EXHIBIT B

AMENDED AND RESTATED BY-LAWS

OF

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC.

A FLORIDA NOT-FOR-PROFIT CORPORATION

NOTE: This document replaces the By-Laws attached as Exhibit C to the Declaration of Condominium executed by Developer on _____, recorded on _____, at Official Records Book _____, Page _____, of the Public Records of Palm Beach County (hereinafter the "Original Declaration") except that all Exhibits to the Original Declaration which are not otherwise referenced herein or attached hereto remain intact and unchanged and are hereby incorporated by reference herein as if attached hereto and made a part hereof.

ARTICLE 1

GENERAL

1.1 **The Name**. The name of the Corporation shall be GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC., hereinafter referred to as the "Association."

1.2 **Principal Office**. The principal office of the Corporation shall be at 1700 Golden Lakes Boulevard, West Palm Beach, Florida 33411, or at such other place as may be subsequently designated by the Board of Directors.

1.3 **Identity**. In addition to the within By-Laws being the By-Laws of the Association, these by-laws are established pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes ("Act") for the purpose of administering, operating and managing Golden Lakes Village Condominium Eleven, Golden Lakes Village Condominium Eleven-A, Golden Lakes Village Condominium Twelve-B, and Golden Lakes Village Condominium Twelve-C (the "Condominium").

1.4 **Definition**. As used herein, the term "Corporation" shall be the equivalent of "Association," and all other words as used herein shall have the same definitions as attributed to them in the Declarations of Condominium of the Condominiums operated by the Association ("Declaration"). Any terms not defined in the Declaration shall have those definitions established by the Act.

ARTICLE 2

MEMBERSHIP AND VOTING PROVISIONS

2.1 **Membership**.

Membership in this Association shall be limited to Unit Owners in the Condominium. Transfer of Unit ownership, either voluntarily or by operation of law, shall automatically terminate membership, and the transferee shall automatically become a Member of this Association. If Unit ownership is vested in more than one person, all of the persons owning a Unit shall be authorized to attend meetings, etc.; but, as hereinafter indicated, the vote of a Unit shall be cast by the Voting Member. If Unit ownership is vested in a trust or, to the extent permitted by the Declaration, any other entity, the entity may designate a representative or an individual officer or employee as its Voting Member.

2.2 **Voting**. On all matters upon which the membership shall be entitled to vote, the vote for each Unit shall be as specified in the Declaration. Said votes shall be exercised or cast in the manner provided by the Declaration and these By-laws. Any person or entity owning more than one (1) Unit shall be entitled to the cumulative total of votes allocated to Units owned. The vote of a Unit shall not be divisible. Unless otherwise set forth herein or in the Act, matters shall be voted on by the membership of the Association and shall be determined by a vote of a majority of the voting interests ("Voting Interests") present and voting, in person or by proxy, at any meeting at which a quorum is established, or by written agreement.

2.3 **Quorum**. Unless otherwise provided in these By-laws, the presence in person or by proxy of a majority of the Voting Interests of the Association. A quorum is not required for elections pursuant to Section 4.2 hereof.

2.4 **Voting**. Votes may be cast in person, by written agreement or by proxy. All proxies shall be in writing, signed by the person entitled to vote, shall be filed with the Secretary of the Association prior to, or at, the meeting at which they are to be used, or prior to or at any lawful adjournment thereof, and shall be effective only for the specific meeting for which originally given and any lawful adjournment thereof. In no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the Unit Owner executing it.

2.5 **Designation of Voting Member**. If a Unit is owned by one person, his or her right to vote shall be established by the record title to the Unit. If a Unit is owned by more than one person, the person entitled to cast the Unit's vote shall be designated in a certificate to be filed with the Secretary, signed by all of the record Unit Owners of the Unit. If a Unit is owned by a trust or, to the extent permitted by the Declaration, another entity, it shall designate the representative, officer, employee or agent entitled to cast the Unit's

vote by executing a certificate to be filed with the Secretary of the Association, signed by its authorized representative. The person designated in any such certificate shall be known as the Voting Member. If, for a Unit owned by more than one person, a trust or other permitted entity, such certificate is not on file with the Secretary of the Association, the vote of the Unit shall not be counted in determining the presence of a quorum, or for any purpose requiring the approval of the person entitled to cast the vote for the Unit. No such certificate shall be required if said Unit is owned by a husband and wife. Such certificate shall be valid until revoked or superseded by a subsequent certificate, or until a change occurs in the ownership of the Unit.

ARTICLE 3

MEMBERSHIP MEETINGS

3.1 **Place**. All meetings of Members shall be held at the principal office of the Association or at such other place and at such time as shall be designated by the Board and stated in the notice of meeting.

3.2 **Notices**. It shall be the duty of the Secretary to send by regular mail or hand delivery a notice of each annual or special meeting to each Unit Owner and to post a copy of said notice in a conspicuous place on the property at least fourteen (14) continuous days but not more than sixty (60) days prior to such meeting. Notice of any meeting shall list the time, place and purpose thereof and shall incorporate an identification of agenda items. All notices shall be mailed to the address last furnished to the Association by the Unit Owner as it appears on the books of the Association or hand delivered to each Unit Owner. Proof of posting, delivery or mailing of the notice (if required) shall be given by the affidavit of the person serving the notice, or a United States Postal Service Certificate of mailing, shall be included in the official records of the Association affirming that the notice was mailed or hand delivered in accordance with Florida law. Notice of specific meetings may be waived in writing before or after the meeting.

3.3 **Annual Meeting**. The annual meeting for the purpose of electing directors and transacting any other authorized business shall be held during the month of February at such date and time as shall be selected by the Board of Directors. At the annual meeting, the Members shall elect a Board by plurality vote (cumulative voting prohibited), and shall transact such other business as may be properly brought before the meeting.

3.4 **Special Meeting**. Special meetings of the Members for any purpose, unless otherwise prescribed by statute, may be called by the President, or shall be called by the President or Secretary at the request, in writing, of a majority of the Board of Directors or at the request, in writing, of voting Members representing one-third (1/3) of the total voting interests in the Association. Such requests shall state the purpose of the proposed meeting. Business transacted at all special meetings shall be confined to the subjects stated in the notice of meeting.

3.5 **Action by Members Without a Meeting**. Notwithstanding anything herein to the contrary, any action required or permitted to be taken at any annual or special meeting of Members may be taken by written agreement without a meeting, signed by the Members (or persons authorized to cast the vote of any such Members as elsewhere herein set forth), so long as at least a quorum of the members participates and so long as the number of votes required to authorize or approve such action is obtained. Voting by written agreement shall be done in accordance with the provisions of the applicable Statute, as same may be amended from time to time.

3.6 **Adjourned Meeting**. If any meeting of Members cannot be organized because a quorum is not present, either in person or by proxy, the meeting shall be adjourned from time to time until a quorum is present. If any agenda item at a meeting of the members cannot be approved because approval of more than a quorum of the members is required but such required percentage is not present or is not achieved, the meeting may be adjourned from time to time until the requisite vote is achieved.

3.7 **Order of Business**. The order of business at annual Members' meetings and as far as practical at other Members' meetings, shall be:

A. Calling to order by President or Chairman;

B. Appointment of chairman of the meeting by the President or, in his absence, by a majority of the Board of Directors. The chairman may be the attorney for the Association or a representative of the Association's management company who will conduct the meeting without vote;

C. Appointment of inspectors of election;

D. Election of directors;

E. Calling of the roll and certifying of proxies;

F. Proof of notice of the meeting or waiver of notice;

G. Reading and disposal of any unapproved minutes;

H. Reports of officers;

I. Reports of committees;

J. Unfinished business;

K. New business;

L. Adjournment.

ARTICLE 4

DIRECTORS

4.1 **Membership**. The affairs of the Association shall be managed by a Board of nine (9) directors. All directors shall be Members or spouses of Members or domestic partners or live-in companions of Members residing in the Unit with the Member, excluding employees of Members.

4.2 **Election of Directors**. Election of directors shall be conducted in the following manner:

A. Election of directors shall be held at the annual Members' meeting.

B. The Board of Directors shall be elected by written ballot or voting machine. Proxies shall not be used in the election of the Board of Directors, either in general elections or elections to fill vacancies caused by recall, resignation, or otherwise. No Unit Owner shall permit any other person to vote his or her ballot, and any such ballots improperly cast shall be deemed invalid. Elections shall be decided by a plurality of those ballots cast. Cumulative voting is prohibited. There shall be no quorum requirement; provided, however, at least twenty percent (20%) of the eligible votes must cast a ballot in order to have a valid election.

C. Written notice of the scheduled election shall be mailed to each Member at his last known address as it appears on the books of the Association. The first notice of the date of the election shall be mailed to each Member not less than sixty (60) days before the scheduled election. The first notice must contain the name and correct mailing address of the Association.

D. Any Unit Owner or other eligible person desiring to be a candidate for the Board shall give written notice to the Association not less than forty (40) days before the scheduled election. Written notice shall be effective when received by the Association.

E. Upon the timely request of the candidate as set forth in this subparagraph, the Association shall include, with the second notice of election described in paragraph F below, a copy of an information sheet which may describe the candidate's background, education and qualifications as well as any other factors deemed relevant by the candidate. The information sheet shall not exceed one side of a sheet which shall be no larger than eight and one-half (8-1/2) by eleven (11) inches. Any candidate desiring the Association to mail or personally deliver copies of an information sheet to the eligible voters must furnish the information sheet to the Association not less than 35 days before the election. The Association is not liable for the contents of the information sheets prepared by the candidates. The Association shall not edit, alter or otherwise modify the

content of the information sheet. The original copy provided by the candidate shall become part of the official records of the Association.

