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85R017648

This Instrument Was Prepared By:
MICHAEL K. FELDMAN, ATTORNEY
NELSON & FELDMAN, P. A.
1135 Kane Concourse
Bay Harbor Islands, Florida 33154

OFF REC 12386 PG 3029

CERTIFICATE OF AMENDMENT
TO
BYLAWS
OF
CORAL ISLE EAST CONDOMINIUM

We, the undersigned, certify that attached hereto and incorporated by reference herein are true and correct amendments to the Bylaws of Coral Isle East Condominium, duly and regularly adopted by the Board of Directors of the Association and unit owners called at a meeting for said purpose on December 16, 1984, in accordance with the Declaration of Condominium of the Condominium, amending the following described real property:

CORAL ISLE EAST CONDOMINIUM, a Condominium, according to and as more particularly described in the Declaration of Condominium thereof recorded in Official Records Book 7520 at Page 71 of the Public Records of Dade County, Florida, together with an undivided share of the common elements appurtenant thereto, and as amended thereafter.

IN WITNESS WHEREOF, we have set our hands and seals this

14th day of January, 1985.

In the presence of:

CORAL ISLE EAST CONDOMINIUM
ASSOCIATION, INC.

STATE OF FLORIDA)
COUNTY OF DADE) SS:

BY: Louis Leone
Louis Leone, President

BEFORE ME, personally appeared LOUIS LEONE, to me well known, who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 14th day of January, 1985.

MY COMMISSION EXPIRES:

Anna Colby
NOTARY PUBLIC, State of Florida
at Large

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES DEC 5 1986
BONDED THRU GENERAL INSURANCE UND

PROPOSED AMENDMENT

It is hereby proposed to amend Article II, Section 1, of the By-Laws, to delete, in its entirety, the following provision. Deletions are indicated by hyphening through the provision in the following manner: ~~Deletion~~

ARTICLE II

Directors

Section 1. Number and Term:

~~That no duly elected Director shall hold the office of Director for more than three (3) consecutive one (1) year term of office. That any Director elected to the office of Director for three (3) consecutive terms of office, upon expiration of the third (3) consecutive term shall not be eligible to qualify or be permitted to run for the office of Director prior to the expiration of one (1) year from the expiration of the third term of such office. Such Amendment shall be effective as of this date and govern the next annual election of Directors.~~

RECEIVED IN MICHIGAN STATE BAR
MICHIGAN COUNTY, FLORIDA
RECEIVED IN
RICHARD P. WILSON
JULY 28, 1964

1987 JAN 23 AM 8:29

87R025345

OFF REC 131567 1122

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
CORAL ISLE EAST CONDOMINIUM

RECEIVED BY
MICHAEL J. FELDMAN, ATTORNEY
AT LAW
1211
1987

We, the undersigned, certify that attached hereto and incorporated by reference herein are true and correct amendments to the Declaration of Condominium of CORAL ISLE EAST CONDOMINIUM, duly and regularly adopted by the Board of Directors of the Association and unit owners called at a meeting for said purposes in accordance with the Declaration of Condominium of the Condominium, amending the following described real property:

CORAL ISLE EAST CONDOMINIUM, a Condominium, according to and as more particularly described in the Declaration of Condominium thereof recorded in Official Records Book 7520 at Page 71 of the Public Records of Dade County, Florida, and as amended thereafter.

IN WITNESS WHEREOF, we have set our hands and seals this

7 day of January, 1987.

In the presence of:

Cynthia Jackson
Samia Lane

CORAL ISLE EAST CONDOMINIUM
ASSOCIATION, INC.

By:

Nina Montague
Nina Montague, President

STATE OF FLORIDA)

COUNTY OF DADE)

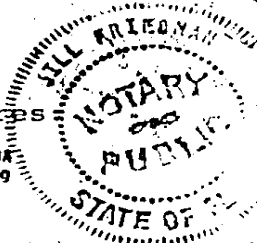
Before me personally appeared Nina Montague, to me well known, who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 9 day of

January, 1987.

My Commission expires

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. SEPT. 16, 1989
BONDED THRU GENERAL INS. UND.



Will Friedman
Notary Public
State of Florida at Large

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CORAL ISLE EAST CONDOMINIUM

All of the provisions indicated below are NEW provisions of the Declaration of Condominium and they are additional provisions of the Declaration of Condominium and no provisions have been deleted.

