

1986

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CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OF
TOWNE PARK NORTH CONDOMINIUM; ARTICLES OF INCORPORATION
AND BY-LAWS OF THE TOWNE PARK NORTH
CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the Declaration of Condominium of TOWNE PARK NORTH,
CONDOMINIUM, together with exhibits, was recorded on
in Official Record Book 552, Pages 1-81, Public Records of Martin
County, Florida; and was amended thereafter.

WHEREAS, Article 14.2 of the Declaration of Condominium
provides for amendment of said Declaration by the affirmative
vote of not less than seventy-five (75%) of the entire membership
of the Board of Directors, and the affirmative vote of not less
seventy (70%) percent of the voting interests of the entire mem-
bership of the Association;

WHEREAS, Article 9.2 of the Articles of Incorporation pro-
vides for amendment of said Articles of Incorporation by the
affirmative vote of a majority of the Board of Directors, and the
affirmative vote of not less than sixty (60%) percent of the
voting interests of the entire membership of the Association.

WHEREAS, Article VIII of the Articles of Incorporation and
Article 8.2 of the By-Laws collectively provide for amendment of
the By-Laws by the affirmative vote of at least 2/3 of the entire
membership of the Board of Directors and the affirmative vote of
at least sixty (60%) percent of the voting interests of the
entire membership of the Association.

WHEREAS, a meeting of the Board of Directors of the
Association was held on February 5, 1986 at which there was a
Quorum and at which at least seventy-five (75%) of the entire
membership of the Board of Directors did vote to amend the
Declaration, Articles of Incorporation and By-Laws of the
Association in the various particulars as set forth in Exhibits
"1", "2" and "3" attached to this Certificate;

WHEREAS, a meeting of the Unit Owners of the Association
was held on February 12, 1986 at which the above mentioned per-
centages of voting interests of the Unit Owners did vote to amend
the Declaration, Articles of Incorporation and By-Laws in the
various particulars set forth in Exhibits "1", "2" and "3"
attached hereto;

WHEREAS, the Amendments to the Articles of Incorporation
shall be filed with the Secretary of State; and this Certificate,
the amendments to the Declaration of Condominium, Articles of
Incorporation certified by the Secretary of State, and the amend-
ments to the By-Laws, shall be recorded in the Public Records of
Martin County, Florida as an Exhibit to the Declaration.

NOW, THEREFORE, the Declaration, Articles of Incorporation
and the By-Laws of the Association be and are hereby amended in
the particulars as stated in Exhibits "1", "2" and "3" attached
hereto; said amendments shall run with the real property known
as TOWNE PARK NORTH CONDOMINIUM and shall be binding on all par-
ties having any right, title or interest in the said real pro-
perty or any part thereof, their heirs, successors and assigns,
and shall inure to the benefit of each owner thereof.

This Instrument Prepared By:
JAY STEVEN LEVINE, P.A.
14 East Seventh Street
Suite 8
Stuart, FL 33497
Tel: 305/288-0124

O R
BOOK 676 PAGE 119

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the attached Amendments were duly adopted as Amendments to the Declaration of Condominium, Articles of Incorporation and By-Laws of the TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., and that at least seventy-five (75%) percent of the entire membership of the Board of Directors at a duly scheduled and held meeting of the Board at which a Quorum was present; and the above mentioned percentages of Unit Owner votes at a duly scheduled and held meeting of the Owners at which a Quorum was present; did vote and approve same.

DATED this 28th day of March, 1986.

WITNESSED:

Leonard A. Lavanagh
Alura Battelli

TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

by: Joseph G. Conley
PRESIDENT: JOSEPH G. CONLEY
by: Laura Battelli
SECRETARY: LAURA BATELLI

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

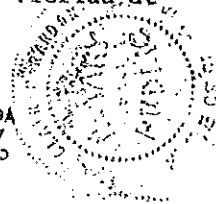
I HEREBY CERTIFY that on this 28 day of March, 1986 before me personally appeared JOSEPH G. CONLEY and ALURA BATELLI, President and Secretary respectively, of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Stuart, in the County of Martin, State of Florida, the day and year last aforesaid.

Clayton W. Rendon
NOTARY PUBLIC, State of Florida, at
Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 3 1987
BONDED THROUGH GENERAL INSURANCE CO. OF FLA.



