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AMENDMENTS TO THE ARTICLES OF INCORPORATION OF LAKESIDE CONDOMINIUM ASSOCIATION NO. 2, INC.

The undersigned officer of LAKESIDE CONDOMINIUM ASSOCIATION NO. 2, INC. does hereby certify that the following amendments to the Articles of Incorporation of said corporation are a true and correct copy of such amendments. The amendments were adopted pursuant to the provisions of the Articles of Incorporation by the Board of Directors at a duly called and noticed Board meeting held on MANA 7 7 , 2012 and by the membership at a duly called and noticed membership meeting held on March 7, 2012. The amendments were adopted by the Board and the members and the number of votes cast for the amendments were sufficient for approval. (See Attached Amendments to the Articles of Incorporation) \mathscr{G} day of $\underline{\hspace{0.1cm}}$ WITNESS my signature hereto this Beach, Palm Beach County, Florida. President Witness MICHANO MICHAEL LEACH (PŔINT NAME) STATE OF FLORIDA: COUNTY OF PALM BEACH: The foregoing instrument was acknowledged before me this and, 2012, by Annewee GRANET, as President on behalf of Lakeside

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State of Florida at L

(Signature)

(Print Name)

Notary Public.

Condominium Association No. 2, Inc. He is personally known to me, or has produced

as identification and did take an oath.

AMENDMENTS TO RESTATED ARTICLES OF INCORPORATION OF LAKESIDE CONDOMINIUM ASSOCIATION NO. 2, INC.

(Additions shown by "underlining", deletions shown by "strikethrough", unaffected text shown by "* * *")

ARTICLE II PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter referred to as the "Act," <u>as amended or renumbered from time to time</u>, to operate that certain condominium bearing the same name as the Association (hereinafter referred to as the "Condominium"), located in Palm Beach County, Florida, in accordance with the Declaration of Condominium, (to which these Articles are attached as Exhibit 5) these Articles, and the By-Laws of the Association.

ARTICLE IV POWERS

The powers of the Association shall include and be governed by the following:

4.2 Enumeration. The Association shall have all the powers and duties set forth in the Act except as limited by these Articles and the Declaration, and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration, and as it may be amended from time to time, including but not limited to the following:

a. To levy and collect assessments <u>and special assessments</u> against members of the Association to defray the common expenses of the Condominium and other charges as provided in the Declaration, these Articles and the By-Laws; including the power to levy and collect assessments <u>and special assessments</u> for the purpose of paying assessments levied against the unit and the Association by the BANYAN SPRINGS PROPERTY OWNERS ASSOCIATION, INC. ("The Property Owners Association").

* * *

To borrow money and pledge Association assets as collateral. To mortgage Association real property, if any, with the consent of a majority of the total voting interests of the Association.

* * *

4.4 Distribution of Surplus. The Association shall make no distribution of surplus unless permitted by applicable law as amended from time to time, and approved by the Board so approved by seventy-five percent (75%) of all unit owners at the annual meeting or at a duly called special meeting of the members Board after proper and lawful notice is given.

ARTICLE VIII DIRECTORS

* * *

8.1.1 When unit owners other than the Developer own not less than fifteen percent (15%) but not more than fifty percent (50%) of the units that ultimately will be operated by the Association, the unit owners other than the Developer shall be entitled to elect, in a manner provided in the By-Laws, not less than, nor more than, one-third (1/3) of the members of the Board of Directors. Unit-owners other than the Developer shall be entitled to elect, in the manner to be provided for in the By-Laws, not less than nor more than a majority of the members of the Board of Directors three (3) years after sales by the Developer have been closed upon at least-fifty percent (50%), but not les than ninety-percent (90%) of the units which ultimately will be operated by the Association or three (3) months after sales have been closed by the Developer upon ninety percent (90%) of the units which ultimately will be operated by the Association, or when all of the units that ultimately be operated by the Association have been completed, some have been sold, and none of the others are being offered for sale by the Developer in the ordinary course of business, whichever of the above shall first occur. The Developer shall have the right to elect, in the manner to be provided in the By-Laws, not less than one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the units in the condominium. Notwithstanding the foregoing, the Developer shall be entitled at any time to waive, in writing, its rights hereunder, and thereafter to vote in elections for members of the Board of Directors in the same manner as any other member of the Association. After unit owners other than the Developer elect a majority of the members of the Board of Directors, the Developer shall, within a reasonable time, and in a manner to-be-provided in the By-Laws, relinquish-control of the Association and

shall deliver to the Association all of the property of the unit owners and the Association held or controlled by the Developer. The Developer shall be under no obligation to manage or control the Association to appoint its representatives to the Board of Directors and may, at any time, relinquish any right it has to do so and may have its representatives on the Board resign.

ARTICLE X INDEMNIFICATION

Every director and officer of the Association, shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed on him in connection with any proceeding or settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except with regard to expenses and liabilities incurred for any of the following: as prohibited by applicable law as amended from time to time, provided, that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best 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.

- 10.1 breach of the fiduciary-relationship provided by 718.111(1), F.S.;
- 10.2 willful and knowing failure to comply with the provisions of the Condominium Act, the Declaration, the Association By Laws, or the Association's Articles of Incorporation;
- 10.3 actions taken prior to the time control of the Association is assumed by unit ewners other than the Developer; by Directors designated by the Developer;

ARTICLE XII AMENDMENTS

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

12.1 Proposal. An amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the Directors, or by the members of the Association owning a majority of the units in the

Condominium, whether meeting as members individually or by instrument in writing signed by them. Upon any amendment or amendments to these Articles of Incorporation being proposed by the Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or the acting chief executive officer in the absence of the President, who shall thereupon call a special meeting of the members to vote upon of the Association not later than sixty (60) days from the receipt by him of the proposed amendment or amendments or present the proposed amendment or amendments to the members to vote upon them by written consent in lieu of a meeting.

12.2 Notice. It shall be the duty of the Secretary to give each member written notice of such meeting, stating the proposed amendment or amendments in reasonably detailed form which notice shall be mailed or presented personally to each member not less than fourteen (14) days nor more than thirty (30) days before the date set for such meeting and in accordance with the By-Laws. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears on the records of the Association with postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before, during or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member.

* * *

12.4 Approval. Except as elsewhere provided, the approval of a resolution for the adoption of a proposed amendment to this Declaration shall require the affirmative vote of a majority of the members of the Board of Directors of the Association, and the affirmative vote of not less than seventy-five (75%) percent two-thirds (2/3rds) of the total voting membership of the Association at a meeting of the membership or by written consent of the members in lieu of a meeting. Members of the Board of Directors and members of the Association to present in person or by proxy at the meeting at which the amendment is to be considered may express their approval (or disapproval) of the amendment in writing, provided that such approval is delivered to the Secretary of the Association prior to the commencement of the meeting.

* * *

12.6 Recording. Such an amendment or amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to file the same in the office of the Secretary of the State of Florida. A certified copy of each such amendment of these Articles of Incorporation shall be recorded in the Public

Records of Palm Beach County, Florida, within thirty (30) days from the date upon which the same is filed and returned from the office of the Secretary of State.

ARTICLE XIII LOCATION OF REGISTERED OFFICE AND NAME OF REGISTERED AGENT

The registered office of the Association shall be 10236 Cedar Point Boulevard, Boynton Beach, Florida 33437, or at such other place as may be subsequently designated by the Board of Directors.

The name and address of the registered agent of the Association is Mr. R Bruce Rene, or such other person as may be subsequently designated from time to time by the Board of Directors.

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