F. Not less than fourteen (14) days before the scheduled election, the Association shall mail or deliver to the eligible voters at the addresses listed in the official records of the Association a second notice of the election, together with a ballot and any information sheets timely submitted by the candidates. Each Unit shall receive one (1) ballot. The second notice and accompanying documents shall not contain any communication by the Board which endorses, disapproves or otherwise comments on any candidate. Accompanying the ballot shall be an outer envelope addressed to the person or entity authorized to receive the ballots and a smaller inner envelope in which the ballot shall be placed. The exterior of the outer envelope shall indicate the name of the voter and the Unit or Unit numbers being voted and shall contain a signature space for the voter. Once the ballot is completed, the voter shall place the completed ballot in the inner smaller envelope and seal that envelope. The inner envelope shall then be placed within the larger outer envelope and the outer envelope shall then be sealed. Each inner envelope shall contain only one ballot, but if a person owns more than one unit and is, therefore, entitled to cast more than one ballot, the separate inner envelopes required may be enclosed within a single outer envelope. The voter shall sign the exterior of the outer envelope in the space provided for his or her signature. The outer envelope shall either be mailed or hand delivered to the Association. Upon receipt by the Association, no ballot may be rescinded or changed.

G. The written ballot shall indicate in alphabetical order by surname, each and every Unit Owner or other eligible person who desires to be a candidate for the Board and who gave written notice to the Association not less than forty (40) days before a scheduled election, unless such person has, prior to the mailing of the ballot, withdrawn his candidacy in writing. No ballot shall indicate which candidates are incumbents on the Board. No write-in candidates shall be permitted. No ballot shall contain a section providing for the signature of a voter. Envelopes containing ballots received by the Association shall be retained and collected by the Association and shall not be opened except in the manner hereinafter provided and in accordance with the Florida Condominium Act.

H. Any envelopes containing ballots not prevalidated as provided in subsection 4.2(I) below shall be collected by the Association and shall be transported to the location of the election. An impartial committee of persons appointed by the Board shall validate and process the ballots. The Association shall have available additional blank ballots at the meeting for distribution to the eligible voters who have not cast their votes. Each ballot distributed at the meeting shall be placed in an inner and outer envelope as provided in subsection 4.2(F) hereof. At the meeting, as the first order of business, ballots not yet cast shall be collected. Next, the signatures and Unit identifications on the outer envelopes shall be checked against the list of qualified voters, unless previously verified as set forth in subsection 4.2(I) below. Any exterior envelope not signed by the eligible voter shall be marked "disregarded" and any ballots contained therein shall not be counted. The voters shall be checked off on the list as having voted.

Then, in the presence of any Unit Owners in attendance, and regardless of whether a quorum is present, all inner envelopes shall be first removed from the outer envelopes and shall be placed in a receptacle. Upon the commencement of the opening of the outer envelopes, the polls shall be closed, and no more ballots shall be accepted. Inner envelopes shall then be opened and the ballots shall be removed and counted in the presence of any Unit Owners. Any inner envelopes containing more than one ballot shall be marked "disregarded" and any ballots contained therein shall not be counted. All envelopes and ballots, whether disregarded or not, shall be retained as part of the official records of the Association for such time period as may be required by the Act. Board members whose terms expire and who are not reelected shall relinquish their Board positions, and those positions shall be assumed by the duly elected Board members.

I. The Association may verify outer envelope information in advance of the meeting by following the procedure set forth in Section 718.112(2)(d)(3), Florida Statutes, and Section 61B-23.0021(10), Florida Administrative Code.

J. The Board shall not create or appoint any committee for the purpose of nominating a candidate or candidates for election to the Board. However, the Board may create or appoint a search committee which shall not have the authority to nominate any candidate, but may encourage eligible and qualified persons to become candidates for the Board.

K. The provisions of Paragraphs (B) through (J) of this Section 4.2, are in accordance with Section 718.112(2)(d)(3), Florida Statutes, and Section 61B-23.0021, Florida Administrative Code. In the event such Statute or Code is repealed, the Board shall determine the procedure for elections of directors. In the event said Statute or Code is amended, these By-laws shall be deemed automatically amended to comply with any such changes.

L. The provisions of this subsection 4.2 may be amended by an affirmative vote of a majority of the total Voting Interests to provide for different voting and election procedures.

M. Notwithstanding anything contained herein to the contrary, an election is not necessary unless there are more eligible candidates than vacancies. In such case, not later than the date of the scheduled election, the Association shall call and hold a meeting of the membership to announce the names of the new Board members, or shall notify the Unit Owners that one or more Board member positions remain unfilled, as appropriate under the circumstances. In the alternative, the announcement may be made at the annual meeting.

N. If the office of any director becomes vacant by reason of death, resignation, retirement, disqualification, or otherwise, a majority of the remaining directors, though less than a quorum, shall choose a successor who shall hold office for the balance of the unexpired term of office. The election held for the purpose of filling said vacancy may be held at any regular or special meeting of the Board.

4.3 **Organizational Meeting**. The organizational meeting of a newly elected Board shall be held after their selection within ten (10) days of their election, at such place and time as shall be fixed by the directors at the meeting at which they were elected. Notice of such organizational meeting; which notice specifically incorporates an identification of agenda items, shall be posted conspicuously on the Condominium property at least 48 continuous hours preceding the meeting, except in an emergency.

4.4 **Term**. The term of each director's service shall be for three (3) years and subsequently until his successor is duly elected and qualified, or until he or she is removed in the manner elsewhere provided. The directors shall serve staggered terms, with three (3) directors being elected each year. Vacancies on the Board caused by the expiration of a director's term shall be filled by electing new Board members, and such appointees shall serve the balance of the unexpired term.

4.5 **Recall**. Any member of the Board may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of all Unit Owners. A special meeting of the Unit Owners to recall a member or members of the Board may be called by ten percent (10%) of the Unit Owners giving notice of the meeting as required for a meeting of Unit Owners, and the notice shall state the purpose of the meeting. The recall of a director shall be further governed by the applicable provisions of the Act and the Florida Administrative Code, as same may be amended from time to time.

4.6 **Regular Meetings**. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given to each director, personally or by mail, telephone, facsimile, electronic mail or telegraph, and shall be transmitted at least forty-eight (48) hours prior to the meeting. Regular meetings of the Board and only those committee meetings which committees have the authority to take final action on behalf of the Board or make recommendations to the Board regarding the Association budget, shall be open to all Unit Owners, and notice of such meetings shall be posted conspicuously at the Condominium forty-eight (48) continuous hours preceding the meeting for the attention of the Members of the Association except in the event of an emergency. However, written notice of any meeting at which non-emergency special assessments, or at which amendments to rules regarding Unit use will be proposed, discussed or approved, shall be mailed or delivered to the Unit Owners or posted conspicuously on the Condominium property not less than fourteen (14) days prior to the meeting. Evidence of compliance with this fourteen (14) day notice requirement shall be made by an affidavit executed by the person providing the notice and filed among the official records of the Association. Notice of any meeting where assessments against Unit Owners are to be considered for any reason shall contain a statement that assessments will be considered and the nature of any such assessments. The right of a Member to attend regular Board meetings includes the right to speak at such meetings with reference to all designated agenda items. A Member does not have the right to speak with reference to items not specifically designated on the agenda, but the Board, in its discretion, may permit a Member to speak on such items. The Board may adopt reasonable rules governing the frequency, duration,

and manner of Unit Owner statements. Any Member may tape record or videotape meetings of the Board, committee or Members; provided, however, that the equipment utilized does not produce distracting sound or light emissions and subject to any rules which may be adopted by the Board regarding placement, assemblage of audio and video equipment, prior notice to record the meeting, and distraction resulting from moving about during recording of the meeting.

4.7 **Special Meetings**. Special meetings of the directors may be called by the President or, in his absence, by the Vice President, and must be called by the President or Secretary at the written request of one-third (1/3) of the directors. Notice of the meeting shall be given personally or by mail, telephone, facsimile, electronic mail or telegraph, which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than forty-eight (48) hours prior to the meeting. Special meetings of the Board shall be open to all Unit Owners, and notice of a special meeting shall be posted conspicuously at each Condominium forty-eight (48) continuous hours in advance for the attention of the Members of the Association except in the event of an emergency. However, written notice of any special meeting at which non-emergency special assessments, or at which amendments to rules regarding Unit use will be proposed, discussed or approved, shall be mailed or delivered to the Unit Owners or posted conspicuously on the Condominium property not less than fourteen (14) days prior to the meeting. Evidence of compliance with this fourteen (14) day notice requirement shall be made by an affidavit executed by the person providing the notice and filed among the official records of the Association. Notice of any meeting where assessments against Unit Owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessments. The right of a Member to attend special Board meetings includes the right to speak at such meetings with reference to all designated agenda items. The provisions set forth in Section 4.6 hereof with respect to speaking at meetings and recording of meetings shall also apply to special meetings.

4.8 **Waiver of Notice**. Any director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the giving of notice. Attendance by any director at a meeting shall constitute a waiver of notice of such meeting, except when his attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

4.9 **Quorum and Voting**. A quorum at directors meetings shall consist of a majority of the entire Board. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board, except when approval by a greater number of directors is required by the Declaration, the Articles or these By-laws. Directors may not vote by proxy or secret ballot at Board meetings, except, if allowed by statute, for election of officers. A vote or abstention for each director present shall be recorded in the minutes. Any director present at a meeting of the Board who does not vote against a resolution considered at such meeting or does not abstain due to an asserted conflict of interest is deemed to have assented to the action taken by the Board

at such meeting. Directors may meet by telephone conference and those attending by telephone conference may be counted toward a quorum and may vote by telephone, provided the telephone conference is conducted on a speaker so that the conversation of those Board members attending by telephone may be heard by the Board and any other person attending the meeting.