/rvb

EXHIBIT "1"

AMENDMENT TO THE DECLARATION OF CONDOMINIUM

1. A new Article 12.6 shall be added to the Declaration of Condominium, which shall provide for the following:

"12.6 Computation of Time Periods. The seven (7) day time periods stated in Articles 12.2(b)(1), 12.2(b)(2), 12.2(b)(3), 12.3(a) and 12.3(c) of the Declaration shall be computed from the date on which the Association is in receipt of all information, documents and references reasonably necessary for the Association to evaluate the particular application. In the event that a service or company is used for background check and reference, the time period shall be computed from the date of the Association's receipt of information, documents and references from the particular service or company and persons designated as references on the Application. Notwithstanding the foregoing to the contrary, the aforesaid time periods shall not exceed thirty (30) days from the date of the Board's receipt of a fully and correctly completed Application."

2. All other provisions of the Declaration which are not amended hereby shall remain the same and in full force and effect.

/rvb

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Amendment, filed on April 8, 1986, to Articles of Incorporation for TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is 758216.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
15th day of April, 1986.



CR2E022 (10-85)

George Firestone
Secretary of State

BOOK 676 PAGE 122

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AMENDMENTS TO THE ARTICLES OF INCORPORATION
OF TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. SUBSTANTIAL REWORDING OF THE ARTICLES OF INCORPORATION. SEE ARTICLE VIII FOR PRESENT TEXT. Article VIII of the Articles of Incorporation shall be deleted in its entirety and replaced with the following provisions:

"ARTICLE VIII
AMENDMENT OF THE BY-LAWS

Amendments to the By-Laws shall be proposed and adopted in the following manner:

8.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of the Unit Owners' meeting at which the proposed amendment is to be considered by the Unit Owners.

8.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by thirty (30%) percent of the voting interests in the Association. Directors not present in person and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting of the Owners at which the amendment is considered for approval. Except as elsewhere provided, the approval must be by not less than a majority of the entire membership of the Board of Directors and by not less than a majority of the voting interests of the entire membership of the Association.

8.3 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law; a copy certified by the Secretary of State, shall be recorded in the Public Records of Martin County, Florida. The Association shall follow all other requisites of the Condominium Act and Sections 617.018 and 617.019, Florida Statutes in force as of the date hereof."

SCRIVENER'S NOTE: This Article VIII shall supercede and control over the By-Laws to the contrary.

2. Article 9.2 of the Articles of Incorporation shall be amended to provide as follows:

"9.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by the board of directors or by thirty (30%) percent of the members of the Association. Directors not present in person and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting of the Owners at which the amendment is considered for approval. Except as elsewhere provided in these Articles of Incorporation, the approvals must be by not less than ~~sixty (60%)~~ percent of a majority of the votes voting interests of the entire membership of the Association."

3. All other provisions of the Articles of Incorporation which are not amended hereby shall remain the same and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

D. R. BOOK 676 PAGE 123

WE HEREBY CERTIFY that the above Amendments were duly adopted as Amendments to the Articles of Incorporation of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., and that at least a majority of the Board of Directors at a duly scheduled and held meeting of the Board at which a Quorum was present; and at least sixty (60%) percent of the voting interests of the entire membership of the Association at a duly scheduled and held meeting at which a Quorum was present; did vote and approve same,

DATED this 28th day of March, 1986.

WITNESSES:

TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

Leonard A. [Signature]
[Signature]

by: *Joseph G. Conley*
PRESIDENT: JOSEPH G. CONLEY

by: *Laura Battelli*
SECRETARY: LAURA BATTELLI

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 28 day of March, 1986 before me personally appeared JOSEPH G. CONLEY and ALURA BATTELLI, President and Secretary respectively, of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Stuart, in the County of Martin, State of Florida, the day and year last aforesaid.

