

CERTIFICATE OF AMENDMENT
TO THE
BY-LAWS OF

GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

BE IT KNOWN BY THESE PRESENTS, that the undersigned, asd President and Secretary of GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., a Not-for-Profit Corporation, organized and existing pursuant to the laws of the State of Florida, Florida Statute Chapter 617.00 et. Seq., hereby certify as follows:

1. That at a Special Joint Meeting of the Board of Directors and General Membership of GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., and after due notice to all members, on May 21, 1987, all members of the Board of Directors and more than sixty (60%) percent of the membership entitled to vote on amendments to the By-Laws of the Corporation were present.

2. That notice of the Meeting contained the subject matter of the proposed Amendments hereinafter set forth pursuant to the applicable provisions of the Articles of Incorporation, By-Laws and all amendments thereto and the laws of the State of Florida.

3. That at said meeting, upon the approval and recommendation of the Board of Directors, the following Resolution amending the By-Laws of GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., were adopted by an affirmative vote of more than sixty (60%) percent of the members of the entire Association, to wit:

BE IT RESOLVED, that the following By-Laws of GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., be and the same hereby are amended to read as follows:

A. By-Law #2 - Members

The title of this By-Law #2 - Members is hereby amended and the word "Meeting" is inserted so that the title shall read "Members Meeting".

The remaining terms and conditions of By-Law #2, not otherwise amended by this instrument are hereby ratified and re-stated.

B. By-Law #2 - Subparagraph (b) the last sentence therein is hereby deleted and replaced by the following language:

(b) Additionally a special members' meeting shall be called upon receipt, by any officer of written requests from ten percent (10%) of the entire membership. Unit Owners may take action by written agreement without meetings.

The remaining terms and conditions of By-Law #2, not otherwise amended by this instrument are hereby ratified and re-stated.

C. By-Law #2 - Subparagraph (c) is hereby deleted in its entirety and replaced with the following:

(c) Notice of all members' meeting stating the time and place and the objects for which the meeting is called shall be given by the President or Vice President or Secretary. Such notice shall be in writing, sent by mail, to each member at his address as it appears on the books of the Corporation and shall be mailed not less than fourteen (14) days, nor more than sixty (60) days prior to the date of the meeting unless the unit owner

R5394 P0605

waives, in writing, the right to receive such notice by mail. Written notice shall also be posted in a conspicuous place on the condominium property at least fourteen (14) days prior to the member's meeting. The place at which meeting is to be held shall be determined by the Board of Directors and shall be set forth in the notice to each member. An officer of the Association shall provide an affidavit to be included in the official records of the Association affirming that a notice of the meeting was mailed or hand delivered to each unit owner in accordance with this provision.

D. By-Law #2 - Subparagraph (d) the last sentence therein is hereby deleted. No replacement language for said sentence has been promulgated.

The remaining terms and conditions of By-Law #2, not otherwise amended by this instrument are hereby ratified and restated.

E. By-Law #3 - Subparagraph (e) is hereby deleted in its entirety and replaced with the following:

(e) Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Directors and shall be open to all unit owners. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegraph at least three (3) days prior to the date named for such meeting unless such notice is waived. Notice of all meetings shall be posted conspicuously on the Condominium property at least forty-eight (48) hours in advance except in emergency. Notice of any meeting in which assessments against unit owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessments.

The remaining terms and conditions of By-Law #3, not otherwise amended by this instrument are hereby ratified and restated.

F. By-Law #3 - Subparagraph (g) is hereby deleted in its entirety and replaced with the following:

(g) A quorum at the Board's meetings shall consist of the Directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of votes present at a meeting at which a quorum is present shall constitute the acts of the entire Board, except as specifically otherwise provided in the Declaration of Condominium. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At an adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. Board members utilizing telephone conference calls may be counted toward obtaining a quorum and may vote over the telephone.

The remaining terms and conditions of By-Law #3, not otherwise amended by this instrument are hereby ratified and restated.

G. By-Law #6 - Subparagraph (b) is hereby deleted in its entirety and replaced with the following:

(b) The Board of Directors shall adopt a budget for each fiscal year which shall contain estimates of the cost of performing the functions of the Corporation.

The Board of Directors shall mail to the unit owners fourteen (14) days prior to the meeting at which the budget will be considered, a budget meeting notice giving time and place of meeting together with a copy of the proposed annual budget of common expenses. The meeting shall be open to the unit owners. A written notice of said meeting shall be posted fourteen (14) days prior to the meeting in a conspicuous place on the Condominium property.

Copies of the budget and proposed assessments shall be transmitted to each member on or before thirty (30) days preceding the year for which the budget is made. If the budget is subsequently amended before the assessments are made, a copy of the amended budget shall be furnished each member concerned.

The remaining terms and conditions of By-Law #6, not otherwise amended by this instrument are hereby ratified and restated.

GREENTREE VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida corporation

ATTEST:

Adele P. Ortiz
Name
Title: Secretary

By: Archie B. Zacks
Name
Title: President

Dated: July 21ST, 1987

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer authorized to take acknowledgements in said County and State, personally appeared Archie B. Zacks and Adele P. Ortiz known to me to be the President and Secretary respectively of GREENTREE VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida corporation; that then and there the said individuals acknowledged the seal affixed to the foregoing instrument to be the seal of the corporation, that their names are officially subscribed thereto and that the foregoing is the free act and deed of said Condominium Association.

IN WITNESS WHEREOF, I hereto set my hand and official seal in the County and State last aforesaid, this 21ST day of July, 1987.

Archie B. Zacks
Notary Public,
State of Florida-at-Large

My commission expires:
Notary Public, State of Florida

My Commission Expires July 18, 1991

THIS DOCUMENT PREPARED BY
AND TO BE RETURNED TO:

PETER W. MARGOLIN, ESQ.,
GARDNER AND MARGOLIN
1200 North Federal Hwy, #411
Boca Raton, Fl 33432
(305) 394-460

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EXHIBIT "A"
TO ARTICLES OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
GREENTREE VILLAS, a Condominium

DECLARATION OF CONDOMINIUM OF GREENTREE VILLAS, A
Condominium, together with Exhibits, recorded in Official Record
Book 2812, Page 1006, Public Records of Palm Beach County,
Florida

DESCRIPTION OF PHASE I, GREENTREE VILLAS, A CONDOMINIUM

Lands in the Northwest Quarter (NW 1/4) of Section 25,
Township 45 South, Range 42 East, Palm Beach County, Florida,
being TRACT 1, TRACT R-1, TRACT S-4, TRACT W-2, all that part of
TRACT W-3 lying northerly of the southeasterly extension of the
south line of said TRACT 1, and all that part of TRACT W-3 lying
northerly of the southwesterly extension of the said south line
of TRACT 1, as all are shown on the PLAT OF GREENTREE VILLAS as
same is recorded in Plat Book 33 at Pages 76,77 and 78, Public
Records of Palm Beach County, Florida.

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RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT