplus of the Association, in the same percentage or fraction as the Common Elements appurtenant to each Unit are owned, as set forth in Exhibit "C". This ownership, however, does not include the right to withdraw or require payment or distribution of said Common Surplus.

VIII. AMENDMENT TO DECLARATION

A. Except as herein or otherwise provided, this Declaration may be amended in the following manner:

1. 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.

2. An amendment may be proposed by either a majority vote of the Board of Directors of the Association, or by the vote of not less than 51% of the members of the Association present, either in person or by proxy, at a duly called meeting of the members of the Association. Except as elsewhere provided, a resolution adopting the proposed amendment must be approved by either:

a) The vote of not less than 66-2/3% of the Board of Directors and the vote of not less than 66-2/3% of the members of the Association present, either in person or by proxy, at a duly called meeting of the members of the Association; or

b) The vote of not less than 80% of the members of the Association present, either in person or by proxy, at a duly called meeting of the members of the Association.

B. Except for amendments permitted to be made by the Developer without the consent of the Unit Owners, as provided in the Act and in this Declaration, no amendment shall change the configuration of any Unit in any material fashion, materially alter or modify the appurtenances to any Unit, or change the percentage by which the Owner of a Unit shares the Common Elements, the Common Expenses or Common Surplus (any such change or alteration being a "Material Amendment"), unless the amendment is approved by: (i) not less than 51% of the total votes of the Association; (ii) the record Owner(s) of the Unit(s) affected by such amendment; and (iii) the record Owner(s) of all liens encumbering the Unit(s) affected by such amendment. Notwithstanding the foregoing, the acquisition of property by the Association, and material alterations or substantial additions to such property or the Common Elements by the Association shall not be deemed to constitute a material alteration or modification of the appurtenances to the Units.

C. Notwithstanding anything to the contrary herein, during the time that the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration, the Articles of Incorporation or the By-laws of the Association may be amended by the Developer alone, without requiring the consent of any other party, to effect any change whatsoever, except for an amendment: (i) to permit time-share estates (which must be approved, if at all, by all Unit Owners and mortgagees on Units); or (ii) to effect a Material Amendment which must be approved, if at all, in the manner set forth in Article VIII(B) above. Where the amendment does not materially affect the rights of Unit Owners or mortgagees, such amendment need be executed and acknowledged by the Developer only, and need not be approved by the Unit Owners or mortgagees, whether or not elsewhere required for amendments,

In addition, the Developer reserves the right to amend this Declaration pursuant to the provisions of Article XXVII herein, provided said amendment(s) is in accordance with the Act.

D. As long as The Developer holds a Unit for sale in the ordinary course of business, no amendment to this Declaration shall be made or shall be effective without the written consent of the Developer, if such amendment would adversely affect the sale or lease of any Unit(s) by or the rights of Developer.

E. No provision of this Declaration shall be revised or amended by reference to its title number only. Proposals to amend existing provisions of this Declaration shall contain the full text

: of the new provision to be amended; new words shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of Declaration. See provision _____ for present text." Non-material errors or omissions in the amendment process shall not invalidate an otherwise properly promulgated amendment.

F. Except as may be otherwise provided in this Declaration, a copy of each amendment shall be attached to a certificate, certifying that the amendment was duly adopted. Each amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Miami-Dade County, Florida.

IX. THE ASSOCIATION; ITS POWERS AND RESPONSIBILITIES

A. The Condominium is governed and administered by EL CAPRI COURTYARDS Condominium Association, Inc., a Florida not-for-profit corporation. A copy of the Articles of Incorporation of the Association is annexed hereto and made a part hereof as Exhibit "D". Amendments to the Articles of Incorporation shall be valid when adopted in accordance with its provisions and filed with the Secretary of State or as otherwise required by Chapter 617, Florida Statutes, as same may be amended from time to time. No amendment to the Articles of Incorporation shall be valid unless recorded with identification on the first page thereof of the official records book and page number of the public records of the county in which this Declaration is recorded.

B. The powers and duties of the Association shall include those set forth in the By-Laws annexed hereto and made a part hereof as Exhibit "E" but, in addition thereto, the Association shall have all of the powers and duties set forth in the Act, as well as all of the powers and duties granted to or imposed upon it by this Declaration, including:

1. The irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements or of any portion of a Unit to be maintained by the Association or as may be necessary to prevent damage to the Common Elements or to a Unit or Units. In this regard, the Association may retain a pass-key to all Units. In the event the Unit Owner fails to supply a pass-key to the Association and, pursuant to the terms of this Declaration, entry into the Unit by the Association is permitted, the Association shall not be responsible for any damage which may arise as the result of a forced entry into the Unit.

2. The power to make and collect Assessments, regular and special, and to lease, maintain, repair and replace the Common Elements.

3. The duty to maintain accounting records prepared according to normally accepted accounting practices, which records shall be open to inspection by Unit Owners at reasonable times during normal business hours.

4. The power to enter into contracts with others for a valuable consideration, for maintenance and management, including the normal maintenance and repair of the Common Elements. The duty and responsibility to maintain and preserve the landscaping, gardening, painting, repairing and replacement of the Common Elements shall not relieve the Unit Owner of Unit Owner's personal responsibility to maintain and preserve the interior of his Unit and the Limited Common Elements appurtenant thereto, and to paint, clean, decorate, maintain and repair his Unit.

5. The power to adopt reasonable rules and regulations for the maintenance and conservation of the Condominium Property and for the health, comfort, safety and welfare of the Unit Owners.

C. The By-Laws may be amended in the manner provided for therein, but no amendment to the By-Laws shall be adopted which would affect or impair the validity or priority of any Institutional Mortgage encumbering any Unit(s), or which would change the provisions of the By-Laws with respect to the rights of Institutional Mortgagees, without the written approval of all Institutional Mortgagees of record.

D. Each Unit shall be entitled to one vote to be cast in accordance with the provisions of the Articles of Incorporation and the By-Laws of the Association.

E. The Association or its designees shall maintain such records as are required by Section 718.111, Florida Statutes.

F. In any legal action in which the Association may be exposed to liability in excess of insurance coverage protecting it and the Unit Owners, the Association shall give notice of the exposure within a reasonable time to all Unit Owners and to all Institutional Mortgagees who may be exposed to the liability, so that such Unit Owners and/or such Institutional Mortgagees shall have the right to intervene and defend.

G. Directors shall be members of the Association, except that this provision shall not apply to Directors selected by the Developer. However, no person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence shall be eligible to serve on the Board of Directors. The validity of an action by the Board of Directors shall not be affected if it is later determined that a member of the Board of Directors is ineligible to serve on the Board of Directors due to having been convicted of a felony.

X. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS

The responsibility for the maintenance of the Condominium Property and restrictions upon its alteration and improvement shall be as follows:

A. By the Association -- The Association shall maintain, repair and replace at the Association's own expense:

1. All Common Elements.
2. All portions of the Units (except interior wall surfaces) contributing to the support of the building, which portions shall include, but not be limited to, the outside walls of the building and load-bearing columns.
3. All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the portions of a Unit contributing to the support of the building or within interior boundary walls, and all such facilities contained within a Unit which service part or parts of the Condominium other than the Unit within which contained.
4. All parking areas of the Conclominium, if any.
5. All property owned **by** the Association:

Subject to the provisions of Article IX, Subparagraph B(1) of this Declaration, all incidental damage caused to a Unit by such work shall be promptly repaired at the expense of the Association.

B. By the Unit Owner -- The responsibilities of each Unit Owner shall be as follows:

1. To maintain, repair and replace, at Unit Owner's expense, all portions of the Unit except the portions to be maintained, repaired and replaced by the Association. Included -within the responsibility of the Unit Owner shall be to maintain, repair and replace all plate glass, sliding glass doors, windows, screens and doors opening into or onto the Unit. All such maintenance, repairs and replacements shall be done without disturbing the rights of other Unit Owners.
2. To maintain, repair and replace at Unit Owner's expense, Unit Owner's individual air-conditioning and heating system and water heater servicing his, her or its Unit, whether located inside or outside Unit Owner's individual Unit.

3. Within the Unit, to maintain, repair and replace at Unit Owner's expense all fans, stoves, refrigerators, dishwashers, washing machines, dryers, or other appliances or equipment, including all fixtures and/or their connections required to provide water, light, power, telephone, sewage and sanitary service to Unit Owner's Unit. The floor and interior walls of any terrace or patio of a Unit (if any) shall be maintained by the Unit Owner at such Unit Owner's expense.

4. Within and without the Unit, not to paint or otherwise decorate or change the appearance of any exterior portion of the building, including patios or terraces, or any stucco portion of the Condominium.

5. To promptly report to the Association any defects or need for repairs, the responsibility for the remedy of which is that of the Association.

6. No Unit Owner, other than the Developer, shall make any alterations in the structure of the Condominium which are to be maintained by the Association, or remove any portion thereof or make any additions thereto or do any work which would jeopardize the safety or soundness of the building or impair any easement, without first obtaining approval from the Board of Directors of the Association.

C. Alteration and Improvement of Common Elements -- There shall be no material alterations or substantial additions to the Common Elements, except as the same are authorized by the Board of Directors and ratified by the affirmative vote of not less than 66-2/3% of the members of the Association present, either in person or by proxy, at a duly called meeting of the members of the Association. The cost of any alteration or addition to the Common Elements shall be assessed as Common Expenses of the Condominium.

D. Alteration of Unit by Unit Owner. Except as provided in this paragraph and in Article XXXII hereof, no Owner of a Unit shall make or cause to be made any structural modifications or alterations or replacements in or to said Unit Owner's Unit, or in or to the exterior doors of said Unit Owner's Unit, or in or to the water, gas, electrical, plumbing, air-conditioning equipment or utilities therein, without the consent of the Board of Directors of the Association, which consent may be withheld in the event the Board of Directors determines that such structural alteration, modification or replacement would in any manner endanger the structural soundness of the building. If the modification, alteration or replacement desired by an Owner of a Unit involves the removal of any permanent interior partition, the Board of Directors may, but shall not be obligated to, permit such modification, alteration or replacement if the partition is not a load-bearing partition and if such modification, alteration or replacement does not interfere with any common utility source. A Unit Owner making or causing to be made any structural modification, alteration or replacement to said Unit Owner's Unit agrees, and shall be deemed to have agreed, to hold the Association and all other Unit Owners harmless from any and all liability arising

therefrom. No Unit Owner shall cause any improvements or changes to be made to the exterior of the Condominium including, but not limited to, painting, installation of electrical wires, television antennae, or air conditioning units which may protrude through the walls or roof of the building, or in any manner change the appearance of the exterior of the building or any portion of the building not totally within each Unit, without consent of the Board of Directors (and except as otherwise expressly permitted or required under any other provision of this Declaration). No Unit Owner or any other person, other than the Developer and/or the agents or assigns of the Developer, shall install upon the roof or exterior of the building or upon the Common Elements of the Condominium, any satellite dish, television antenna, radio antenna, electric, electronic, electro-mechanical or other communications or telecommunications device, facility or equipment, cable equipment, decorative item or affixed furnishing, without the consent of the Board of Directors. Notwithstanding anything contained herein to the contrary, any Unit Owner may display one (1) portable, removable United States flag in a respectful way, as well as certain service flags on specific holidays as set forth in Section 718.113(4), Florida Statutes.

E. Liability of Unit Owner. Should a Unit Owner undertake unauthorized additions and modifications to the Unit Owner's Unit, or refuse to make repairs as required, or should a Unit Owner cause damage to the Condominium Property, the Association shall have the right to avail itself of the remedies set forth in Section 718.303(1) and (3), Florida Statutes, which remedies include the levy of a reasonable fine, an action for damages or an action for injunctive relief.

F. Insurance Proceeds. Whenever any maintenance, replacement and repair of any items for which the Owner of a Unit is responsible is made necessary by any loss covered by insurance maintained by the Association, the proceeds of the insurance received by the Association, or by the Insurance Trustee, shall be used for the purpose of accomplishing such maintenance, repair or replacement. The Unit Owner shall be required to pay all of the costs thereof that exceed the amount of the insurance proceeds.

G. Improvements. Additions or Alterations by Developer. Anything to the contrary notwithstanding, the foregoing restrictions in this Article X shall not apply to Developer-owned Units. The Developer shall have the additional right, without the consent or approval of the Board of Directors or other Unit Owners, to (a) make alterations, additions or improvements, structural and non-structural, interior and exterior, ordinary and extraordinary, in, to, and upon any Unit owned by it and Limited Common Elements appurtenant thereto (including, without limitation, the removal of walls, floors, ceilings and other structural portions of the improvements), and (b) to expand, alter or add to all or any part of the recreational facilities. Any amendment to this Declaration required by a change made by the Developer pursuant to this Article X(G) shall be adopted in accordance with Article VIII and Article XXVII of this Declaration.

ENFORCEMENT OF MAINTENANCE

In the event the Owner of a Unit fails to maintain the Unit and the appurtenances thereto, as required above, the Association, the Developer, or any other Unit Owner shall have the right to proceed in a court of equity to seek compliance with the foregoing provisions.

Further, in the event a Unit Owner violates any of the provisions of Article X above, the Developer and/or the Association shall have the right to take any and all such lawful steps as may be necessary to remedy such violation.

XII- COMMON EXPENSES

A. Common Expenses shall include expenses of the operation, maintenance, repair or replacement of the Common Elements (and those portions of the Limited Common Elements to be maintained by the Association), costs of carrying out the powers and duties of the Association, and any other expenses designated as Common Expenses by the Association.

B. All costs of electricity, water, gas, trash and garbage collection and sewage service for the Common Elements of the Condominium.

C. Common Expenses shall be shared by each Unit in accordance with each Unit's respective interests in the Common Elements and in the Common Surplus, as set forth in Exhibit "C". The foregoing ratio of sharing Common Expenses and Assessments shall remain, regardless of the purchase price of the Units or their locations.

XIII. ASSESSMENTS; LIABILITY. LIEN AND PRIORITY; INTEREST; COLLECTION

A. The Association, through its Board of Directors, shall have the power to fix and determine from time to time, a budget necessary to provide for the Common Expenses of the Condominium. A Unit Owner, regardless of how title is acquired, except as provided in Article XIII(M) below, shall be liable for all Assessments coming due while such Unit Owner is the Owner of a Unit. In a voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all unpaid Assessments against the Unit being conveyed, up to the time of such voluntary conveyance.

B. The Board of Directors shall adopt a Budget for the Association during the month preceding the fiscal year wherein the Budget will take effect, which Budget shall include a schedule of Assessments to be paid by the Unit Owners.

C. Each Unit Owner shall be responsible for the payment of the Assessments imposed against the Unit Owner's Unit in an amount equal to the percentage of responsibility for payment of Common Expenses set forth in Exhibit "C" attached hereto.

D. Regular Assessments shall be paid by the Unit Owners on a monthly basis payable on the first day of each and every month.

E. Should the Association, through its Board of Directors, at any time determine that the Assessments made are not sufficient to pay the Common Expenses and in the event of emergencies, the Board of Directors shall have the authority to levy and collect additional and/or special Assessments to meet such needs of the Association.