Clair W. Gordon
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 3/31/87
EXPIRES 3/31/87

/rvb

EXHIBIT "3"

AMENDMENT TO THE BY-LAWS OF
TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

1. SUBSTANTIAL REWORDING OF THE BY-LAWS. SEE ARTICLE 6.7 FOR PRESENT TEXT. Article 6.7 of the By-Laws shall be deleted in its entirety and replaced with the following provisions:

"6.7 Audit. At the Annual Meeting of the Association, the members present shall determine by a majority vote (of those present) whether an audit or review of the accounts of the Association for the previous fiscal year shall be made by a Certified Public Accountant, Public Accountant, or by an auditing committee consisting of not less than three (3) members of the Association none of which shall be Board members. The cost of the audit or review shall be paid by the Association as a common expense."

2. All other provisions of the By-Laws which are not amended hereby shall remain the same and in full force and effect.

/rvb



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RECORDED

THIRD AMENDMENT
TO THE
BY LAWS OF TOWNE PARK NORTH
CONDOMINIUM ASSOCIATION, INC.

A Corporation not-for-profit
under the laws of the State of Florida

The By Laws of Towne Park North Condominium Association, Inc. have hereto been filed in the Public Records of Martin County, Florida, in Official Record Book 552, Page 72 and subsequently amended in Official Book 676, Page 119 and Official Record Book 906, Page 1738. The same By Laws are hereby further amended as approved by 52% of the voting interests of the entire membership of Towne Park ~~North~~ Condominium Association, Inc. at the annual meeting held on February 12, 1992.

1. Section 3 of the By Laws is amended as follows:

3. Directors.

3.1 Membership. The affairs of the Association shall be managed by a Board consisting of seven members.

2. The foregoing amendment was adopted and passed by 52% of the voting interests of the entire membership of the Towne Park North Condominium Association, Inc. at the annual meeting held on February 12, 1992.

3. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.

4. All provisions of the By Laws of Towne Park North Condominium Association, Inc. are herein confirmed and shall remain in full force and effect except as specifically amended herein.

DR BKO 958 PG1 188

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name, by its President, its Vice-President and its Corporate Seal, affixed this 11th day of May, 1992.

WITNESSES:

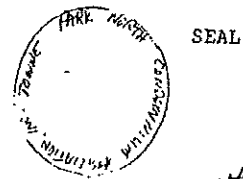
TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

Stanley B.

BY: Ed McCormack
ED MCCORMACK, PRESIDENT

Lois J. Scott

BY: Josephine Wicai
JOSEPHINE WICAI, V. PRESIDENT



COUNTY OF MARTIN
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 11th day of May, 1992 by ED MCCORMACK, President of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation. He has produced identification in the form of personally known to me and who did/did not take an oath.

notary # AA 571215 Linda C. Lease
NOTARY PUBLIC
NOTARY STAMP:

COUNTY OF MARTIN
STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 20, 1992
BONDED THROUGH JANUARY 1, 1992

The foregoing instrument was acknowledged before me this 11th day of May, 1992 by JOSEPHINE WICAI, Vice President of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation. She has produced identification in the form of personally known to me and who ~~did~~ did not take an oath.

notary # AA 571215 Linda C. Lease
NOTARY PUBLIC
NOTARY STAMP:



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 20, 1992
BONDED THROUGH JANUARY 1, 1992

OR BKD 958 P01 109

CERTIFICATE

TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., by its duly authorized officers, hereby certifies that the Amendment to the By Laws, a copy of which is attached hereto, was duly and regularly adopted and passed by 52% of the voting interests of the entire membership of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC. at the annual meeting held on February 12, 1992.

EXECUTED this 17 day of May, 1992.

WITNESSES:

TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

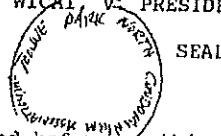
Stanley Scott

By: Ed McCormack
ED MCCORMACK, PRESIDENT

Luis J. Scott

By: Josephine Wicai
JOSEPHINE WICAI, V. PRESIDENT

COUNTY OF MARTIN
STATE OF FLORIDA



The foregoing instrument was acknowledged before me this 17th day of May, 1992 by ED MCCORMACK, President of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation. He has produced identification in the form of photo ID card to me and who did/did not take an oath.

notary # AA 571215

Linda C. Lease
NOTARY PUBLIC
NOTARY STAMP:

COUNTY OF MARTIN
STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 20, 1992
BONDED THRU GENERAL INS. LTD.

