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July 9, 1999

**CORPORATE RECORDS BUREAU
DIVISION OF CORPORATIONS**

Department of State
P.O. Box 6327
Tallahassee, FL 32301

**RE: Saxony Condominium Association, Inc.; Amendment to
Articles of Incorporation**

Dear Sir/Madam:

Enclosed herein please find an **original** and **one copy** of a Certificate of Amendment to the Articles of Incorporation of Saxony Condominium Association, Inc., as well as a check in the amount of **\$87.50** to cover the cost of filing same and return of a stamped copy to my attention.

Thank you for your attention to this matter.

Very truly yours,

PETER C. MOLLENGARDEN
For the Firm

PCM/dj
Enclosures

cc: Board of Directors

FILED
99 JUL 14 AM 11:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

000002930990--3
-07/14/99-01063-003
*****87.50 *****87.50
43.75

Deborah gave Authorization
to change title of Document.
7/19 JB

Amend

V. SHEPARD JUL 20 1999



CERTIFICATE OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
SAXONY CONDOMINIUM ASSOCIATION, INC.

FILED
99 JUL 14 AM 11:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned officers of Saxony Condominium Association, Inc. do hereby certify that the following amendments to the Articles of Incorporation of said corporation are a true and correct copy, as amended pursuant to Article XIII thereof, by the membership at a duly called and noticed meeting of the members held May 25, 1999. The amendments adopted by the members and the number of votes cast for the amendment was sufficient for approval.

(SEE ATTACHED HERETO)

WITNESS my signature hereto this 1st day of July, 1999, at Delray Beach, Palm Beach County, Florida.

SAXONY CONDOMINIUM ASSOCIATION, INC.

Amy Campbell BY: Elinor Lichten (SEAL)
Witness President

Robert Dean ATTEST: Louis Garber (SEAL)
Witness Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 1st day of July 1999, by Elinor Lichten and Louis Garber as President and Secretary, respectively, of Saxony Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

Joanna Jensen (Signature)
Joanna Jensen (Print Name)
Notary Public, State of Florida at Large



Joanna Jensen
MY COMMISSION # CC715626 EXPIRES
MAY 1, 2002
BONDED THRU TROY FAIN INSURANCE, INC.



Joanna Jensen
MY COMMISSION # CC715626 EXPIRES
MAY 1, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

ARTICLES OF AMENDMENT

OF
SAXONY CONDOMINIUM ASSOCIATION, INC.

The undersigned hereby associate themselves for the purpose of forming a corporation not-for-profit under and pursuant to Chapter 617 and 718, Florida Statutes, and do certify as follows:

I

Name

The name of this corporation shall be Saxony Condominium Association, Inc. For convenience, the corporation shall be herein referred to as the "Association".

II

Purpose

The general purpose of this not-for-profit corporation shall be to be the "Association" (as defined in the Condominium Act of the State of Florida, Florida Statutes Chapter 718, et seq., as same is amended from time to time) for the operation and management of Saxony condominiums, and as such Association to operate and administer said condominiums and carry out the functions and duties of said condominium Association, as set forth in the Declarations of Condominium establishing said condominiums and exhibits annexed thereto. The corporation may also be the Association for the operation of additional condominiums which may be created within the Saxony section of Kings Point.

III

Powers

The Board of Directors of the Association shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by the Declaration of Condominium, or the Bylaws, directed to be exercised and done by unit owners. These powers shall specifically include, but shall not be limited to the following:

A. To exercise all powers specifically set forth in the Declaration of Condominium, in the Bylaws, and in the Condominium Act, and all powers incidental thereto.

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

B. To prepare a budget for each of the condominiums under the operation of the Association and to make assessments, collect said assessments, and use and expend the assessments to carry out the purposes and powers of the Association.

C. To improve the condominium property, real and personal, and the right to purchase items of realty and items of furniture.

D. To maintain in Palm Beach County, Florida, accounting records for each condominium managed by the Association, according to good accounting practices and in accordance with the requirements of the Condominium Act. The records shall be open to inspection by unit owners or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually to unit owners or their authorized representatives in accordance with the Condominium Act and subject to such rules and regulations as may be adopted and amended from time to time by the Board of Directors. The records shall include, ~~but are not limited to (1) a record of all receipts and expenditures; and (2) an account for each unit which shall designate the name and address of the unit owner, the amount of each assessment, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due~~ all records defined as official records in the Condominium Act.