4.10 **Adjourned Meetings**. If, at any meeting of the Board, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

4.11 **Presiding Officer**. The presiding officer of the directors' meetings shall be the President. In the absence of the presiding officer, the directors present shall designate one of their number to preside. The President or, in his absence, a majority of the Board, may appoint, without vote, the attorney of the Association or a representative of the Association's management company to act as chairman.

4.12 **Order of Business**. The order of business at directors' meetings shall, to the extent practical, be:

A. Calling of roll;

B. Proof of due notice of meeting;

C. Reading and disposal of any unapproved minutes;

D. Reports of officers and committees;

E. Unfinished business;

F. New business;

G. Adjournment.

4.13 **Compensation**. Directors shall not be entitled to any compensation for their services unless compensation is granted by a majority of the Voting Members at a membership meeting. No director, officer or manager required to be licensed under Florida Statutes Section 486.432 shall solicit, offer to accept, or accept any thing or service of a value for which consideration has not been provided for his own benefit or that of his immediate family, from any person providing or proposing to provide goods or services to the Association. Any such individual who knowingly so solicits, offers to accept, or accepts any thing or service of value is subject to a civil penalty pursuant to Florida Statutes Section 718.501(1)(d).

4.14 **Resignation**. Any Board member may resign at any time at a Board meeting or by written resignation, delivered to the President or Secretary, which shall take

effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such date. The acceptance of a resignation shall not be required to make it effective.

4.15 **Committees.** Any committee formed for the purpose of assisting in the promulgation of a budget or any committee that is delegated the authority to take final action on behalf of the Association shall conduct its meetings in accordance with the procedural requirements applicable to Board of Directors' meetings, set forth in Section 4.6 hereof. All other committee meetings shall be exempt from those requirements.

ARTICLE 5

POWERS AND DUTIES

The Board exercise all powers and duties of the Association under Chapters 617 and 718, Florida Statutes, the Declaration of Condominium, Articles of Incorporation and By-Laws, except where a vote of the members is specifically required. Such powers and duties of the Board shall include, without limitation (except as limited elsewhere herein and to the extent that same is in accordance with Chapter 718, Florida Statutes) the following:

A. Operation, care, upkeep and maintenance of the common elements and facilities.

B. Determination and adoption of the annual budget of common expenses required for the operation of the Condominium and the Association.

C. Levying and collection of regular and special assessments for common expenses from Unit Owners required to pay same.

D. Employment and dismissal of the personnel necessary for the maintenance and operation of the common elements and recreational lands.

E. Adoption and amendment of the rules and regulations covering the details of the operation and use of Condominium property and facilities.

F. Maintaining of bank accounts on behalf of the Association and the designation of the signatories required therefor.

G. Purchasing, leasing or other acquiring of Units in the name of the Association, or its designee.

H. Purchase of Units at foreclosure or other judicial sales, in the name of the Association or its designee.

I. Selling, leasing, mortgaging, or otherwise dealing with Units acquired by, and subleasing Units leased by, the Association or its designee.

J. Organization of Corporations to act as designees of the Association in acquiring title to Units or leasing Units by the Association.

K. Obtaining and reviewing insurance for the Condominium property.

L. Making repairs, additions and improvements to, or alterations of, the Condominium property, and repairs to and restoration of the Condominium property, in accordance with the provisions of the Declaration.

M. Enforcement of the obligations of the Unit Owners, the allocation of profits and expenses, and the performance of anything and everything else necessary and proper for the sound management of the Condominium.

N. Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the common elements. If any sum borrowed by the Board on behalf of the Association pursuant to authority contained in this subparagraph N is not repaid by the Association, a Unit Owner, who pays to the creditor such proportion thereof as his interest in the common elements bears to the interest of all the Unit Owners in the common elements, shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against the Unit Owner's Unit.

O. Contracting for the management of the Condominium and the delegation to such manager such powers and duties of the Board as the Board may deem appropriate in the circumstances, and contracting for the management or operation of portions of the Condominium property susceptible to separate management or operation thereof, and the granting of concessions for the purpose of providing services to the Unit Owners. As an exception to the foregoing, there shall be no delegation of powers and duties wherein (1) same are contrary to the Statutes of the State of Florida and are accordingly not susceptible of being delegated; (2) those delegations and duties which may be required by the Declaration and these by-laws to have approval of the Board or of the Unit Owners; (3) the delegation is a power and duty which by its very nature is a decision or fiduciary responsibility to be made by the Board and is therefore not susceptible of delegation; and (4) same may be contrary to the Declaration or the By-Laws.

ARTICLE 6

OFFICERS

6.1 **Executive Officers**. The executive officers of the Association shall be a President, one or more Vice Presidents, Secretary, and Treasurer, all of whom shall be

members of the Board and shall be elected by and serve at the pleasure of the Board. Any two of said offices may be united in one person, except that the President shall not also be the Secretary or an assistant Secretary of the Association.

6.2 **Appointive Officers**. The Board may appoint such other officers and agents as they may deem necessary, who shall hold office at the pleasure of the Board and have such authority and perform such duties as from time to time may be prescribed by said Board.

6.3 **Election**. The Board, at its first meeting after each annual meeting of general members, shall elect all officers.

6.4 **Term**. The officers of the Association shall hold office until their successors are chosen and qualify in their stead. Any officer elected or appointed by the Board may be removed at any time by the affirmative vote of a majority of the whole Board.

6.5 **The President**. The President shall be the chief executive officer of the Association. Subject to the provisions of 4.11 hereinabove, the President shall preside at all meetings of Unit Owners and of the Board, shall exercise the executive powers of the Association and have general supervision over its affairs and other officers, and shall perform all of the duties incident to the office and such other duties as may be delegated to the President from time to time by the Board.

6.6 **The Vice President**. The Vice President shall perform all of the duties of the President in the absence of the President, and such other duties as may be required by the Board.

6.7 **The Secretary**. The Secretary or assistant Secretary shall issue notices of all Board meetings and all meetings of Unit Owners, shall attend and keep the minutes of same, and shall have charge of all of the books of the Association as well as its records and papers, except those kept by the Treasurer. All minutes shall be kept in a businesslike manner and shall be available for inspection by Unit Owners and Board members at all reasonable times.

6.8 **The Treasurer**.

A. The Treasurer shall have custody of the Association's funds and securities, shall keep full and accurate accounts of the Association's receipts and disbursements, and shall deposit all monies and other valuable effects in the name of, and to the credit of, the Association in such depositories as may be designated by the Board. The books shall reflect an account for each Unit in the manner required by the Act.

B. The Treasurer shall disburse the funds of the Association as may be ordered by the Board, making proper vouchers for such disbursements, and shall render an account of all his or her transactions as the Treasurer, and of the financial condition of the Association to the Board whenever it may require it.

C. The Treasurer shall collect all assessments and shall report promptly to the Board the status of collections.

D. The Treasurer shall maintain accounting records according to good accounting practices and shall render to Unit Owners or their authorized representatives, at least annually, a written summary of the Association's fiscal activities.

6.9 **Compensation**. Officers shall not receive compensation for their services.

6.10 **Resignations**. Any officer may resign at any time at a Board meeting or by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such date. The acceptance of a resignation shall not be required to make it effective.

ARTICLE 7

FINANCES AND ASSESSMENTS

7.1 **Depositories**. The funds of the Association shall be deposited in such banks and depositories as may be determined and approved by appropriate resolutions of the Board. Funds shall be withdrawn only upon checks and demands for money signed by such officer(s) or agent(s) as may be designated by the Board.

7.2 **Fiscal Year**. The fiscal year of the Association shall begin on the first day of October of each year; provided, however, that the Board, whenever it deems it advisable, is expressly authorized to change to a different fiscal year in accordance with the applicable provisions of the Internal Revenue Code.

7.3 **Determination of Assessments**.

A. The Board of Directors shall fix and determine the sum or sums necessary and adequate to assess Unit Owners for their share of the Common Expenses set forth in the budget for the Association and the Condominium. Funds for the payment of Common Expenses shall be assessed against Unit Owners as provided in the Declaration for any Condominium governed by the Association. Assessments shall be payable not less frequently than quarterly and shall be due on the first day of each quarter or month unless otherwise ordered by the Board. Assessments shall be made against Unit Owners in an amount not less than required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. Special Assessments, if necessary, shall be levied in the same manner provided in the Act and shall be payable in the manner determined by the Board. All funds due under these By-Laws and the Declaration are Common Expenses.

B. Any meeting at which a proposed annual budget of the Association or an amendment thereto will be considered by the Board (or Unit Owners as provided in subsection C of this Section 7.3) shall be open to all Unit Owners. At least fourteen (14) days prior to such a meeting, the Board shall hand deliver or mail to each Unit Owner at the address last furnished to the Association by the Unit Owner, a notice of such meeting and a copy of the proposed annual budget. An officer or manager of the Association or other person providing notice of such meeting, shall execute an affidavit evidencing compliance with such notice requirement and such affidavit shall be filed among the official records of the Association.

C. If the Board adopts in any fiscal year an annual budget which requires assessments against Unit Owners which exceed 115 percent of assessments for the preceding fiscal year, the Board shall conduct a special meeting of the Unit Owners to consider a substitute budget if the Board receives, within twenty-one (21) days after adoption of the annual budget, a written request for a special meeting from at least ten (10%) percent of all voting interests. The special meeting shall be conducted within sixty (60) days after adoption of the annual budget. At least fourteen (14) days prior to such special meeting, the Board shall hand deliver or mail to each Unit Owner at the address last furnished to the Association, a notice of the meeting. An officer or manager of the Association, or other person providing notice of such meeting shall execute an affidavit evidencing compliance with this notice requirement and such affidavit shall be filed among the official records of the Association. Unit Owners may consider and adopt a substitute budget at the special meeting. A substitute budget is adopted if approved by a majority of all voting interests. If there is not a quorum at the special meeting or a substitute budget is not adopted, the annual budget previously adopted by the Board shall take effect as scheduled.

Any determination of whether assessments exceed one hundred fifteen (115%) percent of assessments for the prior fiscal year shall exclude any authorized provision for reasonable reserves for repair or replacement of the Condominium Property, 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 Condominium Property.

D. The proposed annual budgets of common expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to those expenses listed in Section 718.504(21), Florida Statutes. In addition to annual operating expenses and to the extent applicable, the budgets shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but not be 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 the amount set forth in the Condominium Act, as same may be amended from time to time. The amount to be reserved shall be computed by means of a formula which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The Association may adjust replacement reserve assessments annually to take into account any extension of the useful life of a reserve item caused by deferred maintenance. The foregoing reserve

account requirements shall not apply to an adopted budget in which the Members of the Association have determined by a majority vote at a duly called meeting of the Association, to provide no reserves or less reserves than those described in this subparagraph.

E. When the Board determines the amount of any Assessment, the Treasurer shall mail or present to each Unit Owner a statement of Assessment specifying the amount of same and to whom and where same should be payable and sent. Upon request, the Treasurer shall give a receipt for each payment received.

7.4 **Application of Payments and Commingling of Funds**. All funds 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.

7.5 **Fidelity Bonds**. The Association shall obtain and maintain fidelity bonding of all persons who control or disburse funds of the Association in the principal sum not less than that required by the Condominium Act, as same may be amended from time to time.

7.6 **Financial Statements**. The Board shall cause to be prepared financial statements either compiled, reviewed or audited, financial statement or a report of cash receipts and expenditures in lieu of financial statements, in accordance with the Condominium Act, as amended from time to time.

ARTICLE 8

OFFICIAL RECORDS

The Association shall maintain official records as defined in the Act, as same may be amended from time to time, which shall be subject to inspection as provided in the Act, as same may be amended from time to time.

ARTICLE 9

PARLIAMENTARY RULES

Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles or these By-laws.

ARTICLE 10

AMENDMENTS

Except as otherwise provided elsewhere, these By-laws may be amended in the following manner:

10.1 **Notice**. 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.

10.2 **Adoption**. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than one-third (1/3) of the Voting Interests of the Association. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that approval is delivered to the Secretary at or prior to the meeting. The approvals must be by not less than a majority of all of the Voting Interests of the Association, either at a meeting or by written agreement.

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 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 rewording of By-laws. See By-law . . . for present text." Nonmaterial errors or omissions in the By-law process shall not invalidate any otherwise properly promulgated amendment.

10.3 **Proviso**. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Developer or Institutional Mortgagees of Units without the consent of said Institutional Mortgagees in each instance.

10.4 **Execution and Recording**. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the Declaration and By-laws, which certificate shall be executed by the President or Vice-President and attested by the Secretary or Assistant Secretary of the Association with the formalities of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Palm Beach County.

ARTICLE 11

LIABILITY SURVIVES TERMINATION OF MEMBERSHIP

The termination of membership in the Association shall not relieve or release any former Unit Owner or Member from any liability or obligation incurred under or in any way connected with the Condominium during the period of ownership and membership, or impair any rights or remedies which the Association may have against such former Unit Owner and Member, arising out of, or which is in any way connected with, such ownership and membership.

ARTICLE 12

LIMITATION OF LIABILITY

Notwithstanding the duty of the Association to maintain and repair parts of the property, the Association shall not be liable for injury or damage caused by a latent condition in the property, nor for injury or damage caused by the elements, or other Unit Owners or persons.

ARTICLE 13

LIENS

14.1 **Protection of Property**. All liens against a Unit, other than for permitted mortgages, taxes or special assessments, shall be satisfied or otherwise removed within thirty (30) days of the date the lien attaches. All taxes and special assessments shall be paid before becoming delinquent as provided in the Condominium documents or by law, whichever is sooner.

14.2 **Notice of Lien**. A Unit Owner shall give notice to the Association of every lien upon his Unit, other than for permitted mortgages, taxes and special assessments, within five (5) days after the attaching of the lien.

14.3 **Notice of Suit**. A Unit Owner shall give notice to the Association of every suit or other proceeding which will or may affect title to his Unit or any part of the property, such notice to be given within five (5) days after the Unit Owner receives notice thereof.

14.4 **Effect on Judicial Sale**. Failure to comply with this Article concerning liens will not affect the validity of any judicial sale.

ARTICLE 14

SEAL

The seal of the Association shall have inscribed thereon the name of the Association, the year of its organization, and the words "non-profit." Said seal may be used by causing it or a facsimile thereof to be impressed, affixed, reproduced or otherwise.

ARTICLE 15

CONFLICT

If any irreconcilable conflict should exist, or hereafter arise, with respect to the interpretation of these By-laws and of any of the Declaration, the provisions of the Declaration shall prevail.

ARTICLE 16

CAPTIONS

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these By-Laws or the intent of any provisions hereof.

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RULES AND REGULATIONS

(Revised January 2022)

Welcome to Phase "A" of Golden Lakes Village! Your decision to become part of our 55+ community can offer you the security, enjoyment and friendships that are vital to each of us in our senior years. Along with these opportunities are responsibilities that have been established to ensure enjoyment, respect, and harmony for our community as a whole.

The following rules and regulations have been created and approved by the Golden Lakes Village Board of Directors as a guide for all residents and their guests to protect our property values as well as to make this a great place to live. Please take the time to read and understand them. This is important!

We do our part by maintaining the appearance of our village...now you can do yours by being a good citizen, being neighborly and following the rules and regulations. In addition to the attached, observe the information posted in particular areas such as the pool, laundry rooms, game and exercise room, etc. Be aware that owners will be held financially responsible for any damage done to our property by them or their guests.

We are a "village" in the old fashioned sense of the word. We respect and care for each other. We take pride in our community and hope you will also. We offer you a warm welcome!

Golden Lakes Village Phase "A" Board of Directors

CONDOMINIUM RULES AND REGULATIONS

1. GENERAL RULES

1. The Board of Directors has the right to amend the Rules and Regulations within the parameters of the Declaration of Condominium (Docs) at any time.

2. The GLV "A" Board of Directors has the right, as described in the Documents, to make decisions and contract with a management company to enforce any Rules, Regulations and Documents. All complaints regarding matters relating to the condominium must be in writing to the Board of Directors and must be signed. No anonymous complaints will be considered. All decisions by the Board must be in writing.

3. Recreation facilities are for the use of unit owners, their guests and renters in residence and require GLVA ID cards. Lending or misuse of ID cards is strictly prohibited and doing so will result in the card being revoked. All persons using the facilities must conduct themselves in a courteous manner at all times, respecting the rights of others.

4. Proper attire is expected at all times throughout Golden Lakes Village. When leaving the pool area, bathers are to wear a cover-up such as a shirt, blouse or robe. Footwear is mandatory.

5. Posted rules throughout the Village must be followed!

6. The pool will be open 7 days a week between dawn and dusk. All guests must be accompanied by the unit owner. Children under the age of 12 years must be accompanied by an adult at the pool who must be present and responsible to supervise the child at all times.

7. All recreation facilities are open seven (7) days a week between the hours of 5:30 a.m. and 11:00 p.m. with the exception of the pools which are open from dawn to dusk. No one under the age of 18 years may use the game room, exercise room, shuffleboard or bocce courts without an adult present. The billiard room will not be used by anyone under the age of 18 years.

8. If you do not abide by the Association rules you may be asked to leave the recreation facility. The owner and their guest's privileges will be suspended until which time they meet with a Board representative and/or Property Manager to reconcile the matter and any and all damages are paid.

9. No advertising papers or other written matter shall be distributed in the recreation facilities without the written consent of the Board of Directors.

10. No political activity will take place in Golden Lakes Village A without consent of the Board of Directors, except that authorized by the laws of the State of Florida.

11. No signs of any sort are to be erected anywhere in Golden Lakes Village A without written consent of the Board of Directors.

12. No pets or animals except as provided for by law may be brought into the Golden Lakes Village A recreation facilities.

13. The Board of Directors may limit the number of persons using any part of the recreation facilities.

14. The recreation facilities may not be used by any group, association, society, party affiliation or the like, for any religious, political, charitable, fraternal, civic, social or any other purpose without the express written permission of the Board of Directors. Consent may be withheld solely at the discretion of the Board of Directors.

15. Use/rental of the recreation facilities is solely at the discretion of the Board of Directors. Information and policy are available in the office.

16. Consumption of alcoholic beverages in the recreation facilities is strictly prohibited except for Association-approved events.

17. No seats, benches, tables or similar furniture of any nature shall be stored within the recreation facility by any unit owner or guest.

