

This Instrument Prepared by
and Return to:
✓ Andrew R. Ross, Esq.
Jones & Poster, P.A.
P.O. Drawer E
West Palm Beach, FL 33402-3475

OCT-28-1987 04:02pm 87-317045

ORB 5464 Pg 1490

CERTIFICATE OF AMENDMENT

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

THIS IS TO CERTIFY THAT:

1. Attached hereto is a true copy of an Amendment to the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., which are attached to and made a part of the Declaration of Condominium for JUPITER COVE, as recorded in Official Record Book 3204, Page 665, of the Public Records of Palm Beach County, Florida, which amendment was duly adopted by the Board of Administration of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, at a special meeting of the Board of Administration held on the 17 day of September, 1987, all in accordance with Paragraph 8.2 of the By-Laws providing for amendment thereof.

2. The adoption of the amendment appears in the minutes of the JUPITER COVE CONDOMINIUM ASSOCIATION, INC. and is unrevoked.

EXECUTED at Jupiter, Florida, on the 17 day of September, 1987.

JUPITER COVE CONDOMINIUM
ASSOCIATION, INC.

By: William H. Yost
William H. Yost, President

William H. Yost
Witness

William H. Yost
Witness

Attest: Carol Davenport
Carol Davenport,
Secretary

(CORPORATE SEAL)

I HEREBY CERTIFY that the above Certificate of Amendment adopted by JUPITER COVE CONDOMINIUM ASSOCIATION, INC. was acknowledged before me by WILLIAM H. YOST and CAROL DAVENPORT, respectively President and Secretary of JUPITER COVE CONDOMINIUM ASSOCIATION, INC.

WITNESS my hand and official seal in the State and County last aforesaid this 17 day of September, 1987.

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Feb. 26, 1990

William H. Yost
Notary Public

[NOTARIAL SEAL]

WAH91A
9/16/87

**AMENDMENT TO THE BY-LAWS
OF
JUPITER COVE CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the By-Laws of JUPITER COVE CONDOMINIUM ASSOCIATION, INC. are an exhibit to the Declaration of Condominium of Jupiter Cove, A Condominium, recorded in Official Record Book 3204, at Page 0665, as amended by Amendment recorded in Official Record Book 3342, at Page 974, as modified by Affidavit of Scrivener's Error recorded in Official Record Book 4443, at Page 1836, as further amended by Amendment recorded in Official Record Book 3447, at Page 1018, as further amended by Amendment recorded in Official Record Book 3447, at Page 1027, as further amended by Amendment recorded in Official Record Book 3653, at Page 860, as further amended by Amendment recorded in Official Record Book 3654, at Page 1901, as further amended by Amendment recorded in Official Record Book 3869, at Page 1553, as modified by Affidavit of Scrivener's Error recorded in Official Record Book 4443, at Page 1836, as further amended by Amendment recorded in Official Record Book 4466, at Page 156, as further amended by Amendment recorded in Official Record Book 4524, at Page 338, and as further amended by Amendment recorded in Official Record Book 4990, at Page 149, all of the Public Records of Palm Beach County, Florida; and

WHEREAS, Section 8.2 of the By-Laws provides that the By-Laws may be amended by the vote of not less than a majority of the Board of Administration of the Association and by the owners of not less than six (6) units; and

WHEREAS, at a duly called meeting of the Board of Administration and the members of the Association a resolution was passed to amend Section 6.6 of the By-Laws with respect to special assessments.

NOW, THEREFORE, the By-Laws of Jupiter Cove Condominium Association, Inc. are hereby amended as follows:

Substantial rewording of bylaw. See bylaw 6.6 for present text.

Section 6.6 is hereby deleted in its entirety and there is hereby substituted in its place and stead the following:

NOW, THEREFORE, the By-Laws of Jupiter Cove Condominium Association, Inc. are hereby amended as follows:

Substantial rewording of bylaw. See bylaw 6.6 for present text.

Section 6.6 is hereby deleted in its entirety and there is hereby substituted in its place and stead the following:

6.6 Special Assessments. In addition to the assessments provided hereinabove, the Board of Administration may levy special assessments for extraordinary items of expense incurred or to be incurred by the Association such as, but not limited to, emergencies, the failure or refusal of other unit owners to pay assessments levied against their units, cost of construction or reconstruction of any part of the condominium property in excess of insurance proceeds therefore, pursuant to an order by any governmental body or agency to conform the condominium property to governmental requirements, or for such other reason or basis determined by the Board which is not inconsistent with the terms of the condominium documents or the Florida Condominium Act; provided, however, that any such special assessment, other than a special assessment for emergencies, which is in excess of Two Hundred Dollars (\$200.00) per unit shall require the written approval of the Unit Owners. The Board shall use its reasonable discretion in determining if a situation constitutes an emergency. All such special assessments shall be common expenses of the condominium and shall be due and payable as directed by the Board.

Approval by the Unit Owners of proposed non-emergency special assessments in excess of \$200.00 per unit shall be obtained by a majority vote of the voting interests present at a duly called meeting of the Unit Owners at which a quorum is present.

A special assessment may also be levied to fund a deficit in revenues collected for current expenses, as defined in Section 6.1. as hereinabove, pursuant to an adopted budget, provided, however, that if such special assessment for current expenses causes total annual assessments for the budget year to exceed 115% of the assessments for the preceding year, the Board, upon written application of 10% of the voting interests of the Association to the Board, shall call a special meeting of the Unit Owners within 30 days, upon not less than 10 days' written notice to each Unit Owner. At such special meeting, the Unit Owners shall consider and may enact the levy of the assessment, by a vote of not less than a majority vote of all the voting interests. If such meeting of the Unit Owners has been called and a quorum is not obtained, the special assessment adopted by the Board of Administration shall go into effect as scheduled. In determining whether assessments exceed 115% of assessments for the preceding year, reserves, anticipated expenses

by the Association which are not anticipated to be incurred on a regular or annual basis, and assessments for betterments shall be excluded from the computation.

The specific purpose or purposes of any special assessment approved in accordance herewith shall be set forth in a written notice of such assessment sent or delivered to each Unit Owner. The funds collected pursuant to a special assessment shall be used only for the specific purpose or purposes set forth in such notice or shall be returned to the Unit Owners. However, upon completion of such specific purpose or purposes, any excess funds will be considered common surplus.

EXCEPT FOR the Amendment hereinabove set forth, the By-Laws of Jupiter Cove Condominium Association, Inc. and all of the terms, conditions and provisions of same shall remain in full force and effect.

IN WITNESS WHEREOF, the Board of Administration of Jupiter Cove Condominium Association, Inc. has executed this Amendment to the By-Laws of Jupiter Cove Condominium Association, Inc. this 14 day of September, 1987.

JUPITER COVE CONDOMINIUM
ASSOCIATION, INC.

By: William H. Yost
William Yost, Director

By: Harriet Pashman
Harriet Pashman, Director

By: Carol Davenport
Carol Davenport, Director

By: Tony Perantoni
Tony Perantoni, Director

By: Carl Williams
Carl Williams, Director

By: _____
Roger Faber, Director

By: Howard McCabe
Howard McCabe, Director



Terence A. Lute

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

The foregoing instrument was acknowledged before me this 14th day of September, 1987 by William Yost as Director of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., on behalf of the Association.

My Commission Expires:

Louaine H. Tate
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Feb. 26, 1990

[NOTARIAL SEAL]



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

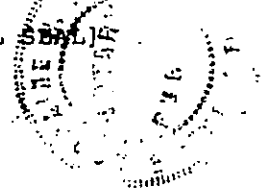
The foregoing instrument was acknowledged before me this 14th day of September, 1987 by Harriet Pashman as Director of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., on behalf of the Association.

My Commission Expires:

Louaine H. Tate
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Feb. 26, 1990

[NOTARIAL SEAL]



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

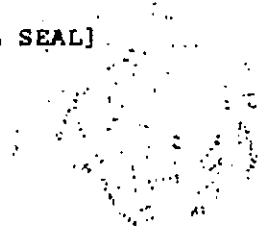
The foregoing instrument was acknowledged before me this 14th day of September, 1987 by Carol Davenport as Director of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., on behalf of the Association.

My Commission Expires:

Louaine H. Tate
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Feb. 26, 1990

[NOTARIAL SEAL]



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

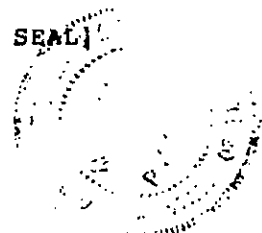
The foregoing instrument was acknowledged before me this 14th day of September, 1987 by Tony Perentoni as Director of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., on behalf of the Association.

My Commission Expires:

Louaine H. Tate
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Feb. 26, 1990

[NOTARIAL SEAL]



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

The foregoing instrument was acknowledged before me this 14th day of September, 1987 by Carl Williams as Director of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., on behalf of the Association.

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Feb. 26, 1990

Louise H. Lute
NOTARY PUBLIC

[NOTARIAL SEAL]



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

The foregoing instrument was acknowledged before me this 14th day of September, 1987 by Roger Faber as Director of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., on behalf of the Association.

My Commission Expires:

NOTARY PUBLIC

[NOTARIAL SEAL]

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

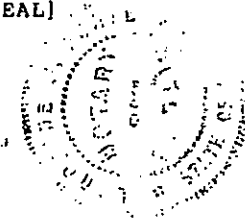
The foregoing instrument was acknowledged before me this 14th day of September, 1987 by Howard McCabe as Director of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., on behalf of the Association.

My Commission Expires:

Louise H. Lute
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Feb. 26, 1990

[NOTARIAL SEAL]



WAH91L
9/22/87