34. Fines

Pursuant to the provisions of Florida Statute 718.103(3) Florida Statutes, the Board of Directors may levy fines not to exceed fifty dollars (\$50.00) for the failure of a unit owner to comply with the provisions of this Declaration of Condominium, By-Laws adopted pursuant thereto, and the rules and regulations adopted from time to time by the Board of Directors.

35. Reimbursement for Vandalism

Damage not reimbursed by insurance to the automobile or other personal property located on the condominium premises of either a director or an officer of the Condominium Association, it being presumed that said vandalism was a result of "retaliation" by or from a unit owner, occupant or agent thereof, for some lawful act on the part of said director or officer in pursuance of their lawful duties, shall be declared as common expenses and the Condominium shall assume responsibility of reimbursement to said director or officer after review by the Board of Directors to determine if said damage was "malicious." If payment is determined to be warranted, amount awarded shall not exceed two hundred dollars (\$200.00).

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED

RICHARD P. BRINKER
CLERK CIRCUIT COURT

RE 139201766

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF

CORAL ISLE EAST CONDOMINIUM, according to the
DECLARATION OF CONDOMINIUM thereof, recorded in Official
Records Book 7520, at Page 71 of the Public Records of Dade
COUNTY, FLORIDA

WE, the undersigned certify that the attached Amendment to the Declaration of Condominium of CORAL ISLE EAST CONDOMINIUM was duly and regularly adopted by the Board of Directors of the Association and Unit Owners at a meeting called for said purpose in accordance with the Declaration of Condominium.

IN WITNESS WHEREOF we have set our hands and seals this

3 day of December, 1988.

CORAL ISLE EAST CONDOMINIUM
ASSOCIATION

WITNESSES:

By: Harry Hymanson
HARRY HYMANSON President

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, personally appeared HARRY HYMANSON, President of CORAL ISLE EAST CONDOMINIUM ASSOCIATION, INC., to me well known, who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes and intentions expressed.

WITNESS my hand and official seal this 3 day of December, 1988.

Bellette D. Allen
Notary Public State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 12/31/92
BORNED 1940 GENERAL REG. 1940.

This Instrument Was Prepared By:
MICHAEL K. FELDMAN, ATTORNEY
NELSON & FELDMAN, P. A.
1135 Kane Concourse
Bay Harbor Islands, Florida 33154

(AMENDMENT TO DECLARATION OF CONDOMINIUM TO ADD
THE FOLLOWING NEW ARTICLE)

NEW

34. CABLE TELEVISION -- THE ASSOCIATION MAY CONTRACT
WITH STORER CABLE OR SUCH OTHER COMPANY AS CHOSEN BY THE BOARD OF
DIRECTORS, TO PROVIDE CABLE OR SATELLITE TELEVISION RECEPTION TO THE
CONDOMINIUM UNITS, THE EXPENSE OF WHICH SHALL BE A COMMON EXPENSE. *HH*
THE ASSOCIATION SHALL DISCONTINUE THE MAINTENANCE OF THE EXISTING *NY*
ANTENNA SYSTEM.

RECORDED IN OFFICIAL RECORDS 899
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT

This Instrument Was Prepared By:
MICHAEL K. FELDMAN, ATTORNEY
NELSON & FELDMAN, P. A.
1135 Kane Concourse
Bay Harbor Islands, Florida 33154

Legal Description:

98RD29249 1998 JAN 22 09:26

Coral Isle East, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 7520, at Page 101, of the Public Records of Dade County, Florida.

**CERTIFICATE OF ENACTMENT OF AMENDMENTS TO THE DECLARATION
OF CONDOMINIUM OF CORAL ISLE EAST, A CONDOMINIUM,
ENACTED AT MEETING ON DECEMBER 21, 1997, OF
THE VOTING MEMBERS OF CORAL ISLE EAST
ASSOCIATION, INC.**

THIS WILL CERTIFY

AMENDMENTS TO DECLARATION OF CONDOMINIUM:

AMENDMENT TO PARAGRAPH 14E. - Assessments, Liability, Lien and Priority, Interest, Collection:

This provision is amended as follows:

The payment of any assessment or installment thereof due to the Association shall be in default if such assessment, or any installment thereof, is not paid unto the Association on or before the due date for such payment. When in default, the delinquent assessment or delinquent installment thereof due to the Association shall bear interest at the rate of eight per cent (8%) per annum highest rate provided by law until such delinquent assessment or installment thereof, and all interest due thereon, has been paid in full to the Association.

