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SECRETARY OF STATE
TALLAHASSEE, FL

AUG 16 2019
C. J. Sey

SIEGFRIED RIVERA

JONATHAN A. JAIME, FRP
JJAIME@SIEGFRIEDRIVERA.COM

REPLY TO CORAL GABLES OFFICE

July 30, 2019

Sent via FedEx

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

**RE: WESTON 55 PLUS MASTER ASSOCIATION, INC.
CERTIFICATE OF AMENDMENT TO ARTICLE OF INCORPORATION**


To whom it may concern:

Please find attached hereto the original Certificate of Amendment to the Articles of Incorporation of Weston 55 Plus Master Association, Inc. You will also find a check number 1045378 payable to Florida Department of State in the amount of Thirty Five Dollars (\$35.00). Please file this with your department so it is reflected online and return to me the original in the self-addressed Fed-Ex package so we can then record that original with Broward County.

Should you have any questions or comments, feel free to reach out to me.

Sincerely,

SIEGFRIED RIVERA



JONATHAN A. JAIME, FRP

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SECRETARY OF STATE
TALLAHASSEE, FL

THIS INSTRUMENT PREPARED BY:
Elizabeth A. Bowen, Esq.
SIEGFRIED RIVERA
201 Alhambra Circle, 11th Floor
Coral Gables, Florida 33134

**CERTIFICATE OF AMENDMENT TO
THE ARTICLES OF INCORPORATION OF WESTON 55 PLUS MASTER ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT is executed this 28th day of June, 2019, by **WESTON 55 PLUS MASTER ASSOCIATION, INC.**, a Florida not for profit corporation, (hereinafter referred to as "Association").

RECITALS

WHEREAS, The Association has been established for the operation of the Palace at Weston, in accordance with the Master Covenants for The Palace at Weston, recorded June 5, 2006, CFN# 106134238, in Official Records Book 42150, Page 1005, and as subsequently amended pursuant to the following documents: that certain Amendment to the Master Covenants for The Palace at Weston, recorded June 27, 2007, CFN#107173668, in Official Records Book 44249, Page 70; and that certain Certificate of Amendment to the Master Covenants for The Palace at Weston of the Weston 55 Plus Master Association, Inc., CFN#113133377, recorded July 27, 2015, all of the Public Records of Broward County, Florida (the "Master Covenants"); and

WHEREAS, The Association's Articles of Incorporation and By-Laws, originally recorded as exhibits to the Master Covenants, were subsequently amended pursuant to that certain Certificate of Amendment to the Articles of Incorporation of Weston 55 Plus Master Association, Inc. and By-Laws of Weston 55 Plus Master Association, Inc., recorded on August 5, 2009, CFN# 108776653, in Official Records Book 46431, Page 1912; and

WHEREAS, certain amendments to the Articles of Incorporation were proposed, as more particularly described in Exhibit "A" attached hereto, at a duly called Special Meeting of the Members held on May 29, 2019 ("Meeting"); and

WHEREAS, the proposed Amendments to the Articles of Incorporation were adopted at the Meeting by the affirmative vote of at least a majority of the votes of the Voting Members of the Association, pursuant to Section 13 of the Articles of Incorporation; and

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

The Amendment to Section 6.3 of the Articles of Incorporation of Weston 55 Plus Master Association, Inc., are hereby added to the Articles of Incorporation of Weston 55 Plus Master Association, Inc., as specified in the full text of the amendment set forth on Exhibit "A" attached hereto and incorporated herein.

All other provisions of the Master Declaration, the Association's Articles of Incorporation and By-Laws remain unchanged.

IN WITNESS WHEREOF, Weston 55 Plus Master Association, Inc., has caused these presents to be duly executed in its name, this 28th day of JUNE, 2019.

WITNESS:

Katherine Sauto
Witness Signature

Katherine Sauto
Witness Name Printed

[Signature]
Witness Signature

Tahira LeBlanc
Witness Name Printed

Weston 55 Plus Master Association, Inc.

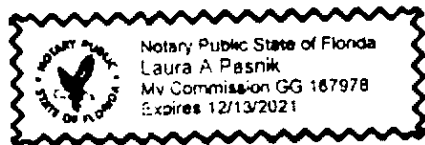
BY: [Signature]
Lawrence B. Herman, as President

ATTESTED: [Signature]
Isaac Alboukrek, as Secretary

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28th day of June 2019, by Lawrence B. Herman, as President and Isaac Alboukrek, as Secretary, respectively of the Weston 55 Plus Master Association, Inc., who are personally known to me or has/have produced _____ as identification, who did (did not) take an oath, and who severally acknowledged executing the foregoing instrument as the free act and deed of said corporation in the presence of the two subscribing witnesses.

My Commission Exp.:
[SEAL]



[Signature]
NOTARY PUBLIC, State of Florida
Laura A. Pasnik
Print Name

EXHIBIT "A"

AMENDMENTS TO THE THE ARTICLES OF INCORPORATION FOR WESTON 55 PLUS MASTER ASSOCIATION, INC.

(Additions shown by "underlining".
Deletions shown by "strikeout")

AMENDMENT TO SECTION 6.3 OF THE ARTICLES OF INCORPORATION OF WESTON 55 MASTER ASSOCIATION, INC.:

ARTICLE 6 MEMBERS

6.3 Voting and the Election of Voting Members.

The Association shall have two (2) classes of voting membership:

Class A Members. The Class A Members shall be all those Owners, as more particularly described in Section 6.1, with the exception of the Declarant (as long as the Class B Membership shall exist, and thereafter, the Declarant shall be a Class A Member to the extent it would otherwise qualify). Class A Members shall cast votes for the election of Directors as provided in the By-Laws. For all other matters upon which a vote of the Members is required or allowed, Class A Members who are also members of a Neighborhood Association shall ~~be entitled to elect~~ from among themselves Voting Members for each such respective Neighborhood Association, each such Voting Member to have and cast votes as follows: The Condominium Association shall elect five (5) Voting Members, with each Voting Member entitled to cast Seventy (70) votes; and the Villas Association shall elect one (1) Voting Member, entitled to cast Thirty-two (32) votes. The first election of such Voting Member for a particular Neighborhood Association shall be conducted at or immediately following the meeting at which control of such Neighborhood Association is turned over to its members other than the developer/declarant (i.e. at which the nondeveloper/declarant members elect a majority of the board of directors). At such time, and at all times thereafter, the Neighborhood Association shall elect its Voting Members in the same manner as it elects its board of directors, subject to the same rules as those applicable to its directors as to the term of office, removal, replacement and other matters. In the event that the members of the Villas Association do not elect a Voting Member, the President of such Association shall perform the duties of the Voting Member. In the event that the members of the Condominium Association do not elect Voting Member(s), or in the event that a sufficient number of Voting Members are not elected, the Board of Directors of the Condominium Association shall appoint the Five Voting Members or fill any vacancies. The Board of

Directors of each Neighborhood Association shall have the right to appoint a Voting Member in the event of a vacancy during the term of the Voting Member. Class A Members owning residential Units which are not members of a Neighborhood Association shall, by written certification signed on behalf of all such members, designate to the Association a Voting Member who may cast one (1) vote on their behalf in matters of the Association. Similarly, each Commercial Parcel Owner may each designate, by written certification to the Association, a Voting Member who may cast one (1) vote for each Assessment Unit (as defined in the Master Covenants) attributable to the property represented by the Voting Member in all matters of the Association upon which the Voting Members are required or allowed to vote.