F. The Board of Directors of the Association, in assessing for Common Expenses, shall (unless waived or reduced pursuant to applicable law) include therein a sum to be collected and maintained as a reserve fund for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000.00. Prior to turnover of control of the Association by the Developer to Unit Owners other than the Developer pursuant to Florida Statutes Section 718.301, the Developer may vote to waive the reserves or reduce the funding of reserves for the first two (2) fiscal years of the Association's operation, beginning with the fiscal year in which the initial Declaration is recorded, after which time reserves may be waived or reduced only upon the vote of a majority of all nondeveloper Voting Interests voting in person or by limited proxy at a duly called meeting of the Association. If a meeting of the Unit Owners has been called to determine whether to waive or reduce the funding of reserves, and no such result is achieved or a quorum is not attained, the reserves as included in the budget shall go into effect. After the turnover, the Developer may vote its voting interest to waive or reduce the funding of reserves. All reserve funds, and any interest accruing thereon, shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures, unless the use of reserve funds for other purposes is approved in advance by a majority vote at a duly called meeting of the Association.

G. The Board of Directors of the Association, in assessing for Common Expenses, may include therein a sum to be collected and maintained as general operating funds which shall be used to provide a measure of financial security during periods of stress. Such sums may be used to meet deficiencies from time to time existing as a result of delinquent payment of Assessments by Unit Owners or as a result of emergencies.

H. All monies collected by the Association from Assessments imposed against Unit Owners in this Condominium shall, unless the same is collected for the benefit of others, be the separate property of the Association. Such monies may be applied by the Association to the payment of any expense of operating and managing the Condominium Property, or to the proper undertaking of all acts and duties imposed upon it by virtue of the provisions of this Declaration. A.11 monies received from Assessments imposed against Unit Owners in this Condominium shall be

maintained separately in the name of the Association. Reserve and operating funds of the Association shall not be commingled unless combined for investment purposes only. However, commingled operating and reserve funds shall be accounted for separately and a commingled account shall not, at any time, be less than the amount identified as reserve funds. A manager or business entity required to be licensed or registered under Florida Statutes Section 468.432, or any other person, employee, officer, or director of the Association, shall not commingle any Association funds with his or her funds or with the funds of any other condominium association or the funds of a community association as defined in Florida Statutes Section 468.431. All monies received by the Association from Assessments imposed against Unit Owners in this Condominium shall be held for the benefit of the Unit Owners in this Condominium and may not be expended for the benefit of any other condominium. No Unit Owner shall have the right to assign, hypothecate, pledge or in any manner transfer his interest therein, except as an appurtenance to his Unit. Such funds shall not be subject to attachment or levy by a creditor or judgment creditor of a Unit Owner. When the Owner of a Unit shall cease to be a member of the Association, by the divestment of his ownership of such Unit by whatever means, the Association shall not be required to account to such Owner for any share of the funds or assets of the Association.

I. Liability for Assessments may not be avoided by abandonment of a Unit, or by waiver of the use of any Common Elements or other property which a Unit Owner is entitled to use or enjoy.

J. Assessments not paid within five (5) days of when due shall bear interest from the date when due until paid at the rate of eighteen percent (18%) per annum. Additionally, the failure to pay any Assessment within five (5) days from the date due shall entitle the Association to levy an administrative late fee, in addition to interest upon the delinquent Assessment, in an amount not to exceed the greater of \$25.00 or five percent (5.00%) of each installment of the delinquent Assessment, said administrative late fee to be imposed against the delinquent Unit Owner for each thirty (30) day period that the Assessment remains delinquent. Payments made shall be applied to interest and administrative late fees first and then to the delinquent Assessment. The Association shall furnish to any Institutional Mortgagee, upon its request, written notification of any default in Assessment payments of the Unit Owner whose Unit is encumbered by the Institutional Mortgage.

K. The Association is hereby granted a lien on each Condominium Parcel, which lien shall secure the payment of all Assessments, interest thereon, and reasonable attorneys' fees incurred as an incident to the enforcement of said lien. Notwithstanding anything to the contrary which may be contained herein, no fee shall become a lien against a Condominium Parcel. The lien shall be effective, have priority and be collected as provided by the Act.

L. Liens for Assessments may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of a mortgage on real property, as more fully set forth in the Act. The Association may bid at any sale and apply as a cash credit against its bid all sums due

the Association covered by the lien being enforced. In any suit for the foreclosure of said lien, the Association, provided the Unit Owner has remained in possession of the Unit, shall be entitled to petition a court of competent jurisdiction for payment of a reasonable rental from the Owner of such Unit from the date of entry of the judgment of foreclosure, and shall be entitled to the appointment of a receiver for said Unit.

M. The liability of a first mortgagee or its successors or assignees who acquire title to a Unit by foreclosure or by deed in lieu of foreclosure for the unpaid Assessments that became due prior to the mortgagee's acquisition of title is limited to the lesser of:

1. The Unit's unpaid Common Expenses and regular periodic Assessments which accrued or came due during the six (6) months immediately preceding the acquisition of title and for which payment in full has not yet been received by the Association; or

2. One percent (1%) of the original mortgage debt. The provisions of this paragraph shall not apply unless the first mortgagee joined the Association as a defendant in the foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location which was known to or reasonably discoverable by the mortgagee.

XIV. MAINTENANCE GUARANTEE

During the period commencing from the date of recording of the first deed of conveyance to the purchaser of a Unit until the earlier of three (3) months thereafter or the date on which control of the Board of Directors of the Association is turned over to Unit Owners other than the Developer (the "Initial Guarantee Expiration Date"), the Developer shall not be obligated to pay the share of the Common Expenses and Assessments attributable to Units that it owns, provided that the regular monthly Assessments for Common Expenses imposed on each Unit Owner other than the Developer shall not increase during such periods over the sum of \$177.17 per month for "A" type units, \$180.39 per month for "B" type units and \$184.68 per month for "C" type units and provided further that the Developer shall be obligated to pay any amount of Common Expenses actually incurred during such periods and not produced by the Assessments at the guaranteed amount. For purposes of this paragraph, only regular periodic assessments for Common Expenses as provided for in the Declaration and disclosed in the Estimated Operating Budget shall be used for payment of Common Expenses during any period in which the Developer is excused. Accordingly, no funds which are receivable from Unit purchasers or Unit Owners and payable to the Association, including capital contributions or startup funds collected from Unit purchasers at closing, may be used for payment of such Common Expenses during the Initial Guarantee Period or any Additional Guarantee Period or Periods. After the Initial Guarantee Expiration Date, the Developer shall have the option of extending the guarantee for one (1) or more additional periods, (not to exceed six (6) additional periods of two (2) months each) (an "Additional Guarantee Period") as provided in

Florida Statutes, Section 718.116(9). During an Additional Guarantee Period, if any, the Developer guarantees that regular monthly Assessments for Common Expenses imposed on each Unit Owner other than the Developer shall not increase during any such Additional Guarantee Period over the amounts set forth above. Furthermore, during an Additional Guarantee Period, if any, the Developer shall be obligated to pay any amount of Common Expenses actually incurred during an Additional Guarantee Period not produced by the Assessments at the guaranteed level. The Developer may also extend the guarantee for a definite period of time by written agreement with a majority of non-Developer Unit Owners. Notwithstanding the foregoing, if the Developer-controlled Association has maintained all insurance coverages required by §718.111(11)(a), Florida Statutes, the common expenses incurred during the Guarantee Period or any Additional Guarantee Period resulting from a natural disaster or an act of God, which are not covered by insurance proceeds from the insurance maintained by the Association, may be assessed against all unit owners owning units on the date of such natural disaster or act of God, occurring during the same guarantee period, and their successors and assigns, including the Developer with respect to Units owned by the Developer. In the event of such assessment, all Units shall be assessed in accordance with their ownership interest in the Common Elements as set forth on Exhibit "C" to the Declaration.

XV. LIMITATION OF LIABILITY

A. The liability of the Owner of a Unit for Common Expenses shall be limited to the amounts for which such Unit Owner is assessed from time to time in accordance with this Declaration and the By-Laws (including any interest, penalties, costs or fees provided for therein in the event of delinquency).

B. The Owner of a Unit may be personally liable for acts or omissions of the Association in relation to the use of the Common Elements, but only to the extent of such Unit Owner's pro rata share of that liability in the same percentage as such Unit Owner's interest in the Common Elements, and then in no event shall such liability exceed the value of the Unit Owner's Unit.

XVI. LIENS

A. Unless a Unit Owner has expressly requested or consented to work being performed or materials being furnished to Unit Owner's Unit, such furnishing of labor or materials may not be the basis for the filing of a mechanic's lien against the Unit Owner's Unit. No labor performed or materials furnished to the Common Elements shall be the basis for the filing of a lien thereon unless authorized by the Association, in which event same may be the basis for the filing of a lien against all Units in the proportions for which the Units are liable for Common Expenses.

B. In the event a lien against two or more Units becomes effective, each Unit Owner thereof may relieve his Unit of the lien by paying the proportionate amount attributable to Unit Owner's Unit. Upon such payment, it shall be the duty of the lienor to release the lien of record against such Unit.

XVII. EASEMENTS

Each of the following easements is a covenant running with the land of the Condominium, to-wit:

A. Utility Services; Drainage -- Easements are reserved under, through, across and over the Condominium Property as may be required for utility services and drainage in order to serve the Condominium. A Unit Owner shall do nothing within or outside Unit Owner's Unit that interferes with or impairs the utility services and cable television services using these easements. The Association or its designee shall have a right of access to each Unit to maintain, repair or replace the telephone wiring, telephone lines, pipes, wires, ducts, vents, cables, conduits and other utility or other service facilities and Common Elements contained in the Unit or elsewhere in the Condominium Property, and to remove any improvements interfering with or impairing the utility services or easements herein reserved; provided that such right of access shall not unreasonably interfere with the Unit Owner's permitted use of the Unit, and entry shall be made on not less than one day's notice, except in the event of an emergency.

B. Traffic -- An easement shall exist for pedestrian traffic over, through and across all sidewalks, driveways, paths, walks, halls, center cores, and other portions of the Common Elements as may be from time to time intended and designated for such purpose and use; and for vehicular and pedestrian traffic over, through and across such portions of the Common Elements and Limited Common Elements as may, from time to time, be paved and intended for such purpose; and such easements shall be for the use and benefit of Unit Owners, lessees, Institutional Mortgagees, and those claiming by, through or under the aforesaid.

C. Easement for Unintentional and Non-Negligent Encroachments -- If a Unit shall encroach upon any Common Element, Limited Common Element or upon any other Unit, by reason of original construction or by reason of the non-negligent or non-purposeful act of the Unit Owner or the Developer, then an easement appurtenant to such encroaching Unit, to the extent of such encroachment, shall exist so long as such encroachment shall exist.

D. Support -- The Developer and the Association hereby grant to each other and to their respective heirs, successors, and assigns, and to all third party beneficiaries, including Unit Owners, lessees, guests, invitees, servants and employees, the right of support for all structures on any portion of the real property of the Condominium.

E. Additional Easements -- The Association has the right to grant to owners and users of property which is contiguous to the Condominium Property, easements upon, under, over and across the Common Elements of the Condominium for purposes of use, ingress, egress and access; provided, however, that the recipients of such easements shall pay, or cause to be paid, a pro rata portion of the expenses associated with ownership, operation and use of the Common Elements. In addition, the Association shall have the right to grant such additional electric, telephone, gas or other utility easements, and to relocate any existing easements in any portion of the Condominium Property, and to grant access easements and relocate any existing access easements in any portion of the Condominium Property, as the Association shall deem necessary or desirable for the proper operation and maintenance of the improvements, or any portion thereof, or for the general health or welfare of the Unit Owners, or for the purpose of carrying out any provisions of this Declaration; provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the use of the Units for their intended purposes.

F. For the purpose of completing and/or repairing the construction, serv1cmg, maintenance and repair of any and all of the Condominium Property, including the Units, Common Elements, and Limited Common Elements, and including any and all improvements constituting any part of any thereof, the Developer, until such time as the Developer no longer holds Units for sale, hereby reserves an easement of ingress and egress and for the storage of parts, materials and equipment and use and for a staging area, for itself and its successors and assigns, and each of their respective agents, employees, material men and subcontractors, over, under, upon, and through the Condominium Property. Neither the Association nor any Unit Owner or Unit Owners shall interfere with the Developer's rights herein reserved and by acceptance of a deed of conveyance to the Unit, each Unit Owner shall be bound to the provisions hereof and shall cooperate with the Developer to enable it to perform in accordance herewith. This paragraph may not be modified, amended, or revoked without the prior written consent of the Developer.

G. All easements, of whatever kind or character, whether heretofore or hereafter created, shall constitute a covenant running with the land, shall survive the termination of this Condominium, and, notwithstanding any other provisions of this Declaration, may not be substantially amended or revoked in a way which would unreasonably interfere with the proper and intended use and purpose of any such easement. The Unit Owners do hereby designate the Association as their lawful attorney-in-fact, coupled with an interest, to execute any and all instruments on their behalf for the purpose of creating all such easements as are contemplated by the provisions hereof.

XVIII. OBLIGATIONS OF UNIT OWNERS

In addition to the other obligations and duties heretofore set out in this Declaration, each Unit Owner shall:

- A. Promptly pay all Assessments, regular and special, levied by the Association.
- B. Maintain in good condition and repair Unit Owner's Unit and maintain and repair the fixtures therein and pay for any utilities which are separately metered to Unit Owner's Unit.
- C. Not permit or suffer anything to be done or kept in Unit Owner's Unit which will increase the insurance rates on Unit Owner's Unit, or the Common Elements, or which will obstruct or interfere with the rights of other Unit Owners or annoy them by unreasonable noises or otherwise; nor shall a Unit Owner commit or permit any nuisance or any immoral or illegal act in Unit Owner's Unit or on the Common Elements.
- D. Conform to and abide by the By-Laws and such rules and regulations which may be Fdopted in writing, from time to time, by the Board of Directors of the Association and see that all persons using Unit Owner's Unit by, through or under the Unit Owner do likewise.
- E. Make no alteration, decoration, repair, replacement or change to the Common Elements or to any outside or exterior portion of the Condominium, except as set forth herein.
- F. Exhibit no sign, advertisement or notice of any type on the Common Elements or on Unit Owner's Unit except as may be approved by the Association. The prohibitions contained in this subparagraph shall not be applicable to the Developer and/or to agents of the Developer.
- G. Make no repairs to any plumbing or electrical wiring, except within a Unit. Plumbing and electrical repairs within a Unit shall be the financial obligation of the Owner of the Unit and shall be paid for forthwith. The Association shall pay for and be responsible for plumbing repairs and electrical wiring within the Common Elements.
- H. Return the "Unit" for the purpose of ad valorem taxes to the respective taxing authorities having jurisdiction over them for separate Assessment against Unit Owner's Unit. For the purposes of ad valorem taxation, the interest of the Unit Owner in Unit Owner's Unit and in the Common Elements appurtenant thereto shall be considered as a Unit.

XIX. INSURANCE

A. Liability Insurance -- The Board of Directors of the Association shall utilize due diligence to obtain public liability insurance, directors' and officers' liability insurance and property damage insurance covering all real property owned by the Association and all of the Common Elements of the Condominium (not including floor coverings, wall coverings or ceiling coverings), and insuring the Association, all Unit Owners and all Institutional Mortgagees, as it and their interests may appear, in such amounts as the Board of Directors may determine from time to time, provided that the minimum amount of coverage shall, to the extent such coverage is available, be at least \$1,000,000.00 per occurrence combined single limit bodily injury and property damage. Said insurance coverage shall include, but not be limited to, water damage, legal liability, and all auto, premises and operations liability coverage. Premiums for the payment of such insurance shall be paid by the Association and charged as a Common Expense.

B. Casualty Insurance - Purchase of Insurance -- The Association shall obtain "all risk" insurance, flood insurance (to the extent customary in similar locations), and vandalism and malicious mischief insurance, insuring all of the insurable improvements within the Condominium (except for floor coverings, wall coverings and/or ceiling coverings), including personal property owned by the Association, in and for the interest of the Association, all Unit Owners and Institutional Mortgagees, as their interests may appear, with a company acceptable to the standards set by the Board of Directors of the Association, in an amount equal to the maximum insurable replacement value, as determined annually. The premiums for such coverage and other expenses in connection with said insurance placement shall be paid by the Association and charged as a Common Expense. The company or companies with whom the Association shall place its insurance coverage, as provided in this Declaration, must be good and responsible companies, authorized to do business in the State of Florida.

C. Loss Payable Provisions -- Insurance Trustee -- All policies purchased by the Association shall be for the benefit of the Association, all Unit Owners and their mortgagees, as their interests may appear. Said policies shall provide that all insurance proceeds payable on account of loss or damage shall be payable to any banking institution having trust powers and doing business in the State of Florida (the "Insurance Trustee"). The Insurance Trustee shall not be liable for the payment of premiums, nor for the renewal or the sufficiency of policies, nor for the failure to collect any insurance proceeds, nor for the form or content of the policies. The sole duty of the Insurance Trustee shall be to receive such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Association, the Unit Owners and their respective mortgagees (sometimes hereinafter collectively referred to as the "beneficial owners"), in the following shares, but such shares need not be set forth upon the records of the Insurance Trustee:

1. Common Elements -- Proceeds on account of damage to Common Elements shall be an undivided share for each Unit Owner, such share being the same as the undivided share in the Common Elements appurtenant to Unit Owner's Unit.

2. Units -- Proceeds on account of Units shall be in the following undivided shares:

a) Partial destruction, when Units are to be repaired and restored for the Owners of the damaged Units, in proportion to the cost of repairing the damage suffered by each Unit Owner.

b) Total destruction of Condominium improvements, or where "very substantial" damage occurs and the Condominium improvements are not to be restored, as provided hereafter in this Article for the Owners of all Units, each Unit Owner's share being in proportion to Unit Owner's share in the Common Elements appurtenant to Unit Owner's Unit.

3. Mortgagees -- In the event an Institutional Mortgage encumbers a Unit, the share of the Unit Owner shall be held in trust for the particular Institutional Mortgagee and the Unit Owner, as their interests may appear; provided, however, that no mortgagee, other than the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium, shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired.

D. Distribution of Proceeds -- Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners and expended or disbursed after first paying or making provision for the payment of the expenses of the Insurance Trustee, in the following manner:

1. Reconstruction or Repair -- If the damage for which the proceeds were paid is to be repaired and restored, the remaining proceeds shall be paid to defray the cost thereof, as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, all remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt.

2. Failure to Reconstruct or Repair -- If the damage for which the proceeds were paid shall not be repaired and restored, any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, all remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be

enforced by any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt. In the event of the loss or damage to personal property belonging to the Association, and should the Board of Directors of the Association determine not to replace such personal property as may be lost or damaged, the proceeds shall be disbursed to the beneficial owners as surplus in the manner elsewhere stated.

3. Certificate -- In making distribution to Unit Owners and their mortgagees, the Insurance Trustee may rely upon a certificate of the Association, executed by the President (or Vice-President) and Secretary of the Association, as to the names of the Unit Owners and their respective shares of distribution. Upon request of the Insurance Trustee, the Association forthwith shall deliver such certificate. In addition, the Insurance Trustee may rely on such certificate as to whether or not the damaged property is to be repaired and restored and as to the payee and the amount to be paid from said proceeds.

E. Loss Within a Single Unit -- If loss shall occur within a single Unit or Units, without damage to the Common Elements, the insurance proceeds shall be distributed to the affected Unit Owner(s), remittance by the Insurance Trustee to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt. The Unit Owner shall thereupon be fully responsible for the restoration of the Unit.

F. Loss Less Than "Very Substantial" -- Where a loss or damage occurs to more than one Unit and/or to the Common Elements, or to any Unit or Units and the Common Elements, but said loss is less than "very substantial" (as hereinafter defined), it shall be obligatory upon the Association and the Unit Owners to repair, restore and rebuild the damage caused by said loss. Where such loss or damage is less than "very substantial":

1. The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repairing and restoration.

2. If the damage or loss is limited to the Common Elements, with minimum or no damage or loss to any individual Unit, and if such damage or loss to the Common Elements is less than \$3,000.00, the insurance proceeds shall be endorsed by the Insurance Trustee over to the Association, and the Association shall promptly contract for the repair and restoration of the damage.

3. If the damage or loss involves individual Units encumbered by Institutional Mortgages, as well as to the Common Elements, or if the damage is limited to the Common Elements alone but is in excess of \$3,000.00, the insurance proceeds shall be disbursed by the Insurance Trustee for the repair and restoration of the property upon the written direction and approval of the Association; provided, however, that upon the request of an Institutional Mortgagee, the written approval shall also be required of the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium. Should written approval be required, as aforesaid, it shall be said Institutional Mortgagee's duty to give written notice thereof to the Insurance Trustee. The Insurance Trustee may rely upon the certificate of the Association and the aforesaid Institutional Mortgagee, if said Institutional Mortgagee's written approval is required, as to the payee and the amount to be paid from said proceeds. All payees shall deliver paid bills and waivers of mechanic's liens to the Insurance Trustee and execute any affidavit required by law or by the Association or by the aforesaid Institutional Mortgagee.

4. Subject to the foregoing, the Board of Directors of the Association shall have the right and obligation to negotiate and contract for the repair and restoration of the Condominium Property.

5. If the net proceeds of the insurance are insufficient to pay for the estimated cost of restoration and repair (or for the actual cost thereof if the work has actually been done), the Board of Directors shall promptly, upon determination of the deficiency, levy a special Assessment against all Units in proportion to each Unit's share in the Common Elements (regardless of whether all of the Common Elements are affected), for that portion of the deficiency as is attributable to the cost of restoration of the Common Elements, and charge the individual Unit(s) for that portion of the deficiency as is attributable to a particular Unit or to particular Units; provided, however, that if the Board of Directors finds that it cannot determine with reasonable certainty the portion of the deficiency attributable to specific individually damaged Unit(s), then the Board of Directors shall levy the charge for the total deficiency as a special Assessment against all of the units in proportion to each Unit's share in the Common Elements, just as though all of said damage had occurred in the Common Elements. The special Assessment funds and funds from individual Unit charges, if any, shall be delivered by the Association to the Insurance Trustee and shall be added by the Insurance Trustee to the proceeds available for the repair and restoration of the Condominium Property.

6. In the event the insurance proceeds are sufficient to pay for the cost of restoration and repair, or in the event the insurance proceeds are insufficient but additional funds are raised by special Assessments within ninety (90) days after the casualty, so that sufficient funds are on hand to fully pay for such restoration and repair, then no mortgagee shall have the right to require the application of insurance proceeds to the payment of its mortgage; provided however, that this provision may be waived by the Board of Directors in favor of any Institutional Mortgagee upon request therefor at any time.

G. "Very Substantial" Damage -- As used in this Declaration, or in any other context dealing with this Condominium, the term "very substantial" damage shall mean loss or damage whereby 75% or more of the total unit space in the Condominium is rendered untenable, in the sole discretion of the Board of Directors, or loss or damage whereby 75% or more of the total amount of insurance coverage placed becomes payable. Should such "very substantial" damage occur, then:

1. The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repair and restoration thereof and the net amount of insurance proceeds available for restoration and repair.

2. Thereupon, a special meeting of the members of the Association shall be called by the Board of Directors of the Association, to be held not later than 60 days after the casualty, to determine the wishes of the members of the Association with reference to abandonment of the Condominium project, subject to the following:

a) If the net insurance proceeds available for restoration and repair, together with the funds advanced by Unit Owners to replace insurance proceeds paid over to Institutional Mortgagees, are sufficient to cover the cost thereof, so that no special Assessment is required, then the Condominium Property shall be restored and repaired, unless members holding not less than 66-2/3% of the total votes of the Association shall vote to abandon the Condominium project, in which event the Condominium Property shall be removed from the provisions of the Act, in accordance with Section 718.117 of the Act.

b) If the net insurance proceeds available for restoration and repair, together with funds advanced by Unit Owners to replace insurance proceeds paid over to Institutional Mortgagees, are not sufficient to cover the cost thereof, so that a special Assessment will be required, then if members holding in excess of 33-1/3% of the total votes of the Association vote against such special Assessment, the Condominium shall be abandoned and the Condominium Property shall be removed from the provisions of the Act in accordance with Section 718.117 of the A.ct. In the event members holding not less than 66-2/3% of the total votes of the Association vote in favor of a special Assessment, the Association shall immediately levy such special Assessment and, thereupon, the Association shall proceed to negotiate and contract for such repairs. The special Assessment funds shall be delivered by the Association to the Insurance Trustee and shall be added by said Insurance Trustee to the proceeds available for the repair and restoration of the Condominium Property. The proceeds shall be disbursed by the Insurance Trustee for the repair and restoration of the Condominium Property, as provided in Paragraph D of this Article. To the extent that any insurance proceeds are paid over to any mortgagee, and in the event it is determined not to abandon the Condominium Project and to vote a special Assessment, then the affected Unit Owner shall be obligated to replenish the funds so paid over to the Unit Owner's mortgagee.

c) In the event any dispute shall arise as to whether or not "very imbstantial" damage has occurred, it is agreed that a determination made by the Board of Directors of the Association shall be binding upon all Unit Owners.

H. Surplus -- It shall be presumed that the first monies disbursed in payment of costs of repair and restoration shall be from the insurance proceeds; and if there is a balance remaining in the funds held by the Insurance Trustee after the payment of all costs of the repair and restoration, such balance may be retained as a reserve, or wholly or partly distributed, at the discretion of the Board of Directors of the Association, unless the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium shall require distribution. In the event of distribution, then the Insurance Trustee shall distribute any such balance to the beneficial owners of the fund in the manner elsewhere stated.

I. Plans and Specifications -- Any repair and restoration must be substantially in accordance with the plans and specifications for the original building, or as the building was last constructed, or according to the plans approved by the Board of Directors of the Association, which approv?,l shall not be unreasonably withheld. If any material or substantial change is contemplated, the approval of all Institutional Mortgagees shall also be required. The Insurance Trustee shall not be obligated or required to inquire into or determine any matters concerning the plans or specifications of any repairs, restoration or rebuilding.

J. Association's Power to Compromise Claim -- The Association is hereby irrevocably appointed agent for each Unit Owner for the purpose of compromising and settling claims arising under insurance policies purchased by the Association, and to execute and deliver releases therefor upon the payment of claims.

K. Worker's Compensation -- To the extent available, a workmen's compensation policy 3hall be obtained by the Association to meet the requirements of law.

L. Insurance on the Unit -- Each individual Unit Owner shall purchase at Unit Owner's expense, liability insurance to cover accidents occurring within Unit Owner's Unit, and shall purchase insurance upon Unit Owner's personal property and such other components of the Unit for which the Association is not responsible to insure, and such insurance, where applicable, shall contain waiver of subrogation, if available.

XX. EMINENT DOMAIN OR CONDEMNATION PROCEEDINGS

If eminent domain or condemnation proceedings are successfully litigated against all or any part of the Condominium Property, the entire eminent domain or condemnation award is to be secured to the Association for the use and benefit of Unit Owners and their mortgagees as their interests may appear, in accordance with the percentage of ownership of the Common Elements herein provided. Each Unit Owner, by acceptance of a deed of conveyance, acknowledges that the Association may act, as attorney-in-fact, for each Unit Owner in any such eminent domain or condemnation proceeding and in negotiations, settlements and agreements with the appropriate governmental condemning authority. The Association shall give prompt written notice to each Unit Owner and to each holder of a mortgage of record of any such eminent domain or condemnation proceeding, and shall take no action in any such proceedings that will disturb any mortgagee's lien priority.

XXL RULES AND REGULATIONS

A. As to the Common Elements -- The Board of Directors may, by a 66-2/3% vote of the Board, from time to time, adopt or amend previously adopted administrative rules and regulations governing the details of the operation, use, maintenance and control of the Common Elements of the Condominium and any facilities or services made available to the Unit Owners. The Board of Directors shall, from time to time, post at a conspicuous place on the Condominium Property, a copy of the rules and regulations adopted, from time to time, by the Board of Directors.

B. As to Units -- The Board of Directors may, by a 66-2/3% vote of the Board, from time to time, adopt or amend previously adopted rules and regulations governing and restricting the use and maintenance of the Unit(s) provided, however, that copies of such rules and regulations are furnished to each Unit Owner prior to the time the same become effective, and where applicable or desirable, copies thereof shall be posted at a conspicuous place on the Condominium Property.

C. Rules and Regulations -- All rules and regulations adopted by the Board of Directors shall be deemed in effect until amended by the Board of Directors, and shall apply to and be binding upon all Unit Owners. The Unit Owners shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants and lessees. In order to change, amend or vary old or present rules and regulations and/or adopt new rules and regulations, the same shall be duly passed by at least a 66-2/3% vote or consent of the Board of Directors; however, no vote of the membership shall be required. A change, amendment or adoption of a rule and regulation shall not require an amendment to the Declaration of Condominium or of the By-Laws, unless such change, amendment or adoption of a rule and regulation would conflict, in any manner, with any provision of this Declaration and/or the By-Laws. The rules and regulations in effect as of the date of this Declaration are attached hereto as Exhibit "F".

XXII. MAINTENANCE CONTRACTS

If there shall become available to the Association a bulk service contract for pest control and/or for appliance maintenance and/or for air-conditioning compressor maintenance which the Association determines is for the benefit of the Unit Owners to consider, then, upon resolution of the members of the Association, by a majority of the votes of those members voting at a special meeting of the members of the Association at which a quorum is present or by a majority of the total votes of the members of the Association, in writing, the Association may enter into such contractual undertakings. The expenses of such contractual undertakings of the Association shall be a Common Expense.

XXIII. MANAGEMENT AGREEMENTS

A. The Board of Directors of the Association may enter into a contract with any firm, person or corporation in contracting for the management, maintenance and repair of the Condominium Property. However, the Association shall, at all times, retain the powers and duties to be exercised by or under the authority of the Board of Directors.

B. The Association and each Unit Owner, and their respective heirs, successors and assigns, shall be bound by any such management agreement to the same extent as if he or she or it had executed any such management agreement and shall be deemed to have:

1. Consented to the execution of any such management agreement by the Association; and
2. Covenanted and promised to perform each and every one of the covenants, promises and undertakings to be performed by Unit Owners and the Association as provided in any such management agreement; and
3. Ratified, confirmed and approved each and every provision of any such management agreement and acknowledged that all of the terms and provisions contained therein are fair and reasonable; and
4. Agreed that the persons acting as Directors and Officers of the Association entering into any such management agreement have not breached any of their duties or obligations to the Association.

XXIV. TERMINATION OF CONDOMINIUM

The Condominium may be terminated in the following manner:

A. Destruction -- If it is determined in the manner provided in Article XIX that the Condominium Property shall not be constructed or reconstructed, the Condominium will be terminated.

