

N46779

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11/16 STATE
SECRETARY'S OFFICE
16 NOV 17 AM 10:23

NOV 21 2016
C. M. HARR

Articles of Amendment
to
Articles of Incorporation
of

IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II ASSOCIATION, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N46779

(Document Number of Corporation (if known))

SECRET
DIVISION OF CORPORATIONS
16 NOV 17 AM 10:29

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

_____ The new
name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc."
"Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address **MUST BE A STREET ADDRESS**)

C. Enter new mailing address, if applicable:

(Mailing address **MAY BE A POST OFFICE BOX**)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

(Florida street address)

New Registered Office Address:

(City)

Florida

(Zip Code)

New Registered Agent's Signature, If changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	PT	John Doe
<input checked="" type="checkbox"/> Remove	V	Mike Jones
<input checked="" type="checkbox"/> Add	SV	Sally Smith

Type of Action (Check One)	Title	Name	Address
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

See attached amendment to Article XI.

October 20, 2016

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

upon recording in public records

Effective date if applicable: _____

(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s)

(CHECK ONE)

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated

October 31, 2016

Signature

Robert A. Fernandez

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

ROBERT FERNANDEZ

(Typed or printed name of person signing)

President

(Title of person signing)

CERTIFICATE OF AMENDMENT

TO THE
DECLARATION OF CONDOMINIUM
OF
IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II

AND TO THE
ARTICLES OF INCORPORATION AND BY-LAWS
OF
IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II
ASSOCIATION, INC.

WHEREAS, IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II ASSOCIATION, INC., is the Florida not-for-profit corporation responsible for the maintenance, management, and operation of the real property subject to the Declaration of Condominium of IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II recorded in Official Record Book 19096, at Page 276, of the Public Records of Broward County, Florida;

WHEREAS, the attached Amendments to the Declaration were adopted in accordance with Article 16 of the Declaration at a duly-called meeting of the Membership, at which a quorum was present, on October 20, 2016; and

WHEREAS, the attached Amendments to the Articles of Incorporation were adopted in accordance with Article XI of the Articles of Incorporation at a duly-called meeting of the Membership, at which a quorum was present, on October 20, 2016; and

WHEREAS, the attached Amendments to the By-Laws were adopted in accordance with Article 10 of the By-Laws at a duly-called meeting of the Membership, at which a quorum was present, on October 20, 2016;

NOW THEREFORE, BE IT RESOLVED that the opening paragraph, Article 3, Article 4, Article 9, Article 12, and Article 16 of the Declaration, Article XI of the Articles of Incorporation, and Article 10 of the By-Laws are all amended as set forth on the Amendment sheet appended hereto.

IN WITNESS WHEREOF, I, the duly authorized officer of IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II ASSOCIATION, INC., have affixed my hand this 31 day of October, 2016.

WITNESSES:

Sign [Signature]
Print Lyette Ruiz

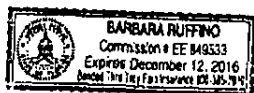
Sign [Signature]
Print Juan C Rodriguez

IVANHOE EAST AT CENTURY
VILLAGE CONDOMINIUM #II
ASSOCIATION, INC.

By: [Signature]
ROBERT FERNANDEZ
President

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 31 day of October, 2016, by ROBERT FERNANDEZ, President of IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II ASSOCIATION, INC., a not-for-profit corporation, who is personally known to me or who produced _____ as identification and who did/did not take an oath.



[Signature]
NOTARY PUBLIC

**AMENDMENTS TO
THE DECLARATION OF CONDOMINIUM OF
IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II**

(Please note: New words inserted in the text are underlined, and words deleted are lined through with hyphens.)

F.W.D.C. Inc., a Florida Corporation, being the owner of record of the fee simple title to the real property situate, lying and being in Broward County, Florida, as more particularly described in the Survey Exhibit attached hereto as Exhibit 1, which is incorporated herein by reference, does hereby state and declare that the realty described on sheet 8 of 24 of said Exhibit 1, labeled Building "R", together with improvements thereon, is submitted to condominium ownership pursuant to the Condominium Act of the State of Florida (F.S. 718 et seq.), as such Act is amended from time-to-time, and does hereby file this Declaration of Condominium.

.....

3.14 "Condominium Act" means the Condominium Act of the State of Florida (F.S. 718, et. seq.) as it exists as of October 1, 1989, and is thereafter amended from time-to-time.

.....

4.4.5. VEHICLE RESTRICTIONS AND TOWING. Notwithstanding anything to the contrary contained within this Declaration, no person may park a vehicle on any portion of the Condominium Property (including a parking space) where the vehicle is a derelict, inoperable, or undriveable vehicle, or where the vehicle lacks a current tag or registration issued to that vehicle. Further, no person may park a vehicle on any portion of the condominium where the Association has promulgated rules and regulations disallowing such vehicle (such as commercial or recreational vehicles). Notwithstanding any other remedies provided for in this Declaration for violations of provisions of this Declaration, or the other governing documents or Rules and Regulations of the Association, the Association is specifically authorized to tow any vehicle from the Condominium Property where such vehicle is parked on the Condominium Property in violation of any restriction on vehicles or the parking of vehicles as contained in this Declaration or in the other governing documents or the Rules and Regulations of the Association.

.....

9.1 RESIDENTIAL USE. Each Unit is hereby restricted to residential use as a single family residence by the owner or owners thereof, their immediate families, guests and invitees. At no time, however, may more than two (2) persons occupy any one-bedroom unit and more than three (3) persons occupy any two-bedroom unit. ("Occupy", as used herein, refers to living at, residing in, or staying overnight in a condominium unit for more than fourteen (14)

consecutive days or for more than thirty (30) days in any one-year period.) Further, at no time may the Unit be used by more persons than that for which it is designed.

.....

9.2.5 LIMITATIONS ON OWNERSHIP. Notwithstanding anything to the contrary otherwise set forth in this Declaration, no Unit Owner may sell, transfer, nor otherwise dispose of a Unit or any interest in a Unit to a grantee whom/which holds record title to (or holds any beneficial interest in) two (2) units at the Ivanhoe East at Century Village Condominium #II. Further, and notwithstanding anything to the contrary set forth in this Declaration, no person nor entity (other than the Association or an Institutional First Mortgagee) may own or have an ownership interest in more than two (2) Units at the Ivanhoe East at Century Village Condominium #II. In this regard, an ownership interest includes, but is not limited to, a beneficial interest in any corporation, partnership, limited liability company, trust, or any other entity through which an interest in property may be held.

.....

9.4 ALTERATIONS AND ADDITIONS. Subject to the last sentence of this paragraph, no Unit shall be materially altered, added to or modified without the prior written consent of the Association. No balcony or terrace which is abutting, or part of, a Unit shall be enclosed or any improvement or changes be made therein without the prior written consent of Association. There shall be no modification to or installation of electrical wiring, television antenna systems or connections whether inside or outside a Unit. No person may cause any material puncture or break in the boundaries of a Unit. No person shall grow or plant any type of plant, shrub, flower, etc., outside a Unit. Except for the kitchen and bath areas and floors where the Unit Owner installs sound barrier insulation of no less than three-quarters inch (3/4") thickness between the concrete floor and the hard surface flooring material placed thereon, the floors in all non-ground level Units shall be fully carpeted. Notwithstanding the foregoing, the Association may approve the installation of alternate flooring material in such units, in writing (but is not required to approve the same), when the Unit Owner installs sound barrier insulation between the concrete floor and the hard surface flooring material placed thereon, where such insulation is of a type, quality, and quantity as required by the Board of Directors, taking into consideration the flooring material to be installed and the recommendations of the flooring material manufacturer or such other expert, and the unit owner complies with any other requirements of the Board of Directors to ensure the proper installation of the flooring material and sound barrier insulation...

.....

9.11 LEASING OF UNITS. Notwithstanding anything to the contrary set forth in this Declaration, no lease (nor occupancy of a Unit in the absence of the Unit's Owner) is permitted until two (2) years have elapsed from the date of the recording of the instrument transferring title to the Unit to the Unit Owner intending to lease (or permit the occupancy of the Unit in such Owner's absence). Further, and notwithstanding any provisions or implications to the contrary contained within this Declaration or otherwise in the governing documents of the Association, no

Unit in the community may be leased if such lease will result in more than fifteen percent (15%) of the Units in the community being non-Owner occupied. Once fifteen percent (15%) of the Units in the community are non-Owner occupied, Owners wishing to lease their Units shall be placed on a waiting list, and leasing shall be permitted on a first-come, first-served basis, pursuant to reasonable policies implemented by the Board of Directors of the Association.