18. Shuffleboard, corn hole, and bocce equipment shall be returned to their respective storage place after use.

19. Phase A residents who choose to use the Computer Room will need to pay a $25.00 one-time fee. Computer Room hours are 8:30 a.m. to 4:00 p.m. Monday through Friday. There is a thirty (30) minute time limit if others are waiting. Please note that you should bring your own paper if you plan to use the printer.

20. Phase A Channel 15 is officially recognized by the Board of Directors and is solely for the use of GLVA organizations. There is also a community website which contains information as well as many forms and documents.

21. Residents may advertise services for a fee in publications under the control of GLVA; however, no business activity may be conducted in a unit which causes patrons to come to the unit in connection with the business activity.

2. BUILDINGS, PARKING AREA, LAUNDRIES, STORAGE AND OTHER MISCELLANEOUS AREAS

1. Sidewalks, entrance passageways, vestibules, stairways, corridors, halls and all common elements are not to be fully or partially obstructed by carts, carriages, chairs, tables, potted plants, or other objects. Lounges and chairs are not to be left overnight on the lawns. No items of any kind are allowed to be stored under building stairs per Fire Dept. Rule 14-1.3.

2. Bicycles and tricycles are only to be stored behind the parking bumper of the unit owner's assigned automobile parking space.

3. Children may not play or loiter in corridors, stairways, or other public areas without adult supervision.

4. Personal property of all owners should be stored in their unit or in their assigned storage area if provided. Flammable, combustible, or explosive fluids, chemicals, or substances cannot be kept in any unit or storage area.

5. No garbage cans, supplies or other articles are to be placed in the hallways, on balconies, stairway landings, or in electrical closets. Linens, clothing, rugs, mops, laundry of any kind, or other articles are not to be hung from/in any of the common areas. Common areas and meter closets are to be kept free and clear of trash and debris at all times. Fire exits are not to be obstructed. No unit owner shall throw, or allow anything to fall or hang from any window, balcony or corridor of the premises.

6. All trash must be placed in tied plastic bags and deposited in the nearest container (i.e. dumpster). When disposing of large items (furniture, etc.) the unit owner is to call the Association Office at 561 689-2142 to arrange for a pick-up.

7. Recyclable items are to be deposited in the appropriate recyclable containers. Plastic bags **MUST NOT** be placed in these containers. Cardboard boxes are to be cut or "broken down" so they fit properly into the container. Please help recycle properly!

8. For safety, sidewalks on Golden Lakes Blvd. and Golden River Dr. are to be used for walking and jogging as well as riding bicycles/tricycles. **Pedestrians always have the right of way.** To ensure the safety of pedestrians on the side streets, only designated walkways are to be used. **15 MPH speed limit on side streets MUST be adhered to.**

9. Personal items for sale may be posted in the laundry room or other designated area on a dated 3x5 card including name, address and phone number for a period not to exceed 30 days. No signs may be posted on the buildings, windows, walkways or vehicles.

10. **The Clubhouse is a non-smoking facility except in the 2 designated areas.** Satellite pool areas are non-smoking.

11. Screened second floor balconies are not to be tiled, painted or carpeted with indoor or outdoor carpeting which can do structural damage to the building. Check at the office for alternatives.

3. VEHICLE PARKING

1. Only passenger automobiles, station wagons, sport utility vehicles, non-commercial pickup trucks, golf carts, scooters, motorcycles and passenger vans may park on the condominium property. No boats, trailers, RVs, campers, etc. are allowed. All vehicles must be legally registered and in drivable condition. Parked vehicles cannot extend beyond the end of the parking spot. Parking is NOT permitted in the pedestrian

walkways. Commercial and/or personal vehicles that display advertising, religious or non-personal use markings may only park on the condominium property while making deliveries and/or service calls and in no event may remain on the property overnight. **Refer to the Docs Section 16.7 (b) for the type of vehicles which WILL NOT be permitted to park overnight on the condominium property.**

2. All vehicles must display a current license plate and must be able to operate on their own power. If inoperable, the vehicle must be removed or it will be towed at the owner's expense. With the exception of changing a tire or charging a battery, NO repairs are to be done on property.

3. Pickup trucks with equipment, supplies, or personal items in an open bed are not permitted.

4. Any vehicle found to be parked illegally or improperly will be subject to being towed at the expense of the owner of the vehicle in accordance with Section 715.07, Florida Statutes. Towing is not the exclusive remedy of the Association.

5. **Only 2 cars are allowed per unit.** Each unit has one assigned parking space. Residents must park in their assigned space. Unit owners having a second car are to use a guest space but that car must be moved to a different guest space every 48 hours without exception. Residents should instruct visitors to use guest spaces. If leaving for more than 2 days residents must leave their car in their assigned parking space. No car is to be left in a guest spot while the primary spot is empty. No car is to be left in a guest spot longer than 48 hours without prior permission from the GLVA office.

6. Golf carts and motorized scooters with seats, whether among those for which the State of Florida requires a license to drive on public roads or not, which are used for personal transportation must be equipped with front and rear lights. Such scooters may not be used on sidewalks in the community and may only be used on roads designed for motor vehicle traffic. Golf carts may only be driven on roadways designed for motor vehicles. Notwithstanding the foregoing, Jazzy's and similar motorized wheelchairs used by handicapped individuals, for safety considerations, are not recommended for use on roads designed for motor vehicles and may be used on sidewalks. All such devices must be parked in the unit owner's/resident's assigned parking space.

7. Car covers are allowed, however they must be installed properly and in good condition. The Board reserves the right to remove and dispose of any covers found to be in disrepair (torn, untied, etc.).

4. NUISANCES

1. Quiet hours are between 10:00 p.m. and 8:00 a.m. No unit owner, tenant, or guest will make or permit any loud or disturbing noises in the unit or on the premises during these hours. This includes, but is not limited to, loud voices, television, radio, musical instruments and all other sound producing items. The exhaust/muffler noise and sound systems of all vehicles including motorcycles are also subject to this rule.

2. No sign, advertisement or notice will be exhibited, inscribed, painted or affixed in or upon any part of condominium property by any unit owner or occupant.

3. Solicitation is not permitted by any person anywhere within Phase A of Golden Lakes Village for any cause, charity or purpose whatsoever.

4. Gas and/or charcoal grills and cooking devices are not permitted and cannot be used on any porch, terrace, balcony, or lanai or on condominium property. Electric grills are permitted. Please see the office for information regarding the use of the Association's gas grills.

5. KEY INFORMATION

1. The GLVA Office will not store or keep a unit owner's keys and will not give access to service or repairmen.

2. A confidential Emergency Contact Form **must** be completed and on file in the GLVA Office. This information will include the designated key holder (an on-premises friend, neighbor, or caretaker) and name of the next of kin. Should an emergency arise and entry into the unit become necessary as per our Documents, no less than 2 persons will enter the unit, one being a Board of Directors representative. Any damage incurred will be at the expense of the owner.

3. For the protection of the owner/resident and others in the event of a hurricane, storm, or other disaster, the key holder will be responsible to check on the condition of an unoccupied unit and should be your contact to ascertain the condition of your unit after a storm.

6. STORAGE BINS

1. Numbered storage bins are assigned to unit owners residing in certain locations.

2. The following items **cannot** be stored in the bins: oil based paints, solvents, chemicals, motor oil, gasoline, propane, charcoal starter, lighter fluid, acids and corrosives, stacks of cardboard, lumber, food and other items which may be deemed to be hazardous.

3. Flammable, combustible, or explosive fluids, chemicals, or substances cannot be kept in any unit or storage area.

4. All storage bins must be maintained by the owner or tenant and are subject to routine inspection by Association personnel. Please note that storage is at your own risk. GLVA does not accept responsibility for items stored in the bins. Nothing is to be left in the aisles or outside of the bins. Items left outside of the bins or in the aisles will be immediately discarded as they present a health and safety issue. Should a storage bin not be properly maintained, the unit owner will be issued a warning. If the owner does not address the situation in a timely manner as indicated on the warning, the lock will be cut and items will be confiscated and disposed of at the discretion of the Board of Directors.

5. You are able to store hurricane shutters in your assigned storage bin at your own risk provided they do not exceed the bin size.

7. RESPONSIBILITY OF UNIT OWNERS

1. Unit owners are encouraged to attend monthly Board of Director meetings which are held on the third Monday of each month at 9:30 a.m. unless notice is posted otherwise. Meetings may be suspended during the summer months.

2. Payments of monthly maintenance are due on the 1st day of the month and must be received by the Association's management by the 10th of the month to avoid a late charge. Payments that are more than 10 days late are subject to late fee charges. Payment can be made by check, credit card, or automatic withdrawal from your bank. Automatic withdrawal is the preferred method of payment. See the GLVA office for details.

3. It is the owner's responsibility to complete a Consent to Construct form and submit it for Board of Directors approval prior to any construction, exterior painting, or alteration of the building including but not limited to antennas, satellite/cable dishes, windows, hurricane shutters, window guards, doors, and enclosure of terraces, porches or patios. Nothing is to be attached or placed upon the exterior walls or roof of the building without Board of Directors approval.

4. Water cannot be left running and all hoses are to be equipped with trigger nozzles. The watering of plant beds and the washing of vehicles is permitted on a weekly basis. Water spigots are for the shared use of residents.

5. It is the responsibility of the owner or tenant to shut off water in the unit any time the unit will be unoccupied overnight or longer. The water shut off valve is usually located below the air conditioner and near the hot water tank.