B. Agreement -- AS provided in Section 718.117 of the Act, the Condominium may be terminated at any time by the approval in writing of all Unit Owners and all record owners of mortgages encumbering Units.

C. 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 (or Vice-President) and Secretary, certifying the fact of the termination, which shall become effective upon the certificate being recorded in the Public Records of Miami-Dade County, Florida.

D. Shares of Owners After Termination -- After termination of the Condominium, the Unit Owners shall own the Condominium Property and all assets of the Association applicable to this Condominium as tenants in common of undivided shares that shall be equal to the sum of the undivided shares in the Common Elements appurtenant to the Units prior to termination, so that the total of the ownership shall equal 100%.

E. Approval and Notification of Termination. The Board of Directors shall notify the Division of Florida Land Sales, Condominiums and Mobile Homes, Bureau of Condominiums (the "Division") prior to taking any action to terminate the Condominium or Association. Upon recordation of the instrument evidencing consent of all of the Unit Owners to terminate the Condominium, the Association within thirty (30) business days shall notify the Division of the termination and the date the document was recorded, the county where the document was recorded, and book and page number of the public records where the document was recorded, and shall provide the Division a copy of the recorded termination notice certificate by the Clerk.

F. Amendment -- This Article XXIV concerning termination cannot be amended without the approval of at least four-fifths of the total voting interests of the Condominium.

XXV. ASSIGNABILITY OF RIGHTS OF DEVELOPER

The rights and privileges reserved in this Declaration of Condominium and in the Exhibits attached hereto in favor of the Developer are freely assignable, in whole or in part and without the necessity for any consideration being paid to the Association or to any of the other Unit Owners in this Condominium, by the Developer to any party who may be hereafter designated by the Developer to have and exercise such rights, and such rights may be exercised by the nominee, assignee or designee of the Developer and/or may be exercised by the successor or successors-in-interest of the Developer and/or by the successor or successors-in-interest of the nominees, assignees or designees of the Developer and/or by grantees from the Developer (including

mortgagees accepting deeds from the Developer in lieu of foreclosure) and/or by successors in title to the Developer through mortgage foreclosure.

XXV.F. EXECUTION OF DOCUMENTS REQUIRED BY THE COUNTY OF MIAMI-DADE, CITY OF MIAMI AND/OR BY THE STATE OF FLORIDA

The Developer's plan for the development of this Condominium may require, from time to time, the execution of certain documents required by the County of Miami-Dade, City of Miami Beach and/or by the State of Florida including, but not limited to, easements and restrictive covenants affecting the Condominium Property. To the extent that said documents require the joinder of any or all of the Unit Owners in this Condominium, each of said Unit Owners does hereby irrevocably give and grant to the Developer, or any of its officers, individually, full power-of-attorney to execute said documents as such Unit Owner's agent and in his place and stead. The Association and each Unit Owner in this Condominium, by acceptance of the deed of conveyance transferring title to his Unit, shall be deemed to have assumed each and every one of the obligations of the Developer affecting the maintenance of the Condominium Property, if any, arising by virtue of the execution of documents required by the County of Miami-Dade, City of Miami and/or by the State of Florida.

XXVII. CHANGES IN DEVELOPER-OWNED UNITS

Notwithstanding anything to the contrary contained in this Declaration, Developer shall have the right, without the vote or consent of the Association or Unit Owners, to:

A. Make alterations, additions or improvements in, to and upon Units owned by the Developer, whether structural or non-structural, interior or exterior, ordinary or extraordinary.

B. Change the layout or number of rooms in any Developer-owned Units.

C. Change the size and/or number of Developer-owned Units by combining separate Developer-owned Units into one or more Units (although being kept as two (2) separate legal Units), or otherwise.

D. Reapportion among Developer-owned Units affected by such change in size or number pursuant to the preceding clause, their appurtenant interests in the Common Elements, their appurtenant shares of ownership of the Common Surplus and their appurtenant shares of the Common Expenses; provided, however, that the percentage interest in the Common Elements allocated to each Unit (other than Developer-owned Units) shall not be changed by reason thereof without the consent of: (i) not less than 51% of the total votes of the association; (ii) the record Owners of the Unit(s) affected by such amendment; and (iii) the record Owners of all liens encumbering the Unit(s) affected by such amendment, and provided further, that the Developer

shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction.

In making the above alterations, additions and improvements, the Developer may relocate and alter Common Elements adjacent to or near such Units, incorporate portions of the Common Elements into adjacent Units and incorporate Units into adjacent Common Elements, provided that such relocation and alteration does not materially adversely affect the market value or ordinary use of Units owned by Unit Owners other than the Developer. Any amendments to this Declaration required by changes of the Developer made pursuant to this Article XXVII, shall be effected by the Developer alone pursuant to Article VIII(C) hereof, without the vote or consent of the Association or Unit Owners (or their mortgagees) required, except to the extent that any of same constitutes a Material Amendment, in which event, the amendment must be approved as set forth in Article VII(B) hereof. Without limiting the generality of Article VIII(C) hereof, the provisions of this Article may not be added to, amended or deleted without the prior written consent of the Developer.

XXVIII. OCCUPANCY AND USE RESTRICTIONS

In order to provide for congenial occupancy of the Condominium and for the protection of the value of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

A. Children. Children shall be permitted to be occupants of Units.

B. Pets. Not more than two (2) domesticated pets (i.e., dog or cat), may be kept in a Unit at any time, and then only if such pet is (i) not greater than thirty (30) pounds in weight at maturity; (ii) permitted to be so kept by applicable laws and regulations, (iii) not left unattended on balconies or terraces; and (iv) generally, not a nuisance to residents of other Units or of neighboring buildings. Without limiting the generality of Article XXXI hereof, a violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners, as provided in the By-laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. No pets shall be maintained on any portion of the Common Elements.

C. Exterior Alterations and Improvements. No Unit Owner shall cause or allow improvements or changes to any Unit, Limited Common Elements or Common Elements, including, but not limited to, painting or other decorating of any nature, installing any electrical wiring, television antenna, machinery, or air-conditioning units, which in any manner change the appearance of any portion of the building or the exterior of said Unit, without obtaining the prior written consent of the Association. Curtains or drapes (or linings thereof) which face the exterior windows or glass doors of Units shall be white or off-white in color and shall be subject to disapproval by the Association, in which case they shall be removed and replaced with acceptable items. No Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building (including, but not limited to, awnings, signs, screens, and window tinting), without the prior written consent of the Association.

Notwithstanding the foregoing, any Unit Owner may display one (1) portable removable United States flag in a respectful way.

D. Nuisances. No nuisances (as defined by the Association) shall be allowed in the Condominium, nor shall any use or practice be allowed which is a source of annoyance to occupants of Units or which interferes with the peaceful possession or proper use of the Condominium by its residents, occupants or members.

E. No Improper Uses. No improper, offensive, hazardous or unlawful use shall be made of the Condominium Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium Property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property, as elsewhere herein set forth. Notwithstanding the foregoing or any provisions of this Declaration, the Articles of Incorporation or By-laws of the Association to the contrary, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Article XXVIII(E).

F. Leases. No lease of a Unit shall be for a period of less than sixty (60) days. Owners shall be specifically permitted to rent portions of their Units, it being the intention of the Developer to permit the Owners to rent individual bedrooms within a Unit to separate and unrelated persons. All leases shall be in writing and shall provide that the Association shall have the right: (i) to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation or By-laws of the Association, or other applicable provisions of any agreement or document governing the Condominium or administered by the Association; and (ii) to collect all rental payments due to the Owner and to apply same against unpaid Assessments if, and to the extent that, the Unit Owner is in default in the payment of Assessments. Every lease of a Unit shall provide (or, if it does not, shall be deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and all Exhibits thereto) and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease). The Unit Owner shall be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and special charges may be levied against the Unit therefor. All leases are hereby made subordinate to any lien filed by the Association, whether prior to or subsequent to such lease. If so required by the Association, prospective lessees of Units shall be required to place in escrow with the Association a reasonable sum, not to exceed the equivalent of one month's rental, which may be used by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). Payment of interest, claims against the deposit, refunds and disputes regarding the disposition of the deposit shall be handled in the same fashion as provided in Part II of Chapter 83, Florida Statutes.

G. Weight and Sound Restriction. Unless installed by the Developer or otherwise first approved by the Board, hard and/or heavy surface floor coverings shall be permitted only in foyers,

kitchens and bathrooms. All other areas are to receive appropriate sound absorbent floor coverings, such as carpeting. Use of a hard and/or heavy surface floor covering in any other location must be submitted to and approved by the Board of Directors and also meeting applicable structural requirements. In addition, the installation of any improvement or heavy object must be submitted to, and approved by the Board of Directors, and be compatible with the overall structural design of the building. The Board may require a structural engineer to review certain of the proposed improvements, with such review to be at the Unit Owner's sole expense. The Board will have the right to specify the exact material to be used on balconies. Any use guidelines set forth by the Association shall be consistent with good design practices for the overall structural design of the building. Unit Owners will be held strictly liable for violations of these restrictions and for all damages resulting therefrom and the Association has the right to require immediate removal of violations. Applicable warranties of the Developer, if any, shall be voided by violations of these restrictions and requirements. Each Owner, by acceptance of a deed or other instrument of conveyance to their Unit, hereby acknowledges and agrees that sound transmission in a building such as the Condominium may be very difficult to control, and that noises from adjoining or nearby Units and/or mechanical equipment can often be heard in another Unit. The Developer does not make any representation or warranty as to the level of sound transmission between and among Units and other portions of the Condominium Property, and each Unit Owner hereby waives and expressly releases any such warranty and claim for loss or damages resulting from sound transmission.

H. Association Access to Units. In order to facilitate access to Units by the Association for the purposes set forth in Article IX(B)(1) of this Declaration, it shall be the responsibility of all Unit Owners to deliver a set of keys to their respective Units to the Association to use in the performance of its functions. No Owner shall change the locks to his Unit without so notifying the Association and delivering to the Association a new set of keys to such Unit.

I. Hurricane Shutters. The Board of Directors may, from time to time, establish hurricane shutter specifications which comply with the applicable building code, and establish permitted colors, styles and materials for hurricane shutters. The Board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the Board. The Board may, with the approval of a majority of voting interests in the Condominium, install hurricane shutters, and may (without requiring approval of the membership) maintain, repair or replace such approved shutters, whether on or within Common Elements, Limited Common Elements or Units; provided, however, that if laminated glass or window film, in accordance with applicable building codes and standards, architecturally designed to serve as hurricane protection, is installed, the Board may not install hurricane shutters in accordance with this provision. All shutters shall remain open unless and until a storm watch or storm warning is announced by the National Weather Center or other recognized weather forecaster. A Unit Owner or occupant who plans to be absent during all or any portion of the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

J. Occupancy. Each Unit shall be used for non-transient residential purposes only. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed that permitted by applicable zoning.

K. Roof: Unit Owners (other than Developer and/or agents of the Developer), their lessees, their family members and guests are not permitted on the roof for any purpose whatsoever.

L. Relief by Association. The Association shall have the power (but not the obligation) to grant relief in particular circumstances from the provisions of specific restrictions contained in this Article XXVIII for good cause shown.

M. Effect on Developer. Subject to the following exceptions, the restrictions and limitations set forth in this Article XXVIII shall not apply to the Developer nor to Units owned by the Developer. 1b.is Developer shall not be exempt from the restrictions, if any, relating to requirements that leases or lessees be approved by the Association, pet restrictions, occupancy of Units based on age and vehicular restrictions, except as such vehicular restrictions relate to the Developer's construction, maintenance and marketing activities.

XXIX. CONDOMINIUM WORKING CAPITAL FUND

At the time the Developer closes upon the sale of a Unit to a purchaser (purchaser thereby becoming a Unit Owner in the Condominium); the purchaser shall deposit with the Association an amount equal to two (2) monthly installments of the Common Expenses assessed to the purchaser's Unit. This sum shall be deposited into a working capital account ("Condominium Working Capital Fund") for the purpose of having funds available for reimbursement or payment of initial and non-recurring items, capital expenses, permit fees, licenses, utility deposits and advance premiums for insurance policies and coverages pursuant to this Declaration and the Exhibits attached hereto. The Condominium Working Capital Fund shall not be commingled for the purposes of investment by the Association with any of its other funds; however, separate ledgers must be maintained for each account. In no event shall the Developer receive reimbursement from the Condominium Working Capital Fund for those expenses which it is obligated to pay pursuant to the provisions of Article XIV hereinabove and Section 718.116(9)(a) of the Act. Further, in no event shall Condominium Working Capital Funds receivable from Unit purchasers and payable to the Association or collected by the Developer on behalf of the Association be used for payment of common expenses prior to the expiration of the period during which the Developer is excused from payment of assessments pursuant to Section 718.116(9)(a), F.S.

XXX. CONVEYANCES, SALES AND TRANSFERS

In order to insure a community of congenial residents and occupants and protect the value of the Units and to further the continuous, harmonious development of the Condominium community, the sale and transfer of Units shall be subject to the following provisions:

A. Prior to the sale, conveyance or transfer of any Unit to any other person, the Unit Owner shall notify the Board of Directors of the Association, in writing, of the name and address of the person to whom the proposed sale, conveyance or transfer is to be made and furnish such other information as may be required by the Board of Directors of the Association. Within fifteen (15) days from the date of receipt of said notification, the Board of Directors of the Association shall either approve or disapprove the proposed sale, transfer or conveyance, in writing, and shall notify the Unit Owner of its decision. In the event the Board of Directors shall fail to approve or disapprove the proposed sale, transfer or conveyance within said fifteen (15) days, the failure to act as aforesaid shall be considered an approval of the sale.

An affidavit of the Secretary of the Association stating that the Board of Directors has approved in all respects, on a certain date, the sale or transfer of a Unit to certain persons, shall be conclusive evidence of such fact.

An affidavit of the Secretary of the Association stating that the Board of Directors was given proper notice on a certain date of a proposed sale or transfer and that the Board of Directors is approved or failed to act on such proposed sale or transfer, and that thereafter all the provisions hereof which constitute conditions precedent to a sale or transfer of a Unit have been complied with, so that the sale or transfer of a particular Unit to particularly named persons does not violate the provisions hereof, shall be conclusive evidence of such facts for the purpose of determining the status of the persons to whom such Unit is sold or transferred.

B. If the proposed purchaser is a corporation or a partnership, the approval may be conditioned upon the approval by the Association of all occupants of the Unit.