AMENDMENT TO PARAGRAPH 14H. - Assessments, Liability, Lien and Priority, Interest, Collection:

This provision is amended as follows:

Recognizing that the necessity for providing proper operation and management of the Project entails the continuing payment of costs and expenses therefor, which results in benefit to all of the owners of condominium parcels, and that the payment of such common expense represented by the assessments levied and collected by the Association is necessary in order to preserve and protect the investment of the owner of each condominium parcel, the Association is hereby granted a lien upon such condominium parcel and its appurtenant undivided interest in the common elements, which lien shall secure and does secure the monies due

This Instrument Prepared By:
Morton B. Zemel, Esq.
4700-B Sheridan Street
Hollywood, Florida 33021

for all assessments now or hereafter levied against the owner of each condominium parcel, which lien shall also secure interest, if any, which may be due on the amount of any delinquent assessments owing to the Association, and which lien shall also secure all costs and expenses, including a reasonable attorney's fee, which may be incurred by the Association in enforcing this lien upon said condominium parcel and its appurtenant undivided interest in the common elements. The lien granted to the Association may be foreclosed in the same manner as real estate mortgages may be foreclosed in the State of Florida, and in any suit for the foreclosure of said lien, the Association shall be entitled to rental from the owner of any condominium parcel from the date on which the payment of any assessment or installment thereof became delinquent, and shall be entitled to the appointment of a receiver for said condominium parcel, without notice to the owner of said condominium parcel. The rental required to be paid shall be equal to the rental charged on comparable type of condominium units in Dade County, Florida. The lien granted to the Association shall further secure such advances for taxes, and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien, and the Association shall further be entitled to interest at the rate of eight per cent (8%) per annum highest rate provided by law on any such advances made for such purpose. All persons, firms, or corporations who shall acquire, by whatever means, any interest in the ownership of any condominium parcel, or who may be given or acquire a mortgage, lien, or other encumbrance thereon, is hereby placed on notice of the lien rights granted to the Association, and shall acquire such interest in any condominium parcel expressly subject to such lien rights.

CREATION OF PARAGRAPH 14K. - Authority to Levy Fines

The Declaration of Condominium is hereby amended by creating Paragraph 14K., as follows:

The Association may levy reasonable fines against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the Declaration, the Association Bylaws, or reasonable rules of the Association. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000. No fine may be levied except after the owner of the unit, or its occupant, licensee, or invitee, has received seven (7) calendar days' written Notice, the method of which Notice is as provided in Paragraph 32 of this Declaration. Further, the Association shall provide the owner of the unit, or its occupant, licensee, or invitee, an opportunity for a hearing to review the propriety of the fine(s). The Board of Directors or a committee appointed by the Directors shall conduct a hearing and after hearing all the evidence may levy a fine(s). The provisions of this paragraph do not apply to unoccupied units.

AMENDMENT TO PARAGRAPH 15B(1). - Assessments, Liability, Lien and Priority, Interest, Collection:

Substantial rewording of declaration. See Paragraph 15B(1) for present text. The text of such subsection is hereby deleted in its entirety.

This Instrument Prepared By:
Morton B. Zemel, Esq.
4700-B Sheridan Street
Hollywood, Florida 33021

This provision is amended to read as follows:

(a) The Association shall use its best efforts to obtain and maintain adequate insurance to protect the Association, the Association property, the common elements, and the condominium property required to be insured by the Association pursuant to paragraph (b). The Association may, but is not required to, obtain and maintain liability insurance for directors and officers, insurance for the benefit of Association employees, and flood insurance for common elements, association property and units.

(b) Any hazard policy issued to protect the Condominium is not required to insure unit floor coverings, wall coverings, or ceiling coverings. Additionally, unless otherwise required by statute or contract, the Association is not required to insure the following equipment if it is located within a unit: electrical fixtures, appliances, air conditioner or heating equipment, water heaters, or built-in cabinets. As to such equipment, it is the unit owner's responsibility, not the Association's, to repair or replace such equipment.

CREATION OF PARAGRAPH 16L. - Allowable Covering on Balcony.

The Declaration of Condominium is hereby amended by creating Paragraph 16L., as follows:

Not cover the balcony of the unit with any material not previously approved by the Board of Directors. The provision shall have prospective application only.