E. To employ, dismiss and control the personnel necessary for the maintenance and operation of the condominium, including the right and power to employ attorneys, accountants, contractors, and other professionals, as the need arises.

F. To adopt or amend previously adopted administrative or other rules and regulations governing the operation, use, maintenance, management and control of the ~~common elements of the condominiums and any facilities or services made available to the unit owners~~ condominium property, except as provided otherwise by the 99-year recreational lease (if applicable) or the Agreement for Deed. The Board of Directors shall from time to time post in a conspicuous place on the condominium properties, a copy of the rules and regulations adopted from time to time by the Board of Directors.

G. To contract for the management of the condominium and to delegate to such contractor all of the powers and duties of the Association except those which may be required by the Declaration of Condominium to have approval of the Board of Directors or membership of the Association. To contract for the management or operation of portions of the common elements or facilities susceptible to the separate management or operation thereof, and to lease or concession such portions.

H. To join with other Associations responsible for the operation of condominiums within the Kings Point community in the formation of a Community Association and to delegate to said Association authority to contract for and to establish guidelines for the orderly and uniform

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

consolidated administration, maintenance, appearance, upkeep and management of all Kings Point Condominiums, subject to restrictions on said authority as may be provided for in the Bylaws of the respective area associations and the declarations of condominium establishing the condominiums operated by this Association.

I. ~~Designate one or more committees to assist which, to the extent provided in the resolution designating said committee, shall have the powers of the Board of Directors, in an advisory capacity,~~ in the management and affairs and business of the Association. Such committee shall consist of at least three (3) members of the Association. The committee or committees shall have such name or names as may be determined from time to time by the Board of Directors, and said committee(s) shall keep regular minutes of their proceedings and report the same to the Board of Directors, as required, subject to the provisions of the Bylaws as amended from time to time. The foregoing powers shall be exercised by the Board of Directors or its contractor or employees, subject only to approval by unit owners when such is specifically required.

IV

Members

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

A. The record title owners of all units in each condominium under the operation of this Association shall be members of the Association, and no other person or entities shall be entitled to membership except for the subscribers hereto who shall constitute the membership until such time as a condominium which will be operated by the Association comes within the Association's authority.

B. Membership shall be established by the acquisition of ownership of fee title to or fee interest in a condominium parcel in any of said condominiums, whether by conveyance, devise, judicial decree, or otherwise, subject to the provisions of the Declaration, and by the recordation amongst the Public Records of Palm Beach County, Florida, of the Deed or other instrument establishing the acquisition and designating the parcel affected thereby and by the delivery to the Association of a true copy of such Deed or other instrument. The new owner designated in such Deed or other instrument shall thereupon become a member of the Association, and the membership of the prior owner as to the parcel designated shall be terminated.

C. The share of a member in the funds and assets of the Association in its common elements and its common surplus, and membership in this Association cannot be assigned,

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deletions shown by "~~strikeout~~")

hypothecated or transferred in any manner except as an appurtenance to the unit in his condominium.

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

V

Term

The term for which this Association is to exist shall be perpetual.

VI

Subscribers

The name and residence of the subscribers of these Articles of Incorporation are as follows:

Name	Residence
Nathan Dunn	Apt. N630, Kings Point Delray Beach, Florida
Ralph Katz	Apt. N637, Kings Point Delray Beach, Florida
Ben Oberst	Apt. M608, Kings Point Delray Beach, Florida

VII

Board of Directors

The affairs of the Association shall be managed by a Board of Directors composed of ~~such members as shall constitute~~ up to three (3) directors from each of the condominiums operated by this corporation, ~~which number shall be not less than three (3)~~ Association. The members of the Board shall be members of the Association with the following exceptions: (1) The spouse of a member shall qualify to serve as a director even though said spouse is not a record title owner. (2) Permanent residents of the condominium who are the parents of the record title owner(s) may

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deletions shown by "~~strikeout~~")

qualify to serve as a director in lieu of the record owners. All directors must be permanent residents of the condominium he (she) represents, ~~residing in their unit not less than eight (8) months within each calendar year.~~

~~In November preceding the annual meeting of the Association, each of the respective condominiums operated by this Association shall cause to be called a meeting, subject to provisions of the Bylaws of the Association, at which meeting the unit owners (one vote per unit) shall elect by a plurality of the vote of the members present and voting up to three (3) directors to serve on the Board of the corporation~~ Directors shall be elected annually in accordance with the provisions of the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided in the Bylaws.