C. In the case of the death of the Owner of a Unit, the surviving spouse, if any, and if no surviving spouse, the other members of such Unit Owner's family residing with the Unit Owner at the time of the Unit Owner's death, may continue to use the Unit and if such surviving spouse or other member or members of the deceased Unit Owner's family shall have succeeded to the ownership of the Unit, the ownership thereof shall be transferred by legal process to such new Owner. In the event said decedent shall have conveyed or bequeathed the ownership of decedent's

Unit to some designated person or persons other than the surviving spouse or members of the decedent's family, as afore-described, or if some other person is designated by such decedent's legal representative to receive the ownership of the Unit, or if under the laws of descent and distribution of the State of Florida, the Unit descends to some person or persons other than the Unit Owner's surviving spouse or members or the decedent's family as afore-described, the Board of Directors of the Association shall, within thirty (30) days of receipt of proper evidence of designation served upon the President of the Association, or within thirty (30) days from the date the Association is placed on actual notice of the said devisee or descendant, express its refusal or acceptance of the individual or individuals so designated as Owners of the Unit. If the Board of Directors of the Association shall consent, ownership of a Unit may be transferred to the person or persons so designated, who shall thereupon become the Owner of the Unit, subject to the provisions of this Declaration and the By-Laws of the Association. If, however, the Board of Directors of the Association shall refuse to consent, then the Unit Owners shall be given an opportunity, during the 30 days next after such last abovementioned 30 days, to purchase or to furnish a purchaser, for cash, for the said Unit, the purchase price to be determined by an appraiser appointed by a senior judge of the Circuit Court in and for Miami-Dade County, Florida, upon 10 days' notice, on petition of any party in interest. The expense of appraisal shall be paid by the said designated person or persons or the legal representative of the deceased Unit Owner out of the amount realized from the sale of said Unit. In the event no Unit Owner exercises the privilege of purchasing or furnishing a purchaser of said Unit within such period, and upon such terms, the person or persons so designated may take title to the Unit or such person or persons or the legal representative of the deceased Unit Owner may sell the said Unit, but such sale shall be subject in all other respects to the provisions of this Declaration and the By-Laws of the Association.

D. Any sale not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

E. There shall be deposited and delivered to the Association a reasonable transfer fee not to exceed \$50.00, simultaneously with the giving of notice of the intention to sell for the purpose of defraying the Association's expenses. It is understood that no fee shall be charged in connection with a transfer or approval in excess of the expenditures reasonably required and that no charge shall be made in connection with an extension or renewal of a lease or sublease.

F. The foregoing provisions of this Article XXX shall not be applicable to transfers of Units by a Unit Owner to any member of the Unit Owner's immediate family (i.e., spouse, children or parents) or, if a Unit is owned by a **form** of co-tenancy, to transfers of Units from one co-tenant to the other co-tenant. The foregoing provisions of this Article XXX shall also not be applicable to transfers of Units from a trustee to its beneficiary or from a beneficiary to his trustee.

G. No judicial sale of a Unit or any interest therein shall be valid unless:

1. The sale is to a purchaser approved by the Association, which approval shall be in recordable form; or

2. The sale is the result of a public sale with open bidding.

H. The Board of Directors of the Association shall have the right to withhold consent and approval of any prospective sale, transfer, conveyance, bequest, devise or otherwise in the event the prospective Unit Owner, by being such a Unit Owner, would automatically violate or breach a term, condition, restriction, rule, regulation or covenant under this Declaration or the Exhibits attached thereto.

I. The Association and its agents or employees shall not be liable to any person or member for the approving or disapproving of any person pursuant to this Article XXX, or for the method or manner of conducting the investigation. The Association and its agents or employees shall not be required to specify any reason for approval or disapproval.

J. The foregoing provisions of this Article XXX shall not be applicable to transfers or purchases by an Institutional Mortgagee (and/or its assignee or nominee) that acquires its title as a result of owning a mortgage encumbering the Unit concerned, and this shall be so whether the title is acquired by deed from the mortgagor, mortgagor's successors or assigns, or through foreclosure proceedings; nor shall such provisions apply to a transfer or sale by an Institutional Mortgagee (and/or its assignee or nominee) that so acquires its title. The provisions of this Article XXX shall not apply to the Developer or to the assignee or nominee of the Developer and any such person or corporation shall have the right to freely sell, transfer or otherwise deal with the title and possession of a Unit without being obligated to comply with the provisions of this Article XXX, and without being obligated to obtain the approval of the Association and without the necessity for payment of any screening fee.

XXXI. REMEDIES

A. Relief -- Each Unit Owner and the Association shall be governed by and shall comply with the provisions of this Declaration as they may exist from time to time. A violation thereof shall entitle the appropriate party to institute an action to recover sums due for damages, injunctive relief, foreclosure of lien or any combination thereof, or any other action available pursuant to the Act or law. Suit may be brought by the Association or, if appropriate, by one or more Unit Owners and the prevailing party shall be entitled to recover reasonable attorneys' fees. Each Unit Owner acknowledges that the failure to comply with any of the provisions of this

Declaration shall or may constitute an injury to the Association or to other Unit Owners and that such injury may be irreparable.

B. Costs and Attorneys' Fees -- In any proceeding arising because of an alleged default, act, failure to act, or violation by the Unit Owner or the Association, including the enforcement of any lien granted pursuant to this Declaration or its Exhibits, the prevailing party shall be entitled to recover the costs of the proceedings, including reasonable attorneys' fees. Further, in the event that proceedings are instituted by or against the Developer or against any affiliated entity of the Developer or against any individual connected with the Developer (including, but not limited to, the parent company of the Developer and/or any subsidiary of the Developer and/or any subsidiary of either of the general partners of the Developer and/or the initial directors of the Association) for any reason whatsoever, including but not limited to: (i) actions for declaratory judgment, (ii) any claim that any of the above have not complied with their obligations under the Prospectus for this Condominium, this Declaration and its Exhibits, or (iii) that any provision of the same is unconscionable or violates any State or Federal Law or regulation, then the prevailing party shall be entitled to recover all costs of the proceeding. Said recoverable costs shall include, but are not limited to, reasonable attorneys' fees at all levels of the proceeding, including appeals, together with all costs including those not normally allowed in actions at law such as, but not limited to, copies of depositions and other documentation and exhibits, whether or not used at trial; travel expenses for consultants and/or witnesses for the purpose of testifying at trial or deposition; consultants fees; expert witness fees for testifying at trial or deposition, together with such additional fees as the expert witness may charge in connection with his preparation for giving such testimony at deposition or at trial whether or not the witness shall actually appear or be called upon to testify.

C. No Waiver -- The failure of the Association, the Developer or Unit Owners to enforce any right, provision, covenant or condition created or granted by this Declaration, the Act, the Articles of Incorporation, the By-Laws and/or any rules and regulations adopted with respect to any portion of the Condominium Property, shall not constitute a waiver of the right of said party to enforce such right, provision, covenant or condition in the future.

D. Rights Cumulative -- All rights, remedies and privileges granted to the Association, the Developer and Unit Owners pursuant to the provisions of this Declaration 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 rights, remedies or privileges as may be available to such party at law or in equity. Each Unit Owner agrees in any proceeding brought pursuant to the provisions hereof not to plead or defend the same on the theory of "election of remedies".

E. Venue -- Every Unit Owner and all persons claiming any interest in a Unit do hereby agree that in any suit or proceeding brought pursuant to the provisions of this Declaration, such suit shall be brought in the Eleventh Circuit Court of the Judicial Circuit, in and for Miami-Dade County

he United States District Court, Southern of Florida, as the same is now constituted or in any court in the future that may be the successor to the courts contemplated herein.

XXXIII. ADDITIONAL 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 this Declaration or 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. Except as may be provided in Article XXVII herein, unless all 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 Unit for purposes of levying Assessments and charges and determining shares of Common Elements and Common Surplus of the Condominium; (2) partition or subdivide any Unit or the Common Elements of the Condominium; or (3) by act or omission seek to abandon the Condominium regime, except as may be provided by statute in case of substantial loss to the Units and to the Common Elements of the Condominium.

D. Notwithstanding anything to the contrary herein, nothing shall prevent the combining of Units in the Condominium, by appropriate amendment to the Declaration, but said combined Units shall retain their original appurtenant shares of the Common Elements, Common Expenses and Common Surplus and voting rights in the Association.

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. 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.

G. Neither the Association nor the Unit Owners shall interfere with the sale of Units by the Developer. As long as the Developer has units for sale in the ordinary course of business, the Developer (or its duly authorized agents or assigns) may make such use of the unsold Unit(s) and the Common Elements (including any portions of the Common Elements designated as offices on the Plot Plan, Survey and Graphic Description attached hereto as Exhibit "B") as may facilitate the Developer's administrative activities (which administrative activities may include, but shall not be

limited to, administration of the Association, bookkeeping, post closing repair work and Developer sales, leasing and closing functions) and sales, with respect to units within this Condominium including, but not limited to, the maintenance of administrative offices and the maintenance of sales and/or leasing offices, for the showing of the Unit(s) and for the display of signs, billboards, placards and visual promotional materials. The Developer may use unsold Units as model units. Any administrative offices and/or sales and leasing offices and/or model units and all personal property, furnishings and signs contained therein and/or appurtenant thereto shall not be considered Common Elements, but shall remain the separate property of the Developer.

H. Upon written request, Institutional Mortgagees shall have the right to examine the books and records of the Association. In addition, upon written request, Institutional Mortgagees shall be entitled to receive written notification from the Association of:

I. Any condemnation loss or any casualty loss which affects a material portion of the Condominium Property or any Unit encumbered by an Institutional Mortgage;

2. Any delinquency in the payment of Assessments or charges owed by an Owner of a Unit encumbered by an Institutional Mortgage, which remains uncured for a period of 60 days;

3. Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

I. Institutional Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against any portion of the Common Elements and Institutional Mortgagees may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for the Common Elements and Institutional Mortgagee(s) making such payment shall be entitled to receive immediate reimbursement therefor from the Association, for the payment of such item of Common Expense.

J. No provision of this Declaration shall be deemed to give any Unit Owner, or any other party, priority over any rights of any Institutional Mortgagee under its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of any portion of the Common Elements or common property.

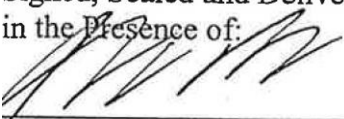
K. All taxes, Assessments and charges which may become liens prior to the liens of Institutional Mortgagees under local law shall relate only to the individual Units and not to the Condominium Property as a whole.

L. Upon written request from the Department of Housing and Urban Development or from the Federal National Mortgage Administration or from the Federal Home Loan Mortgage

Corporation or from the Veterans Administration, the Association shall prepare and furnish within a reasonable period of time, an audited financial statement of the Association for the immediately preceding fiscal year of the Association.

IN WITNESS WHEREOF, WHERE developer has caused this Declaration of Condominium to be executed this 1 day of January, 2005.

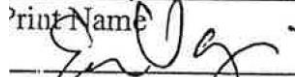
Signed, Sealed and Delivered
in the Presence of:



~~(J/rlo/'J s(t,v(~~ Managing Member

GARY L. Brown

Print Name



Erika Vanyi

Print Name

Address: 52 f AL D>J 4lt-l

rAl \ (le d 1/4 ft 3'>(31

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 11th day of April, 2005,
by (Y) :ure as Managing Member of CHERRY 530, L.L.C, who is person a me
and who did not take an oath.

)

My Commission expires:

Notary Public, State Florida

Print Name: Erika Vanyi

ERIKA VANYI
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION# DD423215
EXPIRES 4/27/2009
BONDED THRU 1-888-NOTARV1

This document prepared by and **return** to
Gary L. Brown, Esquire
Phillips, Eisinger & Brown, P.A.
4000 Hollywood Boulevard, Suite 265-S
Hollywood, Florida 33021
Phone: (954) 894-8000
Fax No: (954) 894-8015

CONSENT OF MORTGAGEE

Home Federal Bank of Hollywood ("Mortgagee") is the owner and holder of that certain Mortgage filed for record in Official Records Book 22866, at Page 1564 of the Public Records of Miami-Dade County, Florida (the "Mortgage"), which Mortgage encumbers the real property described in Exhibit "A" attached to the Declaration of Condominium of EL CAPRI COURTYARDS, A CONDOMINIUM.

The Mortgagee hereby consents to the filing of the Declaration of Condominium for EL CAPRI COURTYARDS, A CONDOMINIUM, and the Mortgagee agrees that the lien of the Mortgage, to the extent of its encumbrance upon the real property described in Exhibit "A" attached to the Declaration of Condominium of EL CAPRI COURTYARDS, A CONDOMINIUM, shall be upon the condominium units of EL CAPRI COURTYARDS, A CONDOMINIUM, and in and to the undivided shares in the common elements appurtenance thereto.

Nothing herein contained shall be deemed to or in any way limit or affect the Mortgage held by the Mortgagee or the priority of the lien created thereby and the sole purpose of this Consent of Mortgagee is to acknowledge the consent of the Mortgagee to the filing of the Declaration of Condominium of EL CAPRI COURTYARDS, A CONDOMINIUM, as hereinabove provided. In addition, the Mortgagee, by its execution of the within Consent of Mortgage, shall not be deemed to have assumed any liability or responsibility with respect to the contents of the Declaration of Condominium or with respect to the development of EL CAPRI COURTYARDS, A CONDOMINIUM.

EXECUTED this **9** day of August, 2005.

WITNESSES:

Linda Keating

LINDA KEATING

Print Name

Debbie Dooley

Print Name

MORTGAGEE:

Home Federal Bank of Hollywood

By: Guy Lazzeri

Print Name: Guy Lazzeri

Title P, l'Es...z:Jc,0r

Address: 9ao &- Pc.1&74,,c /leuY
/U,<l.,dμo4L'E £1:((.t:c :pa::S'

STATE OF FLORIDA)

)SS:

COUNTY OF BROWARD)

The execution of the foregoing Consent of Mortgagee was acknowledged before me this 9 day of August, 2005, by Oov M..z.:z,ML, as if?cJES.z¼.1<..rr of Home Federal Bank of Hollywood, who is personally known to me or who produced a _____ as identification and who executed this instrument for the purposes set forth therein.

Linda Keating
Notary Public

Print Name: .t....z-A'...-1)4 ..tf'M7Zr<J6

My Commission Expires:

This document prepared by and return to
 Gary L. Brown, Esquire
 Phillips, Eisinger & Brown, P.A.
 4000 Hollywood Boulevard, Suite 2600
 Hollywood, Florida 33021
 Phone: (954) 894-8000
 Fax No: (954) 894-8015

CONSENT OF MORTGAGEE

S&G Financial Systems of South Florida ("Mortgagee") is the owner and holder of that certain Mortgage filed for record in Official Records Book 23208, at Page 3561 of the Public Records of Miami-Dade County, Florida (the "Mortgage"), which Mortgage encumbers the real property described in Exhibit "A" attached to the Declaration of Condominium of EL CAPRI COURTYARDS, A CONDOMINIUM.

The Mortgagee hereby consents to the filing of the Declaration of Condominium for EL CAPRI COURTYARDS, A CONDOMINIUM, and the Mortgagee agrees that the lien of the Mortgage, to the extent of its encumbrance upon the real property described in Exhibit "A" attached to the Declaration of Condominium of EL CAPRI COURTYARDS, A CONDOMINIUM, shall be upon the condominium units of EL CAPRI COURTYARDS, A CONDOMINIUM, and in and to the undivided shares in the common elements appurtenant thereto.

Nothing herein contained shall be deemed to or in any way limit or affect the Mortgage held by the Mortgagee or the priority of the lien created thereby and the sole purpose of this Consent of Mortgagee is to acknowledge the consent of the Mortgagee to the filing of the Declaration of Condominium of EL CAPRI COURTYARDS, A CONDOMINIUM, as hereinabove provided. In addition, the Mortgagee, by its execution of the within Consent of Mortgage, shall not be deemed to have assumed any liability or responsibility with respect to the contents of the Declaration of Condominium or with respect to the development of EL CAPRI COURTYARDS, A CONDOMINIUM.

EXECUTED this ____ / 1st, day of August, 2005.

WITNESSES:

[Signature]EDIE MESTRE

Print Name

[Signature] E.-

Print Name

MORTGAGEE:

S&G Financial S of South Florida

[Signature]

Print Name:

Title (:C e.:_ } ,

Address: lb SU-J
H t -u OD. .q (a

STATE OF FLORIDA)

)SS:

COUNTY OF MW.1I-DADE)

The execution of the foregoing Consent of Mortgagee was acknowledged before me this (v day of August, 2005, by :Jor t, aa/Le.. Ya.Jl1 , as Evl.Si of S&G Financial Systems of South Florida, who is personally known to me or who produced a _____ as identification and who executed this instrument for the purposes set forth therein.

[Signature]
PublicNo PublicPrint Name: Ala _____

My Commission Expires:

„*Y Norma Araujo
! ; t.-k-/ CommiS&ion D0213881
" :...,, „ :JI Expires Mey 20, 2007

EXHIBIT "A"

TO

DECLARATION OF CONDOMINIUM FOR

EL CAPRI COURTYARDS.

LEGAL DESCRIPTION OF REAL PROPERTY

THE WEST 25 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4, BLOCK 79S, CITY OF MIAMI SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"

TO

DECLARATION OF CONDOMINIUM FOR
EL CAPRI COURTYARDS, A CONDOMINIUM

PLOT PLAN, SURVEY AND GRAPHIC DESCRIPTION

EXHIBIT "C"
TO
DECLARATION OF CONDOMINIUM FOR
EL CAPRI COURTYARDS

**SHARE OF COMMON EXPENSES,
COMMON ELEMENTS AND COMMON SURPLUS**

The percentage of ownership of the Common Elements and Common Surplus and the responsibility for payment of the Common Expenses has been determined based upon the total square footage of each unit in uniform relationship to the total square footage of each other unit in the Condominium.

Unit#

Building# 516

1-B	10,100
2-C	10,100
3-B	10,100
4-C	10,100

Building# 520

1-A	10,100
2-A	10,100
3-A	10,100
4-A	10,100

Building# 530

1-B	10,100
2-C	10,100
3-B	10,100
4-C	10,100

EXHIBIT "D"

TO

DECLARATION OF CONDOMINIUM FOR

EL CAPRI COURTYARDS

ARTICLES OF INCORPORATION OF EL CAPRI COURTYARDS
CONDOMINIUM ASSOCIATION, INC.

**ARTICLES OF INCORPORATION
OF
EL CAPRI COURTYARDS CONDOMINIUM ASSOCIATION, INC.**

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

**I.
NAME**

The name of this corporation shall be EL CAPRI COURTYARDS CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association".

**II.
PURPOSES AND POWERS**

The Association shall have the following powers:

A. To manage, operate and administer EL CAPRI COURTYARDS, A CONDOMINIUM (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to, the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Miami-Dade County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all of the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration of Condominium for the Condominium and all other powers and duties reasonably

necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

III.
MEMBERS

A. Each unit owner in the Condominium and the Subscribers to these Articles shall automatically be members of the Association. Membership of the Subscribers shall terminate upon the entire Board of Directors of the Association being selected by unit owners other than the Developer.

B. Membership, as to all members other than the Subscribers, shall commence upon the acquisition of record title to a unit as evidenced by the recording of a deed of conveyance amongst the Public Records of Miami-Dade County, Florida or, as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. 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 unit.

IV.
EXISTENCE

The Association shall have perpetual existence.

V.
SUBSCRIBERS

The name and address of the Subscriber to these Articles of Incorporation is as follows:

NAME

ADDRESS

VI.
DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
_____	_____

_____	_____

_____	_____

VII.
OFFICERS

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:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
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VIII.
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 would prejudice the rights of the Developer of the Condominium or mortgagees holding mortgages encumbering units in the Condominium, without their prior written consent.

IX.
AMENDMENTS TO ARTICLES

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

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

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of 66-2/3% of the entire Board of Directors and by an affirmative vote of not less than 66-2/3% of the members present, either in person or by proxy, at a duly called meeting of the members of the Association.

C. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of mortgages encumbering condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

X.
INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not a Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty; provided that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.

XI. INCORPORATOR

The name and address of the incorporator to these Articles is as follows:

NAME

ADDRESS

XII.
INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at: _____,
Florida _____, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office of the Association is at Phillips, Eisinger & Brown, P.A., 4000 Hollywood Blvd, Suite 265 S, Hollywood, Florida 33021, and the initial registered agent therein is GARY L. BROWN.

EXHIBIT "E"
TO
DECLARATION OF CONDOMINIUM FOJ;l
EL CAPRI COURTYARDS

BY-LAWS OF EL CAPRI COURTYARDS
CONDOMINIUM ASSOCIATION, INC.

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**BY-LAWS
OF
EL CAPRI COURTYARDS CONDOMINIUM ASSOCIATION, INC.**

**I
IDENTITY**

These are the By-Laws of EL CAPRI COURTYARDS CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation ("Association").

**II
PURPOSES**

This Association has been organized for the purpose of being a condominium association within the meaning of the Condominium Act of the State of Florida (the "Act"), and in turn for the purpose of operating, governing, administering and managing the property and affairs of EL CAPRI COURTYARDS, A CONDOMINIUM (the "Condominium") and to exercise all powers granted to it as a corporation under the laws of the State of Florida, these By-Laws, the Articles of Incorporation and the Declaration of Condominium (the "Declaration of Condominium") to which these By-Laws are attached and, further, to exercise all powers granted to a condominium association under the Act.

**III
DIRECTORS AND OFFICERS**

A. Directors.

1. The affairs of the Association shall be managed by an Initial Board of Directors (the "Initial Board") composed of three (3) persons. The members of the Initial Board are designated in the Articles of Incorporation and need not be members of the Association. They shall serve until fifteen (15%) percent of the units in the Condominium are conveyed to unit owners other than the Developer (the "Purchaser Members"), at which time one (1) member of the Initial Board shall be replaced by a Director elected by the Purchaser Members. The Purchaser Members shall be entitled to elect a majority of the Board of Directors of the Association either three (3) months after ninety (90%) percent of the units in the Condominium have been conveyed to Purchaser Members; three (3) years after fifty (50%) percent of the units in the Condominium have been conveyed to Purchaser Members; when all of the units in the Condominium have been completed, some of them have been conveyed to Purchaser Members and none of the units in the Condominium are being offered for sale by the Developer in the ordinary course of business; when some of the units in the Condominium have been conveyed to Purchaser Members and none of the other units in the Condominium are being constructed or offered for sale by the Developer in the ordinary course of business; or seven (7) years after the recordation of the Declaration of Condominium for the Condominium among the Public Records of Miami-Dade County, Florida, whichever shall be the first to occur. The Developer shall be entitled to elect at least one (1) Director as long as the Developer holds for sale in the ordinary course of business at least five (5%) percent of the units in the Condominium.

The Developer may transfer control of the Association to Unit Owners other than the Developer prior to such dates in its sole discretion by causing enough of its appointed directors to resign, whereupon it shall be the affirmative obligation of Unit Owners other than the Developer to elect Directors and assume control of the Association. Provided at least sixty (60) days' notice of Developer's decision to cause its appointees to resign is given to Unit Owners, neither the Developer, nor such appointees, shall be liable in any manner in connection with such resignations even if the Unit Owners other than the Developer refuse or fail to assume control.

Following the time the Developer relinquishes control of the Board of Directors of the Association, the Developer may exercise the right to vote any developer-owned units in the Condominium, in the same manner as any other unit owner, except for the purposes of reacquiring control of the Board of Directors of the Association or selecting the majority members of the Board of Directors of the Association.

Until such time as the Purchaser Members shall be entitled to elect all of the Directors, the Developer shall have the absolute right, in its sole and absolute discretion and at any time, to remove any Director selected by the Developer and to replace the Director so discharged.

2. The Purchaser Members shall elect a majority of the Board of Directors, pursuant to the provisions hereof, at a special meeting of the Membership to be called by the Board for such purpose (the "Majority Election Meeting").

3. Subsequent to the Majority Election Meeting, the Directors shall be elected by the members of the Association at each annual meeting of members and the Directors shall hold office until the next annual meeting of members and until their successors are elected and shall qualify.

4. Directors shall be elected at the Majority Election Meeting and at each annual meeting of the members, as follows:

a. The Board of Directors shall be elected by written ballot or voting machine. Any election to fill a vacancy on the Board of Directors due to the expiration of a Director's term, shall be by secret ballot. However, in the event the number of vacancies equals or exceeds the number of candidates, no election is required. Except to fill vacancies on the Board of Directors caused by recall, proxies shall in no event be used in electing the Board of Directors, either at general elections or at elections to fill vacancies caused by resignation. Not less than sixty (60) days before a scheduled election, the Secretary shall mail or deliver, whether by separate Association mailing or included in another Association mailing or delivery including regularly published newsletters, to each member of the Association entitled to vote, a first notice of the date of the election. Any member of the Association or other eligible person desiring to be a candidate for the Board of Directors shall give written notice to the Secretary of the Association not less than forty (40) days before a scheduled election. Together with the written notice and agenda required pursuant to the provisions of Article VII, Subparagraph A3 of these By-Laws, the Association shall then mail or

deliver a second notice of the election to all members of the Association entitled to vote therein, together with a ballot which shall list all candidates, no less than 14 days and no more than 34 days prior to the election. Upon request of a candidate, the Association shall include an information sheet, no larger than 8-1/2 inches by 11 inches furnished by the candidate, to be included with the mailing of the ballot, with the costs of mailing or delivery and copying to be borne by the Association. The Association is not liable for the contents of the information sheets prepared by the candidates. Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement; however, at least twenty percent (20%) of the members must cast a ballot to have a valid election. No member of the Association shall permit any other to vote such member's ballot, and any such ballots improperly cast shall be deemed invalid. A member who needs assistance in casting the ballot for the reasons stated in Section 101.051, Florida Statutes, may obtain assistance in casting the ballot. Any member violating this provision may be fined by the Association in accordance with the provisions of Section 718.303, Florida Statutes. The regular election shall occur on the date of the annual meeting of the membership of the Association.

5. Directors shall be members of the Association, except that this provision shall not apply to Directors selected by the Developer.

6. No person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is eligible for membership on the Board of Directors.

B. **Officers.**

1. The Officers of the Association shall consist of a President, a Vice President, a Secretary and a Treasurer, any of whom may be members of the Board of Directors, and such other Officers as the Board of Directors may appoint. The President must be a member of the Board of Directors. The Officers named in the Articles of Incorporation shall serve, unless removed and replaced by the Developer, until the first meeting of the Board of Directors held subsequent to the Majority Election Meeting, and at such meeting the Board of Directors shall elect the aforesaid Officers. Officers elected at the first meeting of the Board of Directors held subsequent to the Majority Election Meeting, shall hold office until the next and ensuing annual meeting of the Board of Directors and until their successors shall have been elected and shall qualify.

2. **Resignation, Vacancy, Removal, Compensation.**

a. Any Director or Officer of the Association may resign at any time, by instrument in writing. Resignations shall take effect at the time specified therein, and if no time is specified, at the time of receipt of such resignation by the President or Secretary of the Association. The acceptance of a resignation shall not be necessary to make it effective. A resignation shall be deemed to have occurred upon termination of membership in the Association, by the Director or Officer.

b. Subject to the right of the Developer to replace Directors selected by

the Developer, the members of the Association, at a Special Meeting of the membership, shall fill the vacancy on the Board of Directors, by electing a person who shall serve until the next annual meeting of the members. In the event of a vacancy on the Board of Directors caused by a recall of a Director, pursuant to the provisions of Section 718.112(2)(j), Florida Statutes, the member of the Association, at a Special Meeting of the membership, shall fill the vacancy on the Board of Directors, by electing a person who shall serve until the next annual meeting of the members.

When a vacancy occurs in an office for any cause before an Officer's term has expired, the office shall be filled by the Board of Directors at its next meeting by electing a person to serve for the unexpired term.

c.. Any Director may be recalled and removed from office, with or without cause, pursuant to the provisions of Section 718.112(2)(j), Florida Statutes. Directors selected by the Developer shall not be affected by these provisions.

d.. Upon an affirmative vote of a majority of the members of the Board of Directors, any Officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting called for such purpose.

e.. No compensation shall be paid to Directors or Officers for their services as Directors or Officers.

IV

POWERS AND DUTIES OF THE ASSOCIATION AND THE EXERCISE THEREOF

The Association shall have all powers granted to it by law, the Declaration of Condominium, the Act as the same may be amended from time to time, and the Articles of Incorporation, all of which powers shall be exercised by its Board of Directors unless the exercise thereof is otherwise restricted by the Declaration of Condominium, these By-Laws, or by law; and the aforementioned powers of the Association shall include, but shall not be limited to, the following:

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

B. The power to levy and collect assessments, based upon a budget formally adopted by the Board of Directors; provided, however, the Association shall not charge any fee for use by members of the common elements or of property owned by the Association, unless such use is the subject of a lease between the Association and the members. It is understood, however, that the failure of the Board of Directors or the members of the Association to adopt a budget shall not impair or affect the members' obligations to pay their share of the common expenses of the Condominium.

C. The power to acquire, convey, mortgage, operate, lease, manage and otherwise trade and deal with property, real and personal, including units in the Condominium, as may be necessary

or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declaration of Condominium.

D. The power to expend monies collected for the purpose of paying the common expenses of the Association.

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

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

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

H. The power to contract for the management of the Condominium.

I. The power to make reasonable rules and regulations and to amend them from time to time, and to see 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 of Condominium.

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 Association.

L. The power to collect delinquent assessments by suit or otherwise, and to abate nuisance and enjoin or seek damages from unit owners for violation of the provisions of the Declaration of Condominium and its Exhibits.

M. The power to pay all taxes and assessments which are or may become liens against the common elements of the Condominium, and to assess the same against the members and their units.

N. The power to select depositories for the 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 the same shall be signed, when not signed as otherwise provided by these By-Laws.

O. The power to possess and exercise all powers necessary to implement, enforce and

carry into effect the powers above described, including the power to acquire, hold, mortgage, convey, and deal in real and personal property.

P. The power to enter into, ratify, modify and amend each and every one of the agreements and undertakings contemplated by and contained within the Declaration of Condominium.

Q. 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 property. Said contract may provide that the total operation of said managing agent, firm, or corporation shall be at the cost of the Association. 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 a variable fee or as a percentage of the total cost of maintenance, operation, repair and upkeep, or of the total funds of the Association handled and managed by the managing agent.

V

DUTIES OF OFFICERS

1. The President shall:

A. Act as Presiding Officer at all meetings of the membership of the Association and of the Board of Directors.

B. Call special meetings of the Board of Directors and of members.

C. Sign all checks, contracts, promissory notes, deeds, and other instruments on behalf of the Association, except those which the Board of Directors specifies may be signed by other persons.

D. Perform all acts and duties usually required of an executive to insure that all orders and resolutions of the Board of Directors are carried out.

E. Appoint committees and be an ex-officio member of all committees, and render an annual report at the annual meeting of members.

2. The Vice President shall:

A. Act as Presiding Officer at all meetings of the membership of the Association and of the Board of Directors when the President is absent.