CREATION OF PARAGRAPH 17B.1. - Restriction on Multiple Rentals by Unit Owners

The Declaration of Condominium is hereby amended by creating Paragraph 17B.1., as follows:

Each person who owns more than one (1) unit shall only be entitled to rent or otherwise lease one (1) of such units during the duration of the rental period of the unit which is rented, subject to the provisions of all other condominium documents, including but not limited to Paragraph 17B. of this Declaration of Condominium. For example, a person who own three (3) units shall not be entitled to rent two (2) or more of such units concurrently. Only upon the conclusion of the rental of one unit may another unit be rented.

CREATION OF PARAGRAPH 17B.2. - Restriction on Guest Usage of Units

The Declaration of Condominium is hereby amended by creating Paragraph 17B.2., as follows:

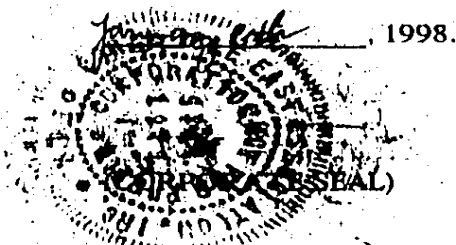
All owners shall notify the Association in writing of the names of any guest(s), visitor(s), or other person(s) (hereinafter in this paragraph collectively referred to as "guests") occupying the unit while the owner is absent from the unit. Such notice shall be given prior to the guests' arrival and shall include the period of time in which the guests will be staying in the unit. In the event the guests are to be occupying the unit for a period of two (2) weeks or more in any six (6) month period of time, the guests shall be required to submit to the screening

procedures as determined from time to time by the Board of Directors of the Association. As part of such procedures, the Association may require the owner to pay a non-refundable screening fee and refundable security deposit to be held by the Association. The amount of the security deposit shall be determined by the Board of Directors. In the event the Association's screening committee rejects the application of any guests, the owner shall be responsible and liable to cause the guests to vacate the unit immediately. If the owner fails to cause the guests to vacate, if required, the owner shall be liable to reimburse the Association for all expenses, costs and attorneys fees incurred by the Association in its efforts to cause the guests' removal. The Association may apply all or part of the security deposit referenced in this paragraph towards the payment of expenses, costs, attorneys' fees incurred by the Association. Fines levied against the owner due to unauthorized guests may also be charge against said security deposit

The above Amendments to the Declaration of Condominium of CORAL ISLE EAST ASSOCIATION, INC., a Florida non-profit corporation, were passed and approved at a meeting held on December 21, 1997, by an affirmative vote of not less than sixty-six and two thirds percent (66 and 2/3%) of the entire membership of the Board of Directors and by not less than fifty-one percent (51%) of the votes of the entire membership of the Association in accordance with Paragraph 24 of the Declaration of Condominium at a meeting duly called for such purpose.

IN WITNESS WHEREOF, CORAL ISLE EAST ASSOCIATION, INC., a Florida non-profit corporation, has caused this certificate to be executed by its proper corporate officers this day and year given directly below.

Dated at North Miami Beach, Florida.



CORAL ISLE EAST ASSOCIATION, INC.,
a Florida non-profit corporation

BY: Louis Leone
Louis Leone, President

BY: Arnold Schwartz
Arnold Schwartz, Secretary
(Print Name)

STATE OF FLORIDA)

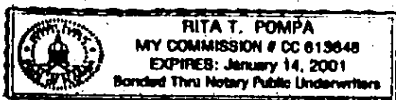
)ss:

COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 6th day of January 1998, by Louis Leone, as President and by ARNOLD SCHWARTZ, as Secretary of CORAL ISLE EAST ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take oaths.

NOTARY PUBLIC, State of Florida

(SEAL)



(Signature)

My commission expires:

This Instrument Prepared By:
Morton B. Zemel, Esq.
4700-B Sheridan Street
Hollywood, Florida 33021

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Coral Isle East Association
Name of Condominium Association

As of 05/21/21

Q: What are my voting rights in the condominium association?

A: You have one vote for all matters per household

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Owners are not permitted to run a business out of their unit & must abide by all restrictions set forth in our by laws

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: You must own for 1 year prior to renting & any transactions must follow condo bylaws.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: There are no assessments at this time.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: NO

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: Included in maintenance & locked in at approximately \$32.00 a month for duration of lease

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: NO

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.