The names and address of the members of the first Board of Directors who shall hold office and serve until the first annual meeting of the membership or their successors are elected and qualify are:

Name	Residence
Nathan Dunn	Apt. N630, Kings Point Delray Beach, Florida
Sam Kaplan	Apt. O705, Kings Point Delray Beach, Florida
Ruby Frank	Apt. J444, Kings Point Delray Beach, Florida
Sydney Gilburd	Apt. F260, Kings Point Delray Beach, Florida

VIII

Officers

The affairs of the Association shall be administered by the President of the Association, assisted by a First and Second Vice President; a Secretary and Treasurer, and if any, the assistant secretary and assistant Treasurer subject to the directions of the Board of Administration. The Board of Directors, or President with prior approval of the Board, may employ a Managing Agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation or management of this Association and the affairs of the Association subject to the following limitation: No such person or principal or any entity

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

employed as managing agent or personnel of the Association shall be a member of the Association.

The officers shall be elected, and may be removed from office, at the annual meeting by vote a majority of the votes of the directors from time to time as provided in the Bylaws.

IX

First Officers

The names and address of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and Bylaws are as follows:

Name	Office	Residence
Nathan Dunn	President	Apt. N630, Kings Point Delray Beach, Florida
Sam Kaplan	Vice-President	Apt. O705, Kings Point Delray Beach, Florida
Ruby Frank	Treasurer	Apt. J444, Kings Point Delray Beach, Florida
Sydney Gilburd	Secretary	Apt. F260, Kings Point Delray Beach, Florida

X

Indemnification

To the greatest extent allowed by law, Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding to which he may be party, or in which he may become involved, by reason of his being or having been a Director or officer of the Association, or any settlement thereof, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of wilful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best

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interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

XI

Address

The principle office of the corporation Association shall be located at Kings Point complex, Delray Beach, Florida.

XII

Bylaws

~~— The operation of the condominium property shall be governed by the Bylaws of the Association which are set forth in a document which is annexed to the Declarations of Condominium of each of the respective condominiums operated by this Association as same are recorded in the Public Records of Palm Beach County, Florida.~~

~~— The Bylaws may be altered, amended or added to any duly called meeting of the unit owners provided:~~

~~— A. — Notice of the meeting shall contain a statement of the proposed amendment.~~

~~— B. — If the amendment has received the unanimous approval of the full Board of Directors, then it shall be approved upon the affirmative vote of the voting members casting a majority of the total votes of the members of the Association.~~

~~— C. — If the amendment has not been approved by the unanimous vote of the Board of Directors, then the amendment shall be approved by the affirmative vote of the voting members casting not less than three fourths (3/4ths) of the total votes of the members of the Association; and~~

~~— D. — Said amendment shall be recorded and certified as required by the Condominium Act.~~

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

XIII XII

Amendments

The amendments of the Articles of Incorporation shall be proposed and adopted in the following fashion:

A. Notice of the meeting shall contain a statement of the proposed amendment.

~~B. If the amendment has received the unanimous approval of the full Board of Directors, then it~~ The amendment shall be approved upon the affirmative vote of ~~the voting members casting a majority of the total votes of the members of the Association~~ a majority of those persons present and voting, in person or by proxy, at a meeting of the Association at which a quorum has been established.

~~C. If the amendment has not been approved by the unanimous vote of the Board of Directors, then the amendment shall be approved by the affirmative vote of the voting members casting not less than three fourths (3/4ths) of the total votes of the members of the Association; and~~

~~DC.~~ Said amendment shall be recorded and certified as required by the Condominium Act.

XIV XIII

Initial Registered Office and Agent

The street address of the initial registered office of this corporation is Kings Point, Saxony 630N, Delray Beach, Florida and the name of the initial registered agent of this corporation at that address is NATHAN DUNN. The registered office and/or registered agent of the Association may be changed by the Board of Directors from time to time per the provisions of applicable law.

#130504

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")