B. Perform all other acts and duties required of the President, in the absence of the President.

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- C. Perform such other duties as may be required by the Board.
 - D. Sign checks on behalf of the Association in the absence of the President.
3. Should the President and Vice President be absent from any meeting, the remaining Directors shall select a person to act as chairman of the meeting.
4. The Secretary shall:
- A. Attend all regular and special meetings of the members of the Association and of the Board of Directors and keep all records and minutes of proceedings thereof or cause the same to be done.
 - B. Have custody of the corporate seal and affix same when necessary or required.
 - C. Attend to all correspondence on behalf of the Board of Directors, prepare and serve notices of meetings, keep membership books and receive all applications for membership, for transfer and sale of units, and present such applications to the Board of Directors.
 - D. Perform such other duties as the Board may determine and on all occasions in the execution of his duties, act under the supervision, control and direction of the Board of Directors.
 - E. Have custody of the minute book of the meetings of the Board of Directors and of the members, which minute book shall at all reasonable times be available at the office of the Association for inspection by members, or their authorized representatives, and by the Directors, and act as transfer agent to record transfers and rules and regulations in the corporate books. Minutes of all meetings of the Board of Directors and of members shall be reduced to writing and shall be available for inspection by members, or their authorized representatives, within thirty (30) days after the date of each such meeting. The minutes of all meetings of the Board of Directors and of the members shall be retained by the Secretary for a period of not less than seven (7) years.
 - F. Ballots, sign-in sheets voting proxies and all other papers relating to elections shall be maintained as part of the Association Records (as herein defined) for a period of one (1) year from the date of the meeting to which such documents relate.
 - G. If the Association owns, leases or has reasonable access to a photocopy machine, the Association shall, at the request of any member or the authorized representative of such member, make photocopies of Association Records, as requested by such member or by the authorized representative of such member. The Association shall not charge any fee to the member or to the authorized representative of such member in connection with inspection of the Association Records, except that the Association may charge a reasonable fee for the cost of making copies.

H. Maintain copies of all documents required to be maintained by the Association in accordance with Section 718.111(12), Florida Statutes (the "Association Records"). The Association Records shall be open to inspection by any member, or the authorized representative of such member, at all reasonable times. The failure of the Association to provide the Association Records within ten (10) working days after receipt of a written request shall create a rebuttable presumption that the Association failed to comply with the requirements of Section 718.111(12)(c), Florida Statutes. The right to inspect the Association Records includes the right to make or obtain copies, at the reasonable expense, if any, of such member.

I. The Association shall maintain at the Condominium Property an adequate number of copies of the Declaration of Condominium, the Articles of Incorporation, these By-Laws, the Rules and Regulation adopted by the Association, and all amendments to each of the foregoing, as well as the Question and Answer Sheet required pursuant to the provisions of Section 718.504, Florida Statutes, and year end financial information required by Section 718.111, F.S. to ensure their availability to members and prospective purchasers of units in the Condominium. The Association may charge the actual costs incurred by the Association in the preparation and furnishing of these documents to the parties requesting these documents.

J. The Association shall prepare a Question and Answer Sheet in accordance with the provisions of Section 718.504, Florida Statutes and shall update the Question and Answer Sheet annually.

5. The Treasurer shall:

A. Receive such monies as shall be paid into his hands for the accounts of the Association and disburse funds as may be ordered by the Board, taking proper vouchers for such disbursements, and be custodian of all securities, contracts, leases, and other important documents of the Association which he shall keep safely deposited.

B. Supervise the keeping of accounts of all financial transactions of the Association in books belonging to the Association. The Treasurer shall maintain all accounting records for the Association and for the Condominium, as may be required by Section 718.111(12)(a) 1, Florida Statutes (the "Accounting Records"). The Accounting Records shall be open to inspection by any member, or the authorized representative of such member, at all reasonable times. The Treasurer shall prepare and distribute to all of the members of the Board of Directors, at least ten (10) days prior to each annual meeting of the Board of Directors, and whenever else required, a summary of the financial transactions and condition of the Association for the preceding year. The Treasurer shall make a full and accurate report of the matters and business pertaining to his office to the members at the annual meeting of members and make all reports required by law.

C. The Treasurer may have the assistance of an accountant or auditor, who shall be employed by the Board of Directors. In the event the Association 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.

VI
MEMBERSHIP

A. Except as may be provided in the Articles of Incorporation, membership in the Association is limited to owners of condominium units in the Condominium. Membership is automatically conferred upon acquisition of a condominium unit in the Condominium, as evidenced by the filing of a deed of conveyance amongst the Public Records of Miami-Dade County, Florida or, as provided in the Declaration of Condominium, for transfer of membership upon the death of a member.

VI
MEMBERSHIP

A. Except as may be provided in the Articles of Incorporation, membership in the Association is limited to owners of condominium units in the Condominium. Membership is automatically conferred upon acquisition of a condominium unit in the Condominium, as evidenced by the filing of a deed of conveyance amongst the Public Records of Miami-Dade County, Florida or, as provided in the Declaration of Condominium, for transfer of membership upon the death of a member.

B. If a condominium unit is owned by more than one owner, co-partners or a Corporation, there shall nevertheless be only one membership assigned to such unit, and the vote for such membership shall be cast by the person designated in a Voting Certificate signed by all of the owners (or by the proper corporate officer) of said unit, filed with the Secretary of the Association. In addition, only the voter designated in such Voting Certificate shall have the right to appoint a proxy. In the absence of such a writing, such vote shall not be counted; provided, however, that a Voting Certificate shall not be required when a unit is owned by a husband and his wife only.

C. Membership in the Association may be transferred only as an incident to the transfer of title to the condominium unit.

D. Membership shall terminate upon the transfer of title to a condominium unit.

VII
MEETINGS, SPECIAL MEETINGS, QUORUMS, PROXIES

A. **Meetings of Members.**

1. **Annual meetings:** The annual meeting of the Association shall be held at the office of the Association in the month of December of each calendar year. At such meetings there shall be elected by ballot of the members, a Board of Directors, in accordance with the requirements of these By-Laws. The members may also transact such other business of the Association as may properly come before the meeting.

2. **Special meetings:** It shall be the duty of the President to call a special meeting of the members of the Association as directed by resolution of the Board of Directors or upon a petition signed by members having fifty-one (51%) percent of the total votes in the Association having been presented to the Secretary. No business shall be transacted at a special meeting except as stated in the notice thereof. In addition, a special meeting of the members of the Association, to recall or remove a member of the Board of Directors, shall be called upon members having at least ten (10%) percent of the total votes in the Association giving notice of the meeting, provided the notice states the purpose of the special meeting.

3. **Notice of meetings:** It shall be the duty of the Secretary to provide notice (which notice shall incorporate an identification of agenda items) of *all* meetings of members stating

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the purpose thereof as well as the time and place where it is to be held, said notice to be provided by hand delivery or by mail to the Unit Owner at the address of the Unit Owner as last furnished to the Association by the Unit Owner, or, if no address appears, at each member's last known place of address, at least fourteen (14) days but not more than forty (40) days prior to such meeting. Notice of all meetings of members shall be posted at a conspicuous place at the Condominium, at least fourteen (14) continuous days preceding the meeting, except in cases of emergency. The Board of Directors, upon notice to the members, shall by duly adopted rule designate a specific location on the Condominium Property upon which all notices of the meetings of the members shall be posted. If hand delivered, receipt of such notice shall be evidenced by receipt signed by the member. An officer of the Association shall provide an affidavit, to be included in the official records of the Association, affirming that notices of the Association meeting were mailed or hand delivered in accordance with provisions of Section 718.112(2)(d), Florida Statutes, to each member at the address last furnished to the Association. Notice of any meeting at which assessments against members are to be considered shall specifically contain a statement that such assessments will be considered and the nature of such assessments.

4. Budgetary meetings: The Board of Directors shall hand deliver to each unit owner, or mail to each unit owner, a meeting notice to the members of the Association indicating the date, time and place of the meeting together with a copy of the proposed annual budget, not less than fourteen (14) days prior to the meeting of the Board of Directors at which the budget will be considered. Such meeting will be open to members. If an adopted budget requires assessment against the members in any fiscal year exceeding 115% of the assessments for the preceding fiscal year, the Board of Directors, upon written application of members having not less than 10% of the total votes in the Association, within twenty one (21) days after adoption of the annual budget shall call a special meeting of the members within sixty (60) days, provided that not less than fourteen (14) days' written notice is given to each member mailed or hand delivered to each member at the address last furnished to the Association by each member. At the special meeting, members may consider and enact a budget by a vote of not less than 51% of the total votes in the Association. If a special meeting of members has been called and a quorum is not attained or a substitute budget is not adopted by the members, the budget adopted by the Board of Directors shall go into effect as scheduled. In determining whether assessments exceed 115% of similar assessments for prior years, any authorized provisions for reasonable reserves for repair or replacement of the property of the Condominium, anticipated expenses of the Association which the Board does not expect to be incurred on a regular or annual basis, or assessments for betterments to the property of the Condominium shall be excluded from the computation.

5. Quorum: The presence, either in person or by proxy, of members having at least 33 1/3% of the total votes in the Association shall constitute a quorum for the transaction of business at all meetings of members. The written joinder of members may not be utilized to establish a quorum, when such joinder occurs subsequent to the meeting.

6. Adjourned meetings: If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may, except as otherwise provided for by law, adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

7. **Voting:** There shall be one (1) vote allocated to each Unit in the Condominium. The vote of members holding not less than a majority of the total votes of the Association present, either in person or by proxy, shall decide any question brought before any meeting of the membership of the Association, unless the question is one upon which, by express provision of statute or of the Declaration of Condominium, a different vote is required, in which case such express provision shall govern and control.

8. **Conduct of Meeting:** All members shall have the right to participate at all meetings of the members of the Association with respect to all designated agenda items. Further, any member may tape record or videotape a meeting of the members of the Association.

9. **Proxies:** A member may appoint a proxy. Any proxy must be filed with the Secretary before the appointed time of each meeting and such proxy shall be valid only for the particular meeting designated in the proxy and any lawfully adjourned sessions thereof. In no event shall such proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given and every proxy shall be revocable, at any time, at the pleasure of the member granting it. A member may not vote by general proxy, but may vote by limited proxy 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 taken to waive or reduce reserves; for votes taken to amend the Declaration of Condominium pursuant to Section 718.110, Florida Statutes; for votes taken to amend the Articles of Incorporation or By-Laws; and for any other matter for which the Act requires or permits a vote of the members. No proxy, limited or general, shall be used in the election of members to the Board of Directors. General proxies may be used for other matters for which limited proxies are not required, and may also be used in voting for non-substantive changes to items for which a limited proxy is required and given.

10. **Waiver and consent:** Nothing herein shall be construed to prevent a member from waiving notice of a meeting or acting by written agreement without a meeting, and such waiver and action by written agreement are hereby expressly permitted.

B. Meeting of Directors:

1. **Organizational meeting:** The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected. Notice of the first meeting of a newly elected Board of Directors shall be provided in accordance with the provisions of Section 718.112(2)(c), Florida Statutes.

2. **Annual meetings:** There shall be an annual meeting of the Board of Directors immediately prior to the annual meeting of the members, at the offices of the Association.

3. **Regular meetings:** The Board of Directors may establish a schedule of regular meetings to be held at such place as the Directors may designate, in which event no notice need be sent to the Directors once said schedule has been adopted. However, notice to Unit Owners of each Regular Meeting shall be given in accordance with Section 718.112(2)(c), Florida Statutes.

4. Special meetings: Special meetings of the Board of Directors may be called by the President, on three (3) days' notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice upon the written request of at least two-thirds of the Board of Directors.

5. Notice to members: All meetings of the Board of Directors shall be open to all members. Any member may tape record or videotape meetings of the Board of Directors. In addition, the right to attend such meetings shall include the right to speak at such meetings with reference to all designated agenda items. Notice of the time and purpose (specifically incorporating an identification of agenda items) of all meetings of the Board of Directors shall be conspicuously posted at the Condominium at least 48 continuous hours preceding the meeting, except in an emergency. However, written notice of any meeting of the Board of Directors at which non-emergency special assessments, or at which amendments to rules regarding unit use will be considered, shall be mailed or delivered to the members and posted conspicuously at the Condominium not less than fourteen (14) days prior to the meeting. Evidence of compliance with this fourteen (14) day notice shall be made by an affidavit executed by the person providing the notice and shall be filed among the official records of the Association.

Upon notice to the members, the Board of Directors shall, by duly adopted rule, designate a specific location on the Condominium Property upon which all notices of meetings of the Board of Directors shall be posted.

Meetings of a committee to take final action on behalf of the Board of Directors or to make recommendations to the Board of Directors regarding the budget are subject to the provisions of this section. Meetings of a committee that does not take final action on behalf of the Board of Directors or make recommendations to the Board of Directors regarding the budget are subject to the provisions of this section.

6. Waiver of Notice: Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be deemed a waiver of notice by him of the time and place thereof, unless such Director attends a meeting for the sole purpose of objecting to the propriety of the notice provided to him.

7. Voting at meetings: A Director who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless such Director votes against such action or abstains from voting in respect thereto because of an asserted conflict of interest. Directors may not vote by proxy or by secret ballot at meetings of the Board of Directors. A vote or abstention for each Director present at a meeting of the Board of Directors shall be recorded in the minutes of such meeting.

8. Quorum: At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at

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any meeting of the Board of Directors, there be less than a quorum, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted.

VIII PROCEDURE

A. Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Declaration of Condominium, the Articles of Incorporation, these By-Laws or applicable Florida law.

B. The order of business at annual members' meetings and as far as appropriate at other members' meetings will be:

1. Collection and Counting of Election Ballots;
2. Appointment of Chairman;
3. Roll Call;
4. Proof of Notice of Meeting; or Waiver of Notice;
5. Reading of Minutes of Prior Meeting;
6. Officers' Reports;
7. Committee Reports;
8. Unfinished Business;
9. New Business;
10. Adjournment.

IX ASSESSMENTS AND MANNER OF COLLECTION

A. The Board of Directors has the sole power to and shall from time to time fix and determine the amounts necessary to pay the common expenses of the Condominium and the Association. The common expenses include those expenses described in the Declaration of Condominium and any other expenses designated as common expenses by the Board of Directors, under the authority and sanction of the Declaration of Condominium and the Act.

B. The Board shall adopt a budget for the Association and the Condominium during the month preceding the fiscal year wherein the budget will take effect, which budget shall include a schedule of assessments to be paid by the members.

C. Each Member shall be responsible for the payment of the assessments imposed against such member's unit in an amount equal to the percentage of responsibility for payment of common expenses provided in the Declaration of Condominium.

D. Regular assessments shall be paid by the members on a monthly basis, payable on the first day of each and every month.

E. Special assessments, should they be required by the Board of Directors, shall be

levied and paid in the same manner as regular assessments, unless the Declaration of Condominium shall otherwise provide.

F. When the Board of Directors has determined the amount of any assessments, the Secretary shall transmit a statement of such assessment to each member. Until further notice, assessments shall be made payable to the Association and shall be payable at the office of the Association.

Assessments are necessarily made upon projections and estimates of the Board of Directors, and may be in excess of, or be less than, the sums required to meet the cash requirements of the Condominium and the Association, in which event the Board of Directors may increase or diminish the amount of an assessment and make such adjustments in cash, or otherwise as they shall deem proper, in their sole discretion, including the assessment of each member of such members proportionate share for any deficiency. Notice of all changes in assessments shall be given to all members.

G. Assessments shall not include charges for utilities separately charged and metered to each unit, nor charges for alterations, repairs, maintenance, improvements, or decorating within the interior of any unit.

H. The failure to pay any assessment within five (5) days from the date due shall entitle the Association to levy a late charge against the delinquent member for each thirty (30) day period that the assessment remains delinquent in an amount not to exceed the greater of \$25.00 or five percent (5.00%) of the assessment.

I. In the event an assessment is not paid within ten (10) days of the date same shall be due and payable, the Association, through the Board of Directors, may proceed to enforce and collect said assessments from the delinquent member in any manner provided for by the Act, the Declaration of Condominium and these By-Laws. Each member shall be individually responsible for the payment of assessments against his unit 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.

J. If the proposed annual budget is not adopted prior to the start of the new fiscal year, an assessment shall be presumed to be 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.

X **FISCAL MATTERS**

A. Fiscal year: The fiscal year of the Association shall end on December 31st of each year.

B. Depositories: The funds of the Association shall be deposited in a savings and loan association or in a bank located in Miami-Dade County, Florida, in an account for the Association under resolutions duly approved by the Board of Directors, and shall be withdrawn only over the

signature of the authorized Officers. Said funds shall be used only for Association purposes.

C. Association Funds: All funds of the Association shall be maintained separately in the name of the Association. Ail fund collected by the Association shall be maintained separately in the Association's name. For investment purposes only, reserve funds may be commingled with operating funds of the Association. Commingled operating and reserve funds shall be accounted for separately and a commingled account shall not, at any time, be less than the amount identified as reserve funds. A manager or business entity required to be licensed or registered under Florida Statutes Section 468.432, or an agent, employee, officer, or director of the Association, shall not commingle any Association funds with his or her funds or with the funds of any other condominium association or the funds of a community association as defined in Florida Statutes Section 468.431.

D. Fidelity bonds: The Association shall obtain and maintain adequate insurance or fidelity bonding for all persons who control or disburse Association funds. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the Association or its management agent at any one time. "Persons who control or disburse funds of the Association" includes, but is not limited to, those persons authorized to sign checks and the President, Vice-President, Secretary and Treasmer of the Association. The premium for such insurance or bonds shall be paid for by the Association.

E. Records: The Association shall maintain accounting records according to good accounting practice, which records shall be open to inspection by members at reasonable times. Such records shall include a record of receipts and expenditures for each member which shall designate the name and address of the member, the amount of each assessment, the amounts paid upon the account and the balance due, in a register of names for the benefit of any mortgage holders or lien holders who have notified the Association of their liens, and to which lien holders the Association will give notice of default, if requested.

F. Annual report: An annual report of the accounts of the Association shall be made annually by an auditor, accountant or Certified Public Accountant and a copy of the financial statement obtained from such annual report shall be furnished to each member no later than the first day of April following the fiscal year for which the report is made. The report shall be deemed to be furnished to the member upon its delivery or by mailing to the member at his last known address as shown on the books and records of the Association.

G. Insurance: The Association shall procure, maintain and keep in full force and effect, all insurance required by the Declaration of Condominium.

XI 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 of the Condominium, and such other rules and restrictions as are designed to prevent unreasonable interference with the use of the units and the common elements by the members and all members shall abide thereby, provided that said rules and

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regulations shall be equally applicable to all members and uniform in their application and effect.

XII

VIOLATION AND DEFAULTS

In the event of a violation, other than non-payment of an assessment by a member, of any of the provisions of the Declaration of Condominium, these By-Laws, the Rules and Regulations of the Association, the Articles of Incorporation or any provision of the Act, the Association, after reasonable notice to cure not to exceed ten (10) days, shall have all rights and remedies provided by law, including without limitation (and such remedies shall or many be cumulative) the right to sue for damages, the right to seek injunctive relief, and in the event of the failure to pay assessments, the right to foreclose its lien provided in the Act and in every such proceeding, the prevailing party shall be liable for court costs and the Association's reasonable attorney's fees. If the Association elects to enforce its lien by foreclosure, the Association, provided the member has remained in possession of the unit, shall be entitled to petition a court of competent jurisdiction for payment of a reasonable rental from such member from the date of entry of the judgment of foreclosure and the Association shall be entitled to the appointment of a receiver to collect such rent. A suit to collect unpaid assessments may be prosecuted by the Association without waiving the lien securing such unpaid assessments.

XIII

AMENDMENT OF BY-LAWS

Subject always to the provisions of the Declaration of Condominium, these By-Laws may be amended, modified or rescinded in accordance with the Declaration of Condominium or by a resolution duly adopted by a majority of the Board of Directors at any duly called meeting of the Board of Directors, and thereafter submitted to the members at any duly convened meeting of the members and approved by members, present in person or by proxy, having at least 66-2/3% of the votes at the meeting, provided that notice of the proposed amendment (unless waived) is given in the notice of the meeting, and further provided that the voting requirements of the Declaration of Condominium are met in full, in the appropriate cases. Amendments to these By-Laws may be proposed by the Board of Directors, acting upon the vote of a majority of the Directors, or proposed by members of the Association having a majority of the total votes in the Association.

No amendment shall discriminate against any unit owner nor any class or group of unit owners unless the unit owners so affected shall consent. No amendment shall be made that is in conflict with the Articles of Incorporation or the Declaration of Condominium. No By-Law shall be revised or amended by reference to its title or number only. Proposals to amend existing By-Laws shall contain the full text of the By-Laws to be amended; new words shall be inserted in the text and underlined and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: Substantial re-wording of By-Law. See By-Law Article ____ for present text. Non-material errors or omissions in the By-Law process shall not invalidate an otherwise properly promulgated amendment.

A copy of each amendment shall be attached to a certificate stating that the amendment was duly adopted as an amendment of the By-Laws, which certificate shall be executed by the Officers of the Association with the formalities of a deed. Each amendment to the By-Laws must set forth, on the first page thereof, the book and page of the public records where the Declaration of Condominium has been recorded. The amendment shall be effective when such certificate and a copy of the amendment are recorded in the Public Records of Miami-Dade County, Florida.

XIV **VALIDITY**

If any portion of the By-Laws shall be adjudged invalid, such fact shall not affect the validity of any other By-Laws.

XV **ARBITRATION**

Internal disputes arising from the operation of the Association and the Condominium, among the members and the Association and their agents and assigns, shall, to the extent applicable, be submitted to mandatory nonbinding arbitration in accordance with the terms and provisions of Section 718.1255 of the Act.

XVI **ENFORCEMENT**

Every member, every lessee and all invitees shall comply with the provisions of the Declaration of Condominium, these By-Laws, the Articles of Incorporation of the Association and all Rules and Regulations adopted by the Association, as may be amended from time to time. Failure of a member, lessee or invitee to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon a member, lessee or invitee for failure of a member, lessee, or invitee, or their family members, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation set forth in the Declaration of Condominium, or in the By-Laws or with respect to the Rules and Regulations adopted by the Association, provided the following procedures are adhered to.

A. **Notice.** The Association shall notify the member, lessee or invitee of the alleged infraction or infractions. Included in the notice shall be the date, time and place of the meeting of the committee of members of the Association (the "Committee") appointed by the Board of Directors to review the alleged infraction or infractions. At this meeting the member, lessee or invitee shall present reasons why penalties should not be imposed, which meeting shall take place not less than fourteen (14) days from delivery of such notice to the member, lessee or invitee. The notice to the member, lessee or invitee, shall also set forth the provisions of the Declaration of Condominium, the Rules and Regulations, and/or of these By-Laws which have allegedly been violated and a short statement as to the matters asserted by the Association. At such meeting, the member, lessee or

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invitee shall be entitled to be represented by counsel (at his expense) and to cross-examine and present witnesses and other testimony or evidence.

B. **Hearing.** At the hearing, non-compliance shall be presented to the Committee of other members of the Association and the Committee shall hear reasons why penalties should not be imposed. Formal rules of evidence shall not apply. At this hearing, the member, lessee or invitee (as may be applicable) shall have an opportunity to respond, to present evidence, to provide written and oral argument on all issues involved and review, challenge and respond to any material considered by the Association. A written decision of the Committee shall be submitted to the member or lessee and to the Board of Directors not later than twenty-one (21) days after the meeting of the Committee. If the Committee does not agree with the proposed fine, then the fine may not be levied.

C. **Fines.** The Board of Directors may impose a fine against the member, the lessee or invitee in an amount not to exceed ONE HUNDRED AND NO/100 (\$100.00) DOLLARS for each violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall, in the aggregate, exceed ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS.

D. **Payment of Fines.** Fines shall be paid not later than ten (10) calendar days after notice of the imposition of the penalties.

E. **Collection of Fines.** The Association is hereby authorized to collect all fines imposed in the same manner as the Association may collect all obligations owed to it; provided, however, that a fine cannot become a lien against the unit owned by the affected member.

F. **Application of Penalties.** All monies received from fines shall be allocated as directed by the Board of Directors.

G. **Non-Exclusive Remedy.** These fines shall not be construed to be exclusive remedies. The remedies provided for in this Article XVI shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any fine paid by the offending member, lessee or invitee shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such member, lessee or invitee.

All provisions of Section 718.112(2)(a) through (m) Florida Statutes, are deemed to be included in these by laws.

The foregoing was adopted as the By-Laws of EL CAPRI COURTYARDS CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, at a meeting of the members of said Association duly noticed, at which all members were present, by the unanimous vote of the members on the__ day of _____, 200__.

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EXHIBIT "F"
TO
DECLARATION OF CONDOMINIUM FOR
EL CAPRI COURTYARDS

RULES AND REGULATIONS

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**RULES AND REGULATIONS
FOR
EL CAPRI COURTYARDS, A CONDOMINIUM**

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the units and the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. RULES AND REGULATION
2. S:
 - a. Violations should be reported, in writing, to the Board of Directors of El Capri Courtyards Condominium Association, Inc.
 - b. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors.
 - c. Disagreements concerning violations will be presented to and be judged by the Board of Directors and/or appropriate committee who will take appropriate action.
 - d. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations.
3. FACILITIES: The facilities of the Condominium are for the exclusive use of unit owners, their lessees and their respective family members and guests.
4. NOISE: Radios, televisions, stereos and other instruments which may create excessive noise should be turned down to a minimum volume between the hours of 11:00 P.M. and 8:00 A.M. All other unnecessary noises, such as bidding goodnight to departing guests and slamming doors between these hours should be avoided.
5. OBSTRUCTIONS: All sidewalks, entrances, driveways, passages, patios, terraces, courts, stairways, corridors and halls must be kept open and shall not be obstructed in any manner. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium. No radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Condominium building or the roof thereon, except for installations constructed thereon by the

Developer and/or by agents of the Developer.

6. CHILDREN: Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated.

7. DESTRUCTION OF PROPERTY: Neither unit owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.

8. EXTERIOR APPEARANCE: The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association, or as originally installed by the Developer. No windows may be tinted without the prior consent of the Association and installation of drapes or curtains visible from the exterior of the Condominium shall have white or off-white, black out type liners used, which liners must be approved by the Association.

9. SIGNS: There shall be no "For Sale" or "For Rent/ Lease" signs nor any other signs exhibited, displayed or visible from the interior or the exterior of the Condominium, except as shall have been approved by the Association and except for signs displayed by the Developer and/or by agents engaged by the Developer.

10. CLEANLINESS: All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.

11. WINDOWS AND TERRACES: Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows or terraces. No objects shall be hung from terraces, doors or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows; doors, terraces or terraces. Unit owners shall not allow anything to be thrown or to fall from terraces, doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the doors, windows or terraces. No terraces may be enclosed except by the Developer. Notwithstanding, any unit owner may display one portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

12. INGRESS AND EGRESS: Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.

13. BICYCLES: Bicycles must be placed or stored in the designated areas, if any.

14. PLUMBING: Common plumbing fixtures and pipes shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of same shall be borne by the unit owner causing the damage.

15. TRASH: All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers.

16. ROOF: Unit owners (other than the Developer and/or agents of the Developer), their lessees, their family members and guests are not permitted on the roof for any purpose whatsoever.

17. SOLICITATION: There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

18. EMPLOYEES: Except as may otherwise be permitted by the Association, employees of the Association shall not be sent out of the building by any unit owner, except in the unit owner's capacity as an officer or director of the Association, at any time, for any purpose. No unit owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

19. PEST CONTROL: All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly scheduled times, to perform pest control services.

20. REPAIR OF VEHICLES: No repair of vehicles shall be made on the Condominium Property.

21. PETS: Not more than two (2) domesticated pets (i.e., dog or cat), may be kept in a Unit at any time, and then only if such pet is (i) not greater than thirty (30) pounds in weight at maturity; and (ii) permitted to be so kept by applicable laws and regulations, and (iii) not left unattended on terraces or terraces; and (iv) generally, not a nuisance to residents of other Units or of neighboring buildings. In addition, the following shall apply, in addition to the applicable terms of

the Declaration:

a. Dogs and cats shall not be permitted outside their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes.

b. Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration. No aquarium containing in excess of ten (10) gallons of water shall be permitted anywhere within the Condominium or in any Unit.

22. WATERBEDS: No waterbeds shall be permitted anywhere within the Condominium or in any Unit.

23. HURRICANE PREPARATIONS: Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or less e's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutters. The Board of Directors shall adopt hurricane shutter specifications which specifications shall include color, style and other factors deemed relevant by The Board of Directors. All specifications adopted by the Board of Directors shall comply with applicable building code. Storm shutters shall only be installed during hurricane "watch" and hurricane "warning" situations.

The Board of Directors may, subject to the provisions of Section 718.3026 Florida Statutes, and the approval of a majority of voting interests of the Condominium, install hurricane shutters and may maintain, repair, or replace such approved hurricane shutters, whether on or within common elements, limited common elements, units or Association property. However, where laminated glass or window film architecturally designed to function as hurricane protection which complies with the applicable building code has been installed, the Board of Directors may not install hurricane shutters. The Board of Directors may operate shutters installed pursuant to this Paragraph No. 22 without permission of the unit owners only where such operation is necessary to preserve and protect the Condominium Property and Association property.

The expense of installation, replacement, operation, repair and maintenance of hurricane shutters by the Board of Directors shall constitute a common expense as defined herein and shall be collected as provided in the Declaration. Notwithstanding the foregoing, a unit owner who has previously installed hurricane shutters in accordance with this paragraph 22 of laminated glass architecturally designed to function as a hurricane protection which complies with the applicable

building code shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for the **pro** rata share of expenses for hurricane shutters installed on common elements and association property by the Board of Directors, and shall remain responsible for a pro rata share of the expense of the replacement, operation, repair, and maintenance of such shutters.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.

**EL CAPRI COURTYARDS CONDOMINIUM
ASSOCIATION, INC.**

By: _____

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in my office on _____ day of _____
WITNESS my hand and official seal
HARVEY RUVIN, CLERK, of Circuit and County Courts
by _____ D.C.

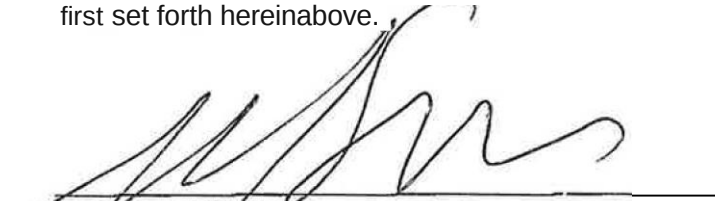


RESIGNATION OF OFFICER & DIRECTOR

Dated: January j , 2006

To the board of directors of EL CAPRI COURTYARDS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation:

I hereby tender my resignation as a director and officer of EL CAPRI COURTYARDS CONDOMINIUM ASSOCIATION, **INC.**, a Florida not-for-profit corporation, effective as of the date first set forth hereinabove.



JACOB SERURE