6. Should a unit owner/tenant plan to be absent from the unit during hurricane season, prior to departure you **must:**

   a) Remove all furniture, plants and other objects from outside of the unit. Designate someone to install and remove (or open and close as the case may be) hurricane shutters.
   b) Ensure that the Emergency Contact Form is complete and on file in the office. Should damage occur to the unit, the Board of Directors will contact your designated emergency person/firm.
   c) After a storm or other emergency you must contact your key holder or designated person for information about the condition of your unit.
   d) Refer to Section 22 for additional hurricane responsibilities.

7. Golden Lakes Village unit owners/residents cannot receive compensation for volunteer services performed for the Association. Unit owners/residents will not receive any

compensation for services where the service involves the use of the Association's facilities.

8. **Under NO circumstances are window or wall air conditioners permitted.**

9. There is to be **NO** feeding of any wildlife (ducks, alligators, birds, feral cats, raccoons, etc.) and no placing of food (seed, bread, apples, etc.) on the ground near the unit, the lakes, or the common areas, as this practice attracts rats, snakes, opossums, and other vermin as well as insects.

8. PETS

1. **NO PETS**, except as follows:
   a) House cats are limited to 2 and **MUST** be kept inside the unit at all times.
   b) Domesticated birds (limit of 2) may be kept within a unit. Birds shall be breeds the size of canaries and parakeets.

2. The Federal Fair Housing Act provides for accommodation for an individual with a disability to have a "service animal" or "emotional support animal". This accommodation has requirements and restrictions. The GLVA office has information with more detail. **NOTE:** It is unlawful to falsify information to meet these requirements and restrictions.

3. No pet will create a noise or become a nuisance to other residents. Any waste deposited by the support/service dog MUST be removed and disposed of. If in the opinion of the Board of Directors any pet becomes a source of unreasonable annoyance to others, or if the Owner of the pet fails or refuses to comply with these restrictions, the Owner, upon written notice, may be required to remove the pet from the Village.

9. RESALE OF UNIT

1. An "Intent to Sell" form, available in the GLVA office and on our community website must be completed and submitted to the property management company for processing when contemplating the sale of a unit. Instructions are on the forms for how and where to submit.

2. As a condition of approval of sale of a unit the Association will require that any and all violations of the governing documents and these rules be cured. Included among the issues which the Association may require to be cured are those which may not have been subject to prior enforcement because of the passage of time or because the condition may not have been a violation at the time the condition commenced (removal of window air conditioners, outdated, non-code-compliant shutters, plantings, overgrown vegetation, unauthorized patios, walkways and stonework, etc. are examples, without limitation).

3. Prospective owners are required to complete and submit an "Application for Purchase" form, available in the GLVA office and on our community website at least 30 days prior to the expected closing date (as indicated on the form). A $150 non-refundable Application Processing Fee (cashier check or money order) per single adult or married couple must be attached to the application and made payable to Golden Lakes

Condominium Association A, Inc. This $150 processing fee will NOT be waived for GLVA owners who are purchasing a second unit in Phase A.

4. A Certificate of Approval will be issued to the purchaser and/or owner upon approval by the Board of Directors.

5. A meeting with the Interview Committee and a review of the GLVA Rules and Regulations is required before closing a sale.
   There will definitely be **NO OCCUPANCY** allowed prior to closing.

6. No corporation, company, partnership, or corporate trust may purchase a unit. No unit owner may own, individually or jointly, directly or indirectly, any interest whatsoever in more than two (2) units total in Phase A (see Declaration of Condominium Section 16.9).

7. At least one resident of a unit must be 55 years of age or greater. Persons under the age of 18 cannot reside in any unit. All occupants who reside in the unit longer than 30 days in a calendar year other than the unit owner must become registered. This entails a background check, screening, and approval by the Board of Directors. These add-ons are only allowed if the owner is a full-time resident. A $150 non-refundable processing fee will be charged for each individual. Married couples are charged one fee of $150.

8. In accordance with the State of Florida Condominium Laws, the selling unit owner must provide the purchaser with a copy of the GLVA Documents and Rules and Regulations within 3 days of signing a sales contract.

9. After completion of the sale, the new unit owner will file a copy of the recorded deed with the Association office.

10. Upon closing, the selling unit owner must surrender all identification cards and passes issued to all occupants of the unit to the GLVA office.

11. Following approval by the Board of Directors and upon closing, owners and occupants will receive photo identification cards and automobile bar codes/transponders.

10. RENTAL OF UNIT

1. An "Intent to Rent" form, available in the GLVA office and on our community website must be completed and submitted to the property management company for processing when contemplating the rental of a unit. Instructions are on the forms for how and where to submit.

2. As a condition for the approval of rental of a unit, in the Association's sole discretion, the Association will require that any and all violations of the governing documents and these Rules be cured. Included among the issues which the Association may require to be cured are those which may not have been subject to prior enforcement because of the passage of time or because the condition may not have been a violation at the time the condition commenced (removal of window air conditioners, outdated non-compliant

shutters, overgrown vegetation, unauthorized patios, walkways and stonework, etc. are examples, without limitation.

3. Prospective renters are required to complete and submit an "Application for Lease" form, available in the GLVA office and on our community website at least 30 days prior to the rental date (as indicated on the form). A $150 non-refundable Application Processing Fee (cashier check or money order) per single adult or married couple must be attached to the application and made payable to Golden Lakes Condominium Association A, Inc.

4. The Board of Directors will consider and determine approval following its review of the lease agreement, prospective tenant's screening interview, and the tenant's attendance and participation in the GLVA Rules and Regulations meeting. No unit can be occupied before a written notification of approval is received.

5. A unit may be leased only once in a 12 month period for a period of not less than 90 days and not more than 365 days (1 year).

6. No unit can be leased to a corporation, company, partnership or corporate trust. Units may be used as single family residences by natural persons only. The rental of rooms or portions of units is prohibited.

7. The term "renters" includes all persons occupying the unit. A written, signed, and approved lease, containing the names of ALL occupants is required. At least one occupant must be 55 years of age or older. **Persons under the age of 18 cannot reside in any unit.** All occupants must be named on the lease. Add-ons are **NOT** permitted for leased units.

8. Sub-letting of units is strictly forbidden. No short term rentals are permissible and no unit owner or tenant may list their unit on a short-term rental website such as Airbnb, Home Away or other similar websites.

9. The unit owner must furnish a copy of the Rules and Regulations to the renter. It is the unit owner's responsibility to see that the renter(s) comply and adhere to the standards set forth in these documents.

10. Eviction provisions must be stated in the lease. The unit owner is responsible for all eviction costs.

11. The unit owner is responsible for all losses, damages, and violations to condo property caused by the renter, their guests, as well as all legal and other costs incurred in connection with said losses and damages. The unit owner gives up rights to their assigned parking space for that unit and use of facilities during the rental period.

12. Units may not be leased until after one year following the date of purchase. Current owners who have lived in GLVA continuously for 2 years or more and reside in their unit more than 6 consecutive months per year may purchase a second unit and rent it in the first year of ownership.

13. The owner is responsible to ensure that the account is kept current at all times. At the termination of the lease agreement, the owner will be responsible to surrender all identification cards and bar codes to the office. Payment for any damage to the common area and/or exterior of the unit is the responsibility of the owner.

14. Should the unit's maintenance or assessment accounts be delinquent, the renter will be directed to pay the Association directly until any and all arrearages are satisfied. This is stated in an addendum that was signed in the rental agreement with the lease.

15. The owner is responsible to submit lease renewal paperwork to the office 45 days before the end of a lease. Failure to submit paperwork may result in delay or denial of the renewal.

11. IDENTIFICATION CARDS, GUEST PASSES AND TRANSPONDERS

1. Upon closing, the office will issue photo identification card(s) at a cost of $10 each. There will be a $10 charge for the card for replacement of lost or damaged cards. There will be a $12 charge for each transponder or replacement transponder. These charges may be changed by the Board of Directors.

2. All identification cards and passes assigned to a unit are the property of GLVA and are to be returned when the unit is sold and/or the owner/tenant permanently vacates the residence.

3. Currently, 30 Day Guest Passes for visitors can be obtained from the office at a cost of $25.00, which is refundable if returned by the expiration date of the pass.

4. The unit owner is required to complete a "Certificate of Need" form in order to waive the monthly Guest Pass fee for a licensed health caregiver.

5. Guests other than immediate family are allowed to visit for no longer than 30 days and only while the owner(s) are in residence. If longer than 30 days, formal permanent residency procedures must be followed.

12. REMEDIES FOR VIOLATIONS

1. After Grievance/Fines Committee review, the Board of Directors can levy and assess a fine against a unit owner for failure to comply with any provision of the Declaration of Condominiums, the By-laws, or Rules and Regulations of the Association. No fine shall exceed $100.00 per day. A fine may be levied and **assessed** for every day of continued violation. The aggregate amount of fines is not to exceed $1,000.00.

2. The alleged violator will be afforded an opportunity to be heard by the Grievance/Fines Committee and can:
    - Review, challenge and/or respond to any material considered by the Association.

- Respond, present evidence, and provide written and/or oral argument on all issues involved.

3. The Grievance/Fines Committee will give 14 day's written notice of a hearing which notice will include:
    - A statement of the provisions of the Declaration, By-laws, or Association rules which have allegedly been violated.
    - A statement of the date, time and place of the hearing.
    - A statement of possible actions including fines and/or revocation of owner rights.

4. In the event of violation(s) of the rules and/or regulations, the Board of Directors has the right to revoke owner privileges.

5. In the event of violation(s) of the rules and/or regulations, the Board of Directors has the right to pursue legal action. The expense of such litigation will be borne by the unit owner.