12. MAINTENANCE OF COMMUNITY INTERESTS. In order to maintain a community of congenial residents who are financially and socially responsible, and thus protect the value of the Condominium Property, the transfer, leasing, and mortgaging of Units by other than Sponsor shall be subject to the following provisions:

12.1 TRANSFERS SUBJECT TO APPROVAL.

(a) SALE. No Unit Owner may dispose of a Unit or any interest in a Unit, by sale or otherwise, without approval of the grantee by the Association. Notwithstanding anything to the contrary otherwise set forth in this Declaration, no Unit Owner may dispose of a Unit nor any interest in a Unit to a grantee whom/which holds record title to (or holds any beneficial interest in) two (2) units at the (vanhoe East at Century Village Condominium #11.

(b) LEASE. No Unit Owner may dispose of a Unit or any interest in a Unit by lease without approval of the lease and lessee by the Association. All leases must be in writing, all leases must comply with all provisions of this Declaration, and no No lease may be made for less than a three (3) month consecutive period nor for more than a one-year term. shall any No transient accommodations may be provided. Notwithstanding anything to the contrary otherwise contained in this Declaration, no Unit Owner may lease less than an entire unit. Further, any proposed sublease of a Unit must be approved by the Association and must otherwise comply with all provisions of this Declaration.

12.3 DISAPPROVAL BY ASSOCIATION. If the Association shall, for cause, disapprove of a transfer of ownership or the leasing or lessee of a Unit, then the transfer or lease shall not be consummated. If the Association shall disapprove a transfer of ownership or the leasing of a Unit, other than for cause, the matter shall be disposed of in the following manner:

16. AMENDMENTS. Except as elsewhere provided, this Declaration may be amended in the following manner:

16.2 PROPOSAL OF AMENDMENT. An amendment may be proposed by either a majority ~~an 85%~~ vote of the ~~entire~~ Board of Directors of the Association, or by a fifteen percent

~~(15%)~~ 75% vote of the voting interests in this Condominium present at a duly called and noticed meeting. Directors and voting interests not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary within 10 days after the meeting. Except as elsewhere provided, a resolution adopting the proposed amendment must be approved by ~~either:~~

~~(a) Not less than 75% of the entire membership of the Board of Directors and not less than a majority~~ 75% of the entire voting interests in this Condominium;

~~(b) Not less than 90% of the votes of the entire number of voting interests in this Condominium; or~~

~~(c) Until the first election of a majority of the directors by the membership other than Sponsor as provided for in Article VII of the Articles of Incorporation, by all of the Directors.~~

16.3 PROVISOR:

[Substantial rewording of Declaration. See provision 16.3 for present text.]

~~(a) No amendment to the Condominium Documents (or rule) shall alter a Unit Owner's percentage in the Common Elements, alter his proportionate share in the Common Expense or Common Surplus, change a Unit Owner's voting rights, or alter the basis for apportionment of assessment which may be levied by the Association without the written consent of the Unit Owner.~~

~~(b) Except as otherwise provided in this Declaration and the Articles of Incorporation and By-Laws of the Association attached hereto, the Association has the power to purchase, convey, lease or mortgage any land or recreation lease upon the approval of a majority of the voting interests of the Association.~~

[Substantial rewording of Declaration. See provision 16.3, paragraphs (c) through (i) for present text.]

(c) - (i) Deleted.

.....

16.5 [Substantial rewording of Declaration. See provision 16.5 for present text.]
Deleted.

.....

AMENDMENTS TO
THE ARTICLES OF INCORPORATION OF
IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II ASSOCIATION, INC.

(Please note: New words inserted in the text are underlined, and words deleted are lined through with hyphens.)

.....

XI.

These Articles of Incorporation may be amended in the following manner:

.....

3. Vote Necessary. In order for such amendment or amendments to become effective, the same must be approved, at a duly called meeting, by an affirmative vote of ~~two-thirds of the Board and seventy-five percent (75%)~~ a majority of the voting interests entitled to vote thereon.

.....

**AMENDMENTS TO
THE BY-LAWS OF
IVANHOE EAST AT CENTURY VILLAGE CONDOMINIUM #II ASSOCIATION, INC.**

(Please note: New words inserted in the text are underlined, and words deleted are lined through with hyphens.)

.....

ARTICLE 10. AMENDMENTS TO BY-LAWS. Amendment to these By-Laws, as hereinafter defined and provided for, shall be proposed and adopted in the following manner:

.....

10.3 VOTE NECESSARY; RECORDING. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of 66% of ~~the entire membership of the Board and by an affirmative vote of a majority of~~ the voting interests ~~having 75% of the votes~~ in the Association. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President or a Vice President and Secretary or Assistant Secretary of the Association, and a copy thereof shall be recorded in the Public Records of Broward County, Florida, within ten (10) days from the date on which any amendment has been affirmatively approved by the Board and Association.

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