

OFF. REC. 1550201363

CERTIFICATE OF AMENDMENT  
TO  
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,  
ARTICLES OF INCORPORATION,  
AND  
BY-LAWS  
OF  
COUNTRY CLUB OF MIAMI FAIRWAY TOWNHOUSES ASSOCIATION #1, INC.

9:1R 169501 1992 MAY 06 08:12

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of County Club of Miami Fairway Townhouses Association #1, Inc. was duly recorded in Official Records Book 6836 at Page 984 of the Public Records of Dade County, Florida; and

WHEREAS, the Articles of Incorporation, and By-Laws of County Club of Miami Fairway Townhouses Association #1, Inc. (the "Association") were attached as Exhibits to the aforementioned Declaration of Condominium; and

WHEREAS, at a duly called and convened annual meeting of the membership of the Association held on January 30, 1992, the amendments to the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and By-Laws as set out in Exhibit "A" attached hereto and incorporated herein were duly approved by a vote of the membership in excess of that required by the pertinent provisions of said condominium documents.

NOW, THEREFORE, the undersigned hereby certifies that the amendments to the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and By-Laws as set out in Exhibit "A" attached hereto and incorporated herein are a true copy of the amendments as approved by the requisite percentage of the membership of the Association.

WITNESS my signature hereto this 23 day of April, 1992 at Dade County, Florida.

COUNTRY CLUB OF MIAMI FAIRWAY TOWNHOUSES ASSOCIATION #1, INC.

B.T. Southwick  
Witness

BY: Joe Baur, President (Seal)

Alinda Moore  
Witness

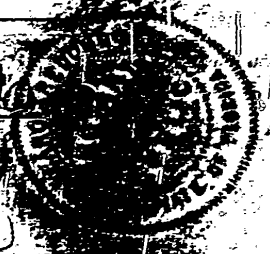
ATTEST: Elizabeth Forester, Secretary

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 23 day of April, 1992 by \_\_\_\_\_ the \_\_\_\_\_ of \_\_\_\_\_

a Florida not-for-profit corporation, on behalf of the corporation who is personally known to me or has produced (\_\_\_\_\_) identification and who did/did not take an oath.

Carol Redondo  
NOTARY PUBLIC SIGNATURE  
STATE OF FLORIDA AT LARGE



My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: OCT. 1, 1994  
I AGREE THAT MY NOTARY FEE IS AS UNDERWRITERS

CAROL Redondo  
PLEASE PRINT OR TYPE NOTARY SIGNATURE

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## EXHIBIT "A"

AMENDMENTS TO  
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,  
THE ARTICLES OF INCORPORATION  
AND  
THE BY-LAWS  
OF  
COUNTRY CLUB OF MIAMI FAIRWAY TOWNHOUSES ASSOCIATION #1, INC.

(Additions shown by underlining; deletions by "----")

1. Amendment to Article VI, Section 5 of the Declaration of Covenants, Conditions and Restrictions to provide as follows:

Section 5. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate allowable by law and, in addition, the Association may charge an administrative late fee in the amount of \$10.00 per installment, two percentage points above the prevailing prime rate of interest, or the maximum interest rate permitted by law, whichever is lower, and the Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, ~~late fees,~~ costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Lot owned by him.

2. Amendment to Article VIII of the Articles of Incorporation to provide as follows:

Removal of Officers and Directors. Any officer may be removed prior to the expiration of his term of office in the manner provided for hereinafter, or in such manner as provided for in the By-Laws. Any officer may also be removed for cause by a two-thirds (2/3) vote of the full Board of Directors at a meeting of directors called at least in part for the purpose of considering such removal. Any officer or director of the Corporation may be removed with or without cause and for any reason upon a petition in writing of a majority of the members of the Corporation approved at a meeting of members called at least in part for this purpose, by ~~two-thirds (2/3)~~ a majority vote of the membership. The petition for calling for the removal of such officer and/or director shall set forth a time and place of the meeting of members, and notice shall be given to all members of such special meeting of the members at least ten (10) days prior to such meeting in the manner provided for in the By-Laws for the giving of notices of special meetings. At any such special meeting the officer and/or director whose removal is sought shall be given the opportunity to be heard.

3. Amendment to Article XIV of the Articles of Incorporation to provide as follows:

Amendment. These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the Board of Directors and approved by a vote of ~~two-thirds (2/3)~~ a majority of the members of the Corporation presented at any meeting of the members of the Corporation called at least in part to consider such amendment, or approved in writing by the members of the Corporation having not less than ~~two-thirds (2/3)~~ a majority of the total membership vote.

4. Amendment to the last paragraph in Article I(C) of the By-Laws to provide as follows:

REF: 1550261365

The members by a ~~2/3~~ a majority vote of the membership may at any regular meeting or special meeting duly called at least in part for the purpose and at which a quorum is present may remove any director or officer with or without cause. Officers and directors may also be removed from office as provided in Article XIII of the Articles of Incorporation.

5. Amendment to second to last paragraph Article VII of the By-Laws to provide as follows:

Assessments are due on the dates stated in the notice of assessment, and thereafter shall bear interest at ~~eight-(8%)~~ percent the highest rate allowable by law per annum until paid. In addition, the Association may charge an administrative late fee in the amount of \$10.00 per delinquent installment.

6. Amendment to Article XI of the By-Laws to provide as follows:

Except as otherwise provided by law, these By-Laws and the Articles of Incorporation may be amended, modified or rescinded by a resolution adopted or approved at any duly called meeting of the members by a ~~two-thirds-(2/3)~~ a majority vote of the members present or by proxy, provided there is a quorum, provided that such meeting was called at least in part for the purpose of considering such amendments, provided that the notice requirements of Article IV-A-7 of these By-Laws have been fulfilled. Notice may be waived by any member. Alternatively, the Board of Directors may approve submitting a proposed amendment to the By-Laws or Articles of Incorporation to the membership in writing. Such proposed amendment shall be sent to all members of the Corporation and such amendment shall be deemed approved when not less than ~~sixty-six-and-2/3-(66-2/3%)~~ percent a majority of the members shall have approved the same in writing. Amendments shall take effect in accordance with their provisions but not sooner than permitted by law.

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
Clerk of Circuit & County  
Courts