

This instrument was prepared by/return to:
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**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
OAKRIDGE "V", A CONDOMINIUM,
AND TO THE BY-LAWS OF
OAKRIDGE "V" CONDOMINIUM ASSOCIATION, INC.**

The undersigned officers OF OAKRIDGE "V" CONDOMINIUM ASSOCIATION, INC., the corporation in charge of the operation and control of OAKRIDGE "V", a condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 7153, Page 138 of the Public Records of Broward County, Florida, hereby certify that the following amendments to the Declaration of Condominium were proposed and approved by majority vote of the Board of Directors at a BOARD meeting held on October 20, 2012, and approved by vote of not less than two thirds of the UNIT owners at a membership meeting held on December 21, 2012. The amendments to the By-Laws were proposed and approved by majority vote of the Board of Directors at the same BOARD meeting and were approved by not less than two-thirds (2/3) of all the members of the Association at the same membership meeting. The undersigned further certify that the amendments were proposed and approved in accordance with the condominium documentation and applicable law.

(Additions indicated by underlining, deletions by ~~strikethrough~~, omitted, unaffected language by)

**AMENDMENTS TO
DECLARATION OF CONDOMINIUM**

ARTICLE 9.4, ALTERATIONS AND ADDITIONS, shall read as follows:

9.4 ALTERATIONS AND ADDITIONS. No UNIT OWNER shall make or permit to be made any material alteration, addition or modification to his UNIT without the prior written consent of the BOARD ASSOCIATION and SPONSOR. No UNIT OWNER shall cause the balcony or terrace which is abutting, or part of, his UNIT to be enclosed or cause any improvements or changes to be made therein or on the exterior of the building, including painting or other decoration, without the written permission of the BOARD ASSOCIATION and SPONSOR. No UNIT OWNER shall cause to be made any modification or installation of electrical wiring, television antenna systems or connections whether inside or outside the UNIT or in any manner change the appearance of any portion of the CONDOMINIUM PROPERTY. BOARD may cause modifications or installations to

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the CONDOMINIUM PROPERTY upon the majority vote of the Board of Directors and approved by the majority of the members of the ASSOCIATION. No UNIT OWNER may cause any material puncture or break in the boundaries of his UNIT without the written permission of the BOARD ASSOCIATION and SPONSOR. No UNIT OWNER shall grow or plant any type of plant, shrub, flower, etc., outside his UNIT.

ARTICLE 9.6, PETS, shall read as follows:

9.6 PETS/ANIMALS. No walking pets or animals shall be kept or harbored on the CONDOMINIUM PROPERTY or in any UNIT under any circumstances without the prior specific written approval of the Board of Directors. No other animals shall be kept or harbored on the CONDOMINIUM PROPERTY without the written consent of the ASSOCIATION. Such consent, if given, may be upon such conditions as the ASSOCIATION BOARD may prescribe and such consent shall be deemed provisional and subject to revocation at any time. When notice of revocation or removal of any pet/animal is given, said pet/animal shall be permanently removed from the Association Property and Common Elements within seven (7) days of the giving of the notice.

Upon such revocation the UNIT OWNER or pet/animal owner will verify in writing to the ASSOCIATION BOARD that the pet/animal has been permanently removed.

The ASSOCIATION BOARD may allow a UNIT to have and harbor up to two (2) pets/animals. Any UNIT OWNER or other individual requesting approval of a pet/animal must submit an application to the Board of Directors prior to the pet/animal being allowed in, on or around the ASSOCIATION property or the condominium UNIT. See the ASSOCIATION'S Rules and Regulations governing pets/animals.

ARTICLE 9.8, NUISANCES, shall read as follows:

9.8 NUISANCES. No nuisance or any use or practice that is the source of unreasonable annoyance to other UNIT OWNERS or which interferes with the peaceful possession and proper use of the CONDOMINIUM PROPERTY by the UNIT OWNERS is permitted. No UNIT OWNER or OCCUPANT shall permit or suffer anything to be done or kept upon the CONDOMINIUM PROPERTY or his UNIT which will increase the rate of insurance on the CONDOMINIUM. The BOARD has determined in the best interest in the health and welfare of the members of the ASSOCIATION that smoking is a source of unreasonable annoyance and a health hazard which can interfere with the peaceful possession and use of the CONDOMINIUM PROPERTY by the UNIT OWNERS and approved occupants, therefore, there is no smoking allowed on any part of the limited and common elements of the CONDOMINIUM PROPERTY unless a specific "SMOKING AREA" is designated by the BOARD. UNIT OWNERS and approved occupants shall be responsible to ensure that all of their guests, invitees or other persons coming to the UNIT shall abide by this reasonable rule and restriction.

ARTICLE 9.11, RULES AND REGULATIONS, shall read as follows:

9.11 RULES AND REGULATIONS. All UNIT OWNERS and other persons shall use the CONDOMINIUM PROPERTY, "COMMUNITY SERVICES and FACILITIES", and the DEMISED PREMISES in accordance with the RULES AND REGULATIONS promulgated by the entity in control thereof and the provisions of this DECLARATION and the BY-LAWS of the ASSOCIATION, all of which may be amended from time to time.

ARTICLE 10.3, MAINTENANCE BY UNIT OWNER, shall read as follows:

10.3 The UNIT OWNER shall, subject to the other provisions of this DECLARATION, maintain, repair and replace, at his expense, all portions of the UNIT including, but not limited to, all doors and frames, windows, glass, screens, electric panels, electric wiring, electric outlets and fixtures, heaters, hot water heaters, refrigerators, dish-washers and other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, floors and ceilings, and all other portions of his UNIT. The UNIT OWNER shall maintain and repair the air conditioning compressor, refrigerant and electrical line appurtenances to his UNIT.

ARTICLE 12.1, TRANSFERS SUBJECT TO APPROVAL, subsection (b) LEASE, shall be amended as follows:

b. No Unit owners may dispose of a unit or any interest thereof by lease, nor allow the occupancy thereof by other parties without the written approval of the Association of Oakridge "V" N nor shall any transient accommodations be provided. It is the intent that the owner/owners of each unit shall occupy and use such unit as a private dwelling for himself and his/her immediate family and for no other purpose, including business purposes. Therefore, the leasing of units as a practice for business, speculation, investment or other similar purposes is prohibited. ~~Approved by the Board of Directors by a 100% vote and by a 75% vote of the shareholders on August 11, 2004, by written Consent, Waiver and Joinder pursuant to the remaining referenced to "Leases" in the Declaration of Condominium and in the By-laws.~~

ARTICLE 15.2, AGREEMENT, shall read as follows:

15.2 AGREEMENT. As provided in Section 718.117 of the CONDOMINIUM ACT, the CONDOMINIUM may be terminated at any time by the approval in writing of ~~all~~ the majority of UNIT OWNERS and ~~all~~ the majority of record owners of mortgages on UNITS. The consent of the LESSOR shall also be required if any units in the CONDOMINIUM are bound by the LONG-TERM LEASE.

If the proposed termination is submitted to a meeting of the ASSOCIATION, and if the approval of the owners of ~~not less than 75%~~ the majority of the COMMON ELEMENTS, their INSTITUTIONAL MORTGAGEES and the LESSOR, if applicable,

in writing, not later than sixty (60) days from the date of such meeting, then the approving UNIT OWNERS (through the ASSOCIATION), shall have an option to buy all of the UNITS of the disapproving UNIT OWNERS for the period of one hundred twenty (120) days from the date of such meeting. The vote of those UNIT OWNERS approving the termination shall be irrevocable until the expiration of the option. Any UNIT OWNER voting against termination, or not voting, may, within fifteen (15) days from the date the vote was taken, change or cast his vote in favor of termination by delivering written notification thereof to the Secretary of the ASSOCIATION. The option shall be upon the following terms:

ARTICLE 16.2, PROPOSAL OF AMENDMENT, subsection (a), shall read as follows:

a. Not less than a majority of the entire membership of the Board of Directors and by not less than ~~two-thirds (2/3)~~ a majority of the votes of the entire membership of the ASSOCIATION; or

AMENDMENTS TO
ASSOCIATION BY-LAWS

ARTICLE 4.1, MANAGEMENT OF ASSOCIATION, shall read as follows:

4.1 The affairs of the ASSOCIATION shall be managed by a BOARD OF DIRECTORS (hereinafter referred to as BOARD) who shall serve without compensation and consisting of no less than three (3) and no more than seven (7) Directors. ~~, as provided for in the ARTICLES OF INCORPORATION, who must reside in Century Village, Deerfield Beach, Florida, for at least nine (9) months each year.~~

ARTICLE 4.12, POWERS AND DUTIES, subsection (b), shall read as follows:

b. To adopt the budget of the ASSOCIATION upon majority vote of the directors, provided, however, that a revision of the budget or recall of directors pursuant to F.S. 718.112(2)(f) & (g) shall require ~~an eighty five (85%) percent~~ a majority vote of the members of the ASSOCIATION. Provided, however, that the adoption of the budget at a Special Meeting called pursuant to such statute, by the Unit Owners, if required, shall only require a simple majority vote. It is understood however that the failure of the Board or Unit Owners to adopt a budget shall not impair or affect the Unit Owners' obligations to pay their share of obligations of the ASSOCIATION or themselves, nor shall it affect the rights of third parties who are entitled funds therefor in view of the requirements set forth in F.S. 718.112(2)(b).

ARTICLE 4.12, POWERS AND DUTIES, subsection (f), shall read as follows:

f. To approve or disapprove owners and, proposed purchasers, occupants or lessees of UNITS and to exercise or waive the ASSOCIATION'S right to disapprove of the ownership, sale or leasing of any UNIT in the manner specified in the DECLARATION.

ARTICLE 5.2, PRESIDENT, shall read as follows:

5.2 PRESIDENT. The President shall be the chief executive officer of the ASSOCIATION. He shall have all of the powers and duties which are usually vested in the office of President of an association, including, but not limited to, the power to appoint committees from among the members, from time to time, as he may, in his discretion, determine appropriate to assist in the conduct of the affairs of the ASSOCIATION. The President shall be a member of the Board. The President shall have spending authority up to a total of Two Hundred and Fifty Dollars (\$250.00) without Board consent, for single, non-reoccurring expenditures. Under no circumstance may invoices paid by the President to complete any work or service, started or from start to finish, be separated or broken into smaller amounts to circumvent this restriction.

ARTICLE 10.3, VOTE NECESSARY; RECORDING, shall read as follows:

In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of a majority of the entire membership of the BOARD and by an affirmative vote of the members having ~~two-thirds (2/3)~~ a majority of the votes in the ASSOCIATION. Thereupon, such amendment or amendments to the BY-LAWS shall be transcribed, certified by the President or a Vice-President or Secretary of the ASSOCIATION and a copy thereof shall be recorded in the Public Records of Broward County, Florida within thirty (30) days from the date on which any amendment has been affirmatively approved by the Directors and members.

ARTICLE 12.1, INITIAL BY-LAWS RELATING TO USE AND DECORUM, subsection (p), is hereby amended to read as follows, which is a substantial rewording of the By-Law, see provision 12.1(p) for the text:

p. No UNIT OWNER shall keep or harbor any pet or animal on the CONDOMINIUM PROPERTY or within the confines of any UNIT without the written consent of the BOARD. Such consent may be given upon such conditions as the BOARD may prescribe and shall be deemed provisional and subject to revocation at any time. No animal or pet shall be maintained or harbored within a UNIT that would create a nuisance to any other UNIT OWNER. A determination by the BOARD that an animal or pet maintained or harbored in a UNIT creates a nuisance shall be conclusive and binding upon all parties.

The ASSOCIATION may allow a UNIT to have and harbor up to two (2) pets/animals. However, no pet/animal shall be allowed in the building or within

a UNIT or on any part of the ASSOCIATION property without the prior and specific written approval of the Board of Directors.

Any UNIT OWNER or other individual requesting approval of a pet/animal must submit an application to the Board of Directors prior to the pet/animal being allowed in, on or around ASSOCIATION property, or any UNIT, and must receive written approval from the ASSOCIATION before any pet/animal is to be brought on or harbored or maintained within the UNIT or any part of the ASSOCIATION property. See the ASSOCIATIONS Rules and Regulations regarding pets/animals.