13. GENERAL RULES FOR ALL-PURPOSE ROOM (CAFÉ) AND ARTS & CRAFTS ROOM

1. No games or classes (card, board, etc.) are permitted in the café dining room (All-Purpose Room) while the café kitchen is open.

2. Children are to be under family supervision at all times. Diapers/clothing are NOT to be changed in the rooms.

3. NO wet bathing suits are permitted in the rooms; footwear and cover-ups are required to be worn.

4. The All-Purpose Room or the Arts & Crafts Room may be rented for approved group use for a specific date and time (only after the café is closed). Rentals are for social, adult parties only based on approval by the Board of Directors. The reservation is made through the Social Director's office and a formal rental agreement is to be signed. All rentals are based on approval of the Board of Directors, which can revoke the contract at any time. When rented, the rooms are for the exclusive use of the renter and their guests.

5. Rentals are for the All-Purpose Room and/or Arts & Crafts room only. Guests are not permitted to wander or use the game room, billiards room, pool/spa, gym, barbecue grills, or any other amenity at the Clubhouse.

6. The renter will provide all food, beverages and all goods. No cooking is to be done in either the All-Purpose Room (Café) or the Arts & Crafts Room. It is the responsibility of the renter to remove all garbage and trash.

7. Room occupancy is not to exceed 48 people in the All-Purpose Room (Café) and 33 people in the Arts & Crafts Room. Noise is to be controlled.

8. Furniture in the rooms may be rearranged but is to be returned to the original position after use. There is a set-up fee of $50.00 if the furniture is to be moved by GLVA personnel. Decorating the room depends upon availability. There will be no nails, thumb tacks or tape on the walls.

9. There is a refundable set up and damage deposit determined by the Board of Directors that will be returned after the event if the room is left clean, undamaged, and in original condition. Rates for rental of the All-Purpose Room (Café) or the Arts & Crafts Room to GLV Phase A residents are available in the Office. Rental fees and all deposits are due in full at the time the reservation is made. All checks must be from the unit owner who is renting the room and are to be made payable to: Golden Lakes Village Phase A. Returned checks will be charged a fee of $30.00. There is no exception to this rule.

10. Any cancellation must be made within seven (7) days of signing the contract to receive a full refund less a processing charge of $25.00. Any cancellation after 7 days of signing the contract will result in the Association refunding only 50% of the rental fee.

11. Liability information is stated on the Rental Agreement.

14. CLUBHOUSE MAIN POOL, POOL AREA, AND SATELLITE POOLS

1. **THERE ARE NO LIFEGUARDS ON DUTY!** All pools are unsupervised areas, therefore everyone using the pools do so at their own risk. Swimmers are advised to use the "buddy" system at all times.

2. The pool is open seven (7) days a week between dawn and dusk. Entry is with the resident's approved GLV ID card. Lending or misuse of ID cards is strictly prohibited and doing so may result in the card being revoked. Residents must accompany their guests.

3. No one under the age of 16 is permitted to use the whirlpool (spa) with or without an adult due to dangerous health hazards (i.e. overheating of small bodies, etc.).

4. For safety reasons, a second adult should accompany adults using the whirlpool (spa). People with health problems should obtain approval from their physicians before using the whirlpool (spa) and should limit their use to a maximum of 5 minutes.

5. Persons of any age wearing diapers, pull-ups or similar apparel and those who are not toilet trained are permitted in the pools only when wearing proper waterproof apparel specifically designed for pools. **ONLY** approved swim diapers are permitted in the pool.

6. In accordance with State of Florida Sanitary Code, all bathers must shower before entering the pools or whirlpool (spa).

7. NO diving or jumping into the pools.

8. No free-floating inflatable objects (rafts, balls, etc.) are permitted in the pool. Swimming aids attached to a person's body are permitted as is equipment approved by the Exercise Director. All equipment belonging to the Recreation Department must be returned to the exercise room after use.

9. Food and beverages are permitted in the pool area but no closer than six (6) feet to the pool edge. The use of food and beverages is also permitted in the area adjacent to the Café, All-Purpose Room or in the Auditorium during designated hours. Alcohol beverages will be allowed only at certain events.

10. **Glass containers are <u>prohibited</u> in the pool area!**

11. **As a reminder - There is to be NO SMOKING except in the 2 designated areas as the entire Clubhouse is a non-smoking facility. There will be NO SMOKING in the satellite pool areas.**

12. Chairs and lounges are to be used for sitting or relaxing only and are not to be reserved.

13. Please spread a covering towel on the chair or lounge at all times.

14. No wet bathing suits are permitted in the Exercise Room or other indoor facilities except the bathrooms and showers. Bathing suits are not to be hung at the recreation facilities to dry.

15. During scheduled water aerobics classes (Mon, Tues, Thurs, and Fri 10:45 am to 11:45 am and Wed. 9:30 am to 10:30 am) an area of the pool will be restricted for class use. Please refrain from entering that area during class times. The times and days are subject to change.

15. EXERCISE ROOM (GYM) REGULATIONS

1. The Exercise Room (Gym) is an unsupervised area. There is NO attendant on duty. Posted gym rules MUST be adhered to. Therefore all persons using the equipment should be instructed in its use beforehand and used at their own risk. The "buddy system" should be used.

2. The Exercise Room (Gym) is open seven (7) days a week during the hours of 5:30 a.m. to 11:00 p.m. Golden Lakes ID is necessary for electronic admittance to the gym.

3. No equipment is to be removed from the Exercise Room. After using the equipment it must be returned to its original place.

4. No one under the age of 18 years is to use the Exercise Room.

5. Vandalism of the Exercise Room or its equipment will not be tolerated. The Association will ban offenders from further use and subject violators to fines and possible prosecution.

16. SAUNA REGULATIONS

1. The use of the sauna is limited to persons 18 years of age and older.

2. Those using the sauna must use the dressing area for dressing and undressing. Personal items should not be taken into the sauna.

3. The sauna is intended for use with dry heat only. **NO WATER is to be poured onto the hot rocks.**

4. Sauna benches are to be covered with a towel while a user is seated.

17. USE OF BARBEQUE GRILLS

1. Phase A residents can use one barbeque grill for a non-refundable fee of $10 plus a refundable deposit fee of $25. The $25 deposit will be returned when the key is returned and the grill is found to be clean and undamaged. Arrangements can be made at the GLVA office.

18. USE OF GENERATORS

1. Absolutely NO GENERATORS!

19. AIR CONDITIONERS

1. Absolutely NO air conditioners through the walls or windows.

20. USE OF AREA IN FRONT AND BACK OF VILLAS AND GROUND FLOOR UNITS

1. Nothing of a permanent nature can be placed in the four-foot area at the front and back of the building. The front area of use by homeowners cannot extend beyond the side panels (fire wall) of the homeowner's residence. The back (rear) of the building cannot exceed one foot beyond the rear side panel.

2. Paver stones are allowed if installed in a non-permanent manner. This space includes any gravel/rock or pavers in a non-permanent nature. You MUST have an approved Consent to Construct form to install any pavers or construct any patio/lanai/porch in the front or rear of building.

3. No fruits, vegetables, or trees are allowed to be planted in the front or rear of the building. No planting will be permitted on the sides of the building or in any common area. Reflectors are not allowed in common areas.

4. Ceramic/stone/metal objects placed in the allowed area cannot exceed two feet in height, 12 inches in length and width and must be of weight that is easily moved in the

event of a watch, advisory or warning as defined by the National Weather Service (NWS).

5. Plants and flowers cannot touch the building and cannot be higher than the bottom of the windowsill.

6. The homeowner is solely responsible for the care and maintenance of their approved plantings.

7. The Board will remove without notice any item in violation of the above rules and anything that could cause potential damage to the building.

21. SATELLITE DISHES IN FOUR-FOOT AREAS AT THE FRONT AND BACK OF THE BUILDING

1. A Consent to Construct form request (including a sketch of placement) must be submitted, reviewed, and approved by the Board of Directors. Any dish in place before these rules are approved must be moved into the approved area. **Dishes will not be attached to the building or roof.**

2. Wire connections through the wall will not be higher than 12 inches from the ground. Upstairs unit electrical connections will go through the electrical closet, up to the air space above the unit ceiling into the crawl space and then to the unit. **All work is to be done by licensed installers only.**

3. Two dishes cannot be closer than 12 inches and cannot interfere with each other.

4. Wiring going through common areas will be buried. Any damage to the common area services is the responsibility of the installing unit owner.

5. Dishes are to be surrounded by plantings to make them less visible to the eye. The Property Manager or a Board member will make the final inspection to ensure that the dish was installed in the designated area per the approved specifications.

22. HURRICANE/STORM RESPONSIBILITY

1. When a Hurricane/Storm Watch or other watch, advisory or warning as defined by the National Weather Service (NWS) is issued, residents need to bring in all loose objects from outside. This includes but is not limited to potted plants, ceramic items, chairs, tables, etc. A resident's verbal statement that they will do so is not sufficient; items must be physically moved from outside.

2. When a Hurricane/Storm Warning or other watch, advisory or warning as defined by the National Weather Service is issued, the GLVA maintenance crew will canvas the Village and will dispose of any and all items left outside.

3. Unit owners and residents must remove all items which are outside of their unit prior to any extended absence of more than 15 days during hurricane season (June 1 through November 30 of each year). They should make arrangements with their unit's caretaker to ensure the safety of their unit which includes but is not limited to installing/opening

and removing/closing hurricane shutters. In order to protect the residents, common elements and other units, if an owner has failed to remove all of their personal property which is outside of their unit after a Hurricane/Storm Warning or other watch, advisory or warning as defined by the National Weather Service has been issued for Palm Beach County by the National Oceanic and Atmospheric Administration's National Weather Service or the Governor's Office the Association will dispose of those items and shall not be responsible for the return or replacement of such items.

4. Approved Hurricane protection devices may only be used following the issuance of a storm "watch" for Palm Beach County as such is defined by the National Oceanic and Atmospheric Administration's National Weather Service (NOAA). A Watch means when the risk of a hazardous weather event has increased significantly but its occurrence, location and/or timing is still uncertain. The issuance of a Watch is intended to provide enough lead time so that those who need to set their plans in motion can do so. Hurricane/Storm Protection may only remain while a Watch or more severe condition is in effect. Hurricane/Storm Protection that is unpermitted and/or is temporary in nature **MUST** be removed no later than five (5) days after the Watch or more severe storm condition alert has been lifted for Palm Beach County. Residents may be fined if they do not comply with the guidelines in this section

5. Property owners must contact the Association within 48 hours after the storm if a hurricane has damaged their unit. Owners must allow an Association representative to enter their unit to assess damage no later than ten (10) days after a storm. Owners not on property must contact the GLVA office within 48 hours after the storm to authorize entry into the unit. They must relay the contact name of the key holder.

6. Your ability to claim damages against the Association or your insurance company may be restricted if you do not allow entry to your unit within a 10 day time period.

7. The cost of repairing damage caused by the use of unpermitted storm/hurricane material or items will be the sole responsibility of the unit owner.

FILED
Nov 13 8 49 AM '81
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

GOLDEN LAKES MASTER CORPORATION, INC.
(A corporation not for profit)

ARTICLE I

NAME

The name of this corporation shall be GOLDEN LAKES MASTER CORPORATION, INC. (the "Corporation").

ARTICLE II

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

(a) To promote the health, safety and social and economic welfare of the owners of the property described on Exhibit "A" which is attached hereto and made a part hereof (sometimes referred to as "Subject Property" or "Golden Lakes Village").

(b) To maintain, and repair landscaping in the general and/or common areas; parks; sidewalks; access paths; streets; roads; rights of way; and other common areas, structures, and improvements in, on and about subject property for which the obligation to maintain and repair has been delegated to and accepted by Corporation.

(c) To control, excavate, repair and maintain the waterways, lakes, canals, ponds and drainage structures and facilities in Golden Lakes Village.

(d) To the extent that the Corporation may accept responsibility therefor, to provide for private security, fire protection and other services, including the purchase and/or lease of all equipment and capital improvements required or useful in connection therewith.

(e) To provide, purchase, acquire, construct, reconstruct, replace, improve, maintain and repair such buildings, structures, landscaping, paving, equipment and all other property and facilities herein referred to, both real and

personal, related to the health, safety and social and economic welfare of the members of the Corporation, as the Board of Directors in its discretion determines necessary, appropriate or convenient.

(f) To operate without profit for the sole and exclusive benefit of its members. This Corporation shall have no shares of stock, shall pay no dividends, and shall distribute no part of its income to its members, officers or directors. The interest of a member of this Corporation in the funds and assets of this Corporation may not be assigned, hypothecated nor transferred in any manner. The funds and assets of the Corporation shall be held or used for the benefit of the membership and for the purposes authorized herein and in the By-Laws which may hereafter be adopted.

ARTICLE III

GENERAL POWERS

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

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

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

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

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

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

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

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

(h) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted or reserved to the corporation pursuant to its Charter or By-Laws or any rules or any regulations which may hereafter be established.

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

(j) Nothwithstanding the aforesaid, the Corporation recognizes that the Developer of Golden Lakes Village is continuing the development of Phase "B" thereof and contemplated development of Phase "C". In the excercise of its powers, rights, duties and obligations the Corporation shall respect the rights of the Developer to complete said Phases "B" and "C" without hinderance or delay occasioned by Corporate acts which affect the Developer only, or which prohibit the Developer from completing its work in the manner in which it has customarily acted in Golden Lakes Village in the ordinary course of its business.

ARTICLE IV

MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

The membership of this Corporation shall constitute the Corporations known as GOLDEN LAKES VILLAGE ASSOCIATION INC., a Florida non-profit corporation, GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, and, when formed, a non-profit condominium association which will operate and maintain condominiums in Section "C" at Golden Lakes Village, West Palm Beach, Florida.

ARTICLE V

ASSESSMENTS

In furtherance of the grant to levy and collect assessments, and the other purposes of this Corporation, the Corporation shall have the right:

(a) To determine the time, manner and amount of such assessment, except that the amount of such assessments shall be uniform for each unit owner assessed.

(b) To maintain a general operating reserve as determined by the Board of Directors.

ARTICLE VI

SUBSCRIBERS TO ARTICLES OF INCORPORATION

The names and addresses of the Subscribers to these Articles of Incorporation are:

NAME	ADDRESS
HYMAN SLUTSKY	132 Lake Dora Dr. West Palm Bch., Fla. 33411
DORA PORTS	439 Lake Dora Dr. West Palm Bch., Fla. 33411
ABE RUDOLPH	200 Lake Frances Dr. West Palm Bch., Fla. 33411
LOUIS COHEN	325 Golden River Dr. W.P.B. Fla. 33411
HELEN COOPERSMITH	127 Lake Gloria Dr. West Palm Bch., Fla. 33411
JOSEPH TOUB	110 Lake Meryl Dr. West Palm Bch., Fla. 33411

ARTICLE VII

OFFICERS AND RESIDENT AGENT

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

(b) The names of the officers who are to manage the affairs of the Corporation until the first annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

(c) The street address of the initial registered office of the Corporation is 2250 Palm Beach Lakes Boulevard, and the name of the initial Registered Agent at such address is HERBERT L. GILDAN, ESQUIRE. West Palm Beach, FL 33402

President	HYMAN SLUTSKY
Vice President	LOUIS COHEN
Secretary	ABE RUDOLPH
Treasurer	ABE RUDOLPH

ARTICLE VIII

DIRECTORS

The business affairs of this Corporation shall be managed by the Board of Directors who shall be owners of property within Golden Lakes Village and who must reside within Golden Lakes Village. The Corporation shall have four directors initially. The number of directors may be increased from time to time by the By-Laws, but shall never be less than six (6).

Members of the Board of Directors shall be elected and hold office in accordance with the By-Laws of this Corporation.

The names and addresses of the persons who are to serve as directors for the coming year, or until the first annual meeting of the Corporation are:

NAME	ADDRESS
HYMAN SLUTSKY	132 Lake Dora Dr. West Palm Bch., Fla.
DORA PORTE	439 Lake Dora Dr. West Palm Bch., Fla.
ABE RUDOLPH	200 Lake Frances Dr. West Palm Bch.
LOUIS COHEN	325 Golden River Dr. West Palm Bch., Fl
HELEN COOPERSMITH	127 Lake Gloria Dr. West Palm Bch., Fla
JOSEPH TOUB	110 Lake Meryl Dr. West Palm Bch., Fla.

ARTICLE IX

CORPORATE EXISTENCE

The Corporation shall have perpetual existence.

ARTICLE X

BY-LAWS

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

ARTICLE XI

AMENDMENT TO ARTICLES OF INCORPORATION

These Articles may be altered, amended or repealed by resolution of the Board of Directors.

IN WITNESS WHEREOF, the said subscribers have hereunto set their hands and seals this 24th day of October, 1981.

_____ (SEAL)
HYMAN SLUTSKY
(Golden Lakes Master Corporation, Inc.)
Address: 132 Lake Dora Dr. West Palm Bch. Fla.

_____ (SEAL)
DORA PORTE
(Golden Lakes Master Corporation, Inc.)
Address: 439 Lake Dora Dr. West Palm Bch. Fla.

_____ (SEAL)
ABE RUDOLPH
(Golden Lakes Master Corporation, Inc.)
Address: _____

_____ (SEAL)
LOUIS COHEN
(Golden Lakes Master Corporation, Inc.)

ADDRESS: _____

_____ (SEAL)
HELEN COOPERSMITH
(Golden Lakes Master Corporation, Inc.)

ADDRESS: _____

_____ (SEAL)
JOSEPH TOUB
(Golden Lakes Master Corporation, Inc.)

ADDRESS: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 30th day of Oct., 1981, before me, the undersigned authority, personally appeared [illegible], to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged the execution of such instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal at West Palm Beach, said County and State the date aforesaid.

[illegible]
Notary Public - State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires January 26, 1983

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 30th day of Oct., 1981, before me, the undersigned authority, personally appeared [illegible], to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged the execution of such instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal at West Palm Beach, said County and State the date aforesaid.

[illegible]
Notary Public - State of Florida

My Commission Expires:

[illegible]

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 30th day of Oct., 1981, before me, the undersigned authority, personally appeared H. C. Carpenter, to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged the execution of such instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal at West Palm Beach, said County and State the date aforesaid.

Notary Public - State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires January 26, 1982

3844B/de

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 30 day of Oct., 1981, before me, the undersigned authority, personally appeared Joseph H. Cook, to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged the execution of such instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal at West Palm Beach, said County and State the date aforesaid.

Notary Public - State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires January 26, 1982

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated Corporation at the office stated above, I hereby accept to act in the capacity of Registered Agent and agree to comply with the provisions relative to keeping said office open.

FILED
Nov 19 9 03 AM
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

HERBERT L. GILDAN, Registered Agent