The foregoing instrument was acknowledged before me this 17th day of May, 1992 by JOSEPHINE WICAI, Vice-President of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation. She has produced identification in the form of photo ID card to me and who did/did not take an oath.

notary # AA 571215

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 20, 1992
BONDED THRU GENERAL INS. LTD.

Linda C. Lease
NOTARY PUBLIC
NOTARY STAMP:

This Instrument prepared by and return to:
Wackeen, Cornett & Googe, P.A.
401 East Osceola Street
Stuart, FL 34994

RECORD VERIFIED

884288

AMENDMENT
TO THE BY-LAWS OF
TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

The By-Laws of Towne Park North Condominium Association, Inc., have hereto been filed in the Public Records of Martin County, Florida, in Official Record Book 552, Page 75 and subsequently amended in Official Record Book 676, Page 119. The same By-Laws are hereby further amended as approved by 80% of the entire membership of the Towne Park North Condominium Association, Inc. at the annual meeting held on February 13, 1991.

1. Section 3 of the By-Laws is amended as follows:

3. Directors.

3.3 The term of each director's service shall be for a period of two years. To provide continuity on the Board of Directors the terms shall be staggered. Election for staggered terms shall take place commencing in 1991. At the 1991 annual meeting, four directors will be elected for a period of two years and three for one year terms, in order to implement the staggered terms. Thereafter, a director shall serve until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

2. The foregoing amendment was adopted and passed by 80% of the entire membership of Towne Park North Condominium Association, Inc. at the annual meeting held February 13, 1991.

3. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.

4. All provisions of the By-Laws of Towne Park North Condominium Association, Inc. are herein confirmed and shall remain in full force and effect except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name, by its President, its Secretary and its Corporate Seal affixed this 10 day of May, 1991.

WITNESSES:

TOWNE PARK NORTH CONDOMINIUM
ASSOCIATION, INC.

Cynthia C. Trumbull

By: *Stanley Scott*
Stanley Scott, President

Cynthia C. Trumbull

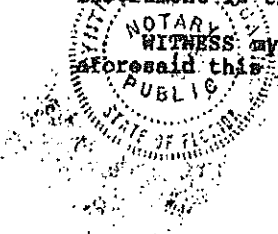
By: *Linda Lease*
Linda Lease, Secretary

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared Stanley Scott, as President, and Linda Lease, as Secretary, of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same as such corporate officers and affixed thereto the seal of said corporation and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 10 day of May, 1991.

Cynthia C. Linsbach
Notary Public
My Commission expires:
7-22-92



CERTIFICATE

TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., by its duly authorized officers, hereby certify that the amendment to the By-Laws, a copy of which is attached hereto, was duly and regularly adopted and passed by 80% of the entire membership of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC. at the annual meeting held February 13, 1991.

EXECUTED this 10 day of May, 1991.

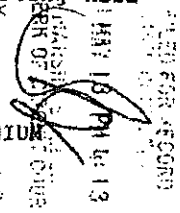
WITNESSES:

TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC.

James P. Kald
Edward H. Helt

By: *Stanley Scott*
Stanley Scott, President

By: *Linda Lease*
Linda Lease, Secretary

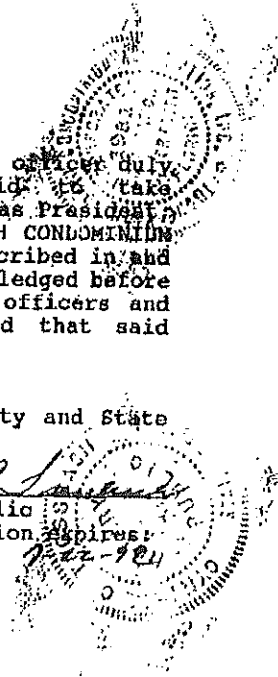


STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared Stanley Scott, as President, and Linda Lease, as Secretary, of TOWNE PARK NORTH CONDOMINIUM ASSOCIATION, INC., to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same as such corporate officers and affixed thereto the seal of said corporation and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 10 day of May, 1991.

Cynthia C. Linsbach
Notary Public
My Commission expires:
7-22-92



This instrument prepared by and return to:
Jane L. Cornett, Require
Wackeen, Cornett & Googe, P.A.
Post Office Box 66
Stuart, FL 34995