ARTICLE 12.1, INITIAL BY-LAWS RELATING TO USE AND DECORUM, subsection (q), is hereby amended to read as follows, which is a substantial rewording of the By-Law, see provision 12.1(q) for the text:

q. No person may occupy any unit without the prior written approval of the Board of Directors.

1. (a) Guests of an Owner in Residence: Guests of an owner in residence may, with prior written approval by the Board, be allowed for up to two (2) weeks at a time/thirty (30) days maximum in one (1) year. Required written notification of the following must be provided to the Board at least ten (10) days in advance of the guest(s) arrival:

- i. Full names and ages of all guests
- ii. Guests' permanent address, home telephone number, and e-mail
- iii. Relationship to Owner
- iv. Car make, model, color and license plate number
- v. Dates of stay (from-to)
- vi. Any other information the Board may require.

(b) Longer Term Guests of an Owner in Residence: Any guest 18 years of age and older of an owner staying beyond the limitations outlined in Section 1.(a) may be allowed, however, these guests will be deemed to be occupants and are required to file a fully completed occupancy application package and pay any administrative/processing fee required, to the Board or its designee, and receive written permission by the Board prior to occupying any unit.

2. Occasional Guests of an Owner Not in Residence: Occasional guests of an Owner not in residence may, with the prior written approval of the Board, be allowed up to two (2) weeks at a time/thirty (30) days maximum in one (1) year. Required written notification of the following must be provided to the Board at least ten (10) days in advance of the guest(s) arrival:

- a. Full names and ages of all guests
- b. Guests' permanent address, home telephone number, and e-mail
- c. Relationship to Owner
- d. Car make, model, color and license plate number
- e. Dates of stay (from-to)
- f. Any other information the Association may require.

3. *No Other Guest or Occupant Accommodation of any Nature Allowed:* The Board of Directors, at its sole discretion, may make any exceptions to this By-Law upon application to and vote by and approval of the majority of the Board of Directors. The Board of Directors has the right to revoke guest or occupant privileges at any time and for any reason. Upon notification by the Board that privileges have been revoked, guest(s) must vacate the property immediately.

ARTICLE 12.1, INITIAL BY-LAWS RELATING TO USE AND DECORUM, subsection (s), shall read as follows:

s. No radio or television installation or modification or other wiring shall be accomplished by a UNIT OWNER without written permission of the BOARD. No antenna or satellite dish may be placed on the exterior of the CONDOMINIUM PROPERTY-, without prior written approval of the BOARD.

ARTICLE 12.1, INITIAL BY-LAWS RELATING TO USE AND DECORUM, shall be amended to add the following subsection (w), which shall read as follows:

w. The BOARD has determined in the best interest in the health and welfare of the members of the ASSOCIATION that smoking is a source of unreasonable annoyance and a health hazard which can interfere with the peaceful possession and use of the CONDOMINIUM PROPERTY by the UNIT OWNERS and approved occupants, therefore, there is no smoking allowed on any part of the limited and common elements of the CONDOMINIUM PROPERTY unless a specific "SMOKING AREA" is designated by the BOARD. UNIT OWNERS and approved occupants shall be responsible to ensure that all of their guests, invitees or other persons coming to the UNIT shall abide by this reasonable rule and restriction.

IN WITNESS WHEREOF, OAKRIDGE "V" CONDOMINIUM ASSOCIATION, INC., has caused this certificate to be executed in its name on January 16, 2013.

WITNESSES:

[Signature]
[Signature]

OAKRIDGE "V" CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
Its: President
Donna Capobianco, President
Print Name and Title

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared DONNA CAPOBIANCO, as PRESIDENT of OAKRIDGE "V" CONDOMINIUM ASSOCIATION, INC., who is personally known or produced identification (type of ID produced) _____, and upon being first duly sworn according to law, deposes and says that he/she executed the foregoing document and that the statements and allegations contained therein are true and correct to the best of his/her knowledge and belief, this 16 day of January, 2013

[Signature]
Notary Public, State of Florida
My commission expires:

