

CERTIFICATE OF REVISED BY-LAWS AND AMENDMENTS OF CASTLE ELEVEN CONDOMINIUM, INC 4750 N.W. 22 COURT, LAUDERHILL, FL. AS NOW RECORDED IN OFFICIAL RECORDS BOOK 5232, PAGE 233, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

WHEREAS, at a duly called meeting of the membership of Castle #11 Condominium, Inc., a Florida non-profit corporation, held on the 21st day of October, 1985 and the 23rd day of December 1985, at which time a quorum was present, the aforesaid Declaration of Condominium was amended pursuant to the requirements of the said Declaration of Condominium and the By-Laws for such amendment.

PAGE II  
Article II - MEMBERS

Section I a now reads:

A permanent resident who has Power of Attorney from the owner of record shall have the same privileges as the owner of record. Such power of Attorney must be filed with our Board of Directors for their approval unless rescinded by the owner of record and that, too, must be filed with the Board of Directors.

Amended to read as follows:

A permanent resident who has the Power of Attorney from the Owner of Record shall have the same privileges as the Owner of Record. The unit owner must write to the Board of Directors giving permission to the legally wedded spouse in residence to serve on the Board of Directors, unless rescinded by the Owner of Record.

PAGE III  
Article IV - BOARD OF DIRECTORS

Section I - now reads:

The affairs of the Association shall be managed by a Board of Directors comprised of seven (7) officers - President, Executive Vice President, Vice President in charge of the Interior, Vice President in charge of the Exterior, Recording Secretary, Corresponding Secretary, Treasurer, and four (4) directors at large, all of whom shall be unit owners of record of Castle Eleven Condominium, Inc. They shall all be elected at the Annual Meeting from the membership at large for a period of one (1) year.

Amended to read as follows:

The affairs of the Association shall be managed by a Board of Directors comprised of seven (7) officers - President, Executive Vice President, Vice President in charge of the Interior, Vice President in charge of the Exterior, Recording Secretary, Corresponding Secretary, Treasurer, and two (2) Directors at Large who shall be elected at the annual meeting from the membership at large. They shall all be elected at the annual meeting from the membership at large for a period of one (1) year.

REC 20 11 25 AM '85

OFF 13254pg 872

00

Article VI - OFFICERS

Section VI - Term of Office - now reads:

All duly elected officers shall serve for the term of one year except the President who may not serve for more than three (3) consecutive terms.

Amended to read as follows:

All duly elected officers shall serve for the term of one (1) year until the next election when they may be re-elected.

EXHIBIT "A" TO BY-LAWS OF CASTLE ELEVEN CONDOMINIUM, INC  
BEING ITS INITIAL RULES AND REGULATIONS.

Amended to read as follows:

EXHIBIT "A" TO BY-LAWS

TO INCLUDE:

Section 48 a Page 14

Maintenance must be paid by the 5th day of each and every month. If paid after that day, a \$2.00 per day late fee will be imposed. This late fee may be waived at the discretion of the Board of Directors.

Amended and submitted by the  
By-Laws Committee:

Ned Fine  
Sid Strassberg  
Rai Krimko  
Irving Gordon

OFF 13264PG 873

We hereby certify that at a regular meeting of the Castle Eleven Condominium, Inc. held on December 23, 1985, a quorum being present and in accordance with the requirements of the By-Laws, did ratify and adopt by written approval the aforementioned amendments.

Rai Krimko  
Rai Krimko, Pres.

Fannie Hochman  
Fannie Hochman, Secy.

REC 13264 PG 874

IN WITNESS WHEREOF, the Castle Eleven Condominium, Inc. by its action, has caused this instrument to be executed by its President and Secretary this 23rd day of December, 1985.

CASTLE ELEVEN CONDOMINIUM, INC.

Rai Krimko  
Rai Krimko, President

Fannie Hochman  
Fannie Hochman, Secretary

STATE OF FLORIDA )  
                          ) SS  
COUNTY OF BROWARD )

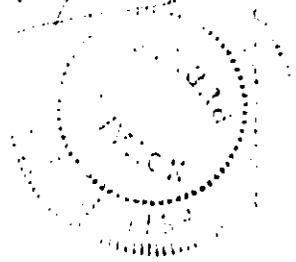
I HEREBY CERTIFY that on this 19 day of March 1986, personally appeared before me Rai Krimko as President and Fannie Hochman as Secretary of CASTLE ELEVEN CONDOMINIUM, INC., a Florida Corporation, to me known to be the persons described above, being duly sworn, did depose that they executed the foregoing instrument and that they affixed their signatures and attached the official seal of the Corporation thereto.

WITNESS my hand and my official Seal in the State and County last aforesaid this 19 day of March 1986.

Charles J. Johnson  
Notary Public, State of Florida

My Commission Expires May 17, 1987  
Banded This Tray Four Insurance, Inc.

RECORDED IN THE OFFICIAL RECORDS BOOKS  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
CLERK



ABL

WHEREAS, the Declaration of Condominium of Castle Eleven Condominium, Inc. was duly recorded in Official Records Book 5232, Page 233 of the Public Records of Broward County, Florida and

WHEREAS, at a duly called meeting of the Membership of Castle Eleven Condominium, Inc. a Florida non-profit corporation, held on Sept 7 1993 at which time a quorum was present, the aforesaid Declaration of Condominium was amended pursuant to the requirements of the said Declaration of Condominium and the By-Laws for such amendment.

Now, THEREFORE, the Declaration is now amended as follows:

Article V, Section 1 ASSESS To make and collect assessments against Members to defray the costs and expenses of the Condominium.

Is now amended to read: ASSESS To make and collect assessments against Members to defray the costs and expenses of the Condominium, and to provide security in the Condominium within the boundaries of the sixteen (16) Condominium buildings in Castle Gardens.

\*CASTLE ELEVEN CONDOMINIUM, INC.

BY Harry Lebowitz PRESIDENT  
HARRY LEBOWITZ

ATTEST

Pauline Doman  
Secretary

BR 110180345

STATE OF FLORIDA (ss  
COUNTY OF BROWARD)

I hereby certify that on 7 day of A.D. Sept 1993, before me personally appeared Pauline Doman and Harry Lebowitz President and Secretary of Castle Eleven Condominium, Inc. a Florida Corporation, to me, known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the Official Seal of said Corporation and that the said instrument in the act and deed of said Corporation.

WITNESS my signature and office seal at Lauderhill in the County of Broward and State of Florida, the day and year last aforesaid.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:

Aaron Dezure  
AARON DEZURE  
My Commission Expires  
March 18, 1996  
Comm. No. CC 187357



OFFICIAL SEAL  
AARON DEZURE  
My Commission Expires  
March 18, 1996  
Comm. No. CC 187357

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

Return To:  
\*Castle Gardens Condo #11 + no.  
4750 N.W. 22nd St  
Lauderhill, Fla 33313  
c/o Harry Lebowitz

Prepared By:  
Pauline Doman  
4750 N.W. 22nd St  
Lauderhill, Fla. 33313

MLM

RECORD AND RETURN TO:  
SUNRISE TITLE, INC.  
2650 W. UNIVERSITY DRIVE  
SUNRISE, FLORIDA 33322  
(305) 572-8118

94-471321  
09-26-94

10:43AM

THIS INSTRUMENT PREPARED BY:  
ABBY L. STEINBERG, ESQ.  
SUNRISE TITLE, INC.  
2650 W. UNIVERSITY DRIVE  
SUNRISE, FLORIDA 33322

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
OF  
CASTLE APARTMENTS #11, A CONDOMINIUM**

WHEREAS, Castle Apartments, #11, Inc., a Condominium (hereinafter "Association") is the Association responsible for the operation and maintenance of the Condominium whose Declaration of Condominium is recorded in the Public Records of Broward County, Florida Official Records Book 5232 at Page 233.

NOW, THEREFORE, WE HEREBY CERTIFY THAT the attached Amendments to the Declaration of Condominium listed above were duly adopted in the manner provided in Article XIII of the By-Laws of Castle Apartments #11, a Condominium which are incorporated into the Declaration of Condominium thereof that is by proposal of a Director, in writing with the joinder of Five (5) other Directors, also in writing. Said proposal was presented to the Secretary who submitted it to the By-Laws Committee for review. The Secretary provided all necessary copies of said Amendment to all necessary parties to establish a First reading. This Amendment then had a Second reading where it was approved at a general meeting on the 19 day of Sept, 1994, by a two-thirds (2/3rds) vote.

IN WITNESS WHEREOF, we have affixed our hands this 20<sup>th</sup> day of Sept, 1994, at Lauderdale Lakes, Broward County, Florida.

WITNESSES:

SIGN Michelle Hernandez

PRINT Michelle Hernandez

SIGN Abby L Steinberg

PRINT Abby L Steinberg

CASTLE APARTMENTS, #11, INC.

BY: Harry Lebowitz Pres

HARRY LEBOWITZ, PRESIDENT

ADDRESS: 4250 N.W. 22nd Ct  
Lauderdale Lakes, Fla 33313

BK22649PC0009

STATE OF FLORIDA  
COUNTY OF BROWARD

I hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared HARRY LEBOWITZ, AS PRESIDENT OF CASTLE APARTMENTS #11, a CONDOMINIUM, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION who IS personally known to me or who HAS produced Dr License, as identification to be the PERSON who HAS executed the foregoing instrument and acknowledged before me that HE executed the same.

Witness: my hand and official seal in the County and State last aforesaid this 20 day of September, 1994.

Grantee Taxpayer I.D. Number

Abby L Steinberg  
Notary Public Abby L Steinberg  
My commission expires:



ABBY L. STEINBERG  
MY COMMISSION # CC303286 EXPIRES  
AUGUST 22, 1997  
BONDED THRU TROY FARM INSURANCE, INC.

CC  
2

AMENDMENT OF ARTICLE XI. (B)

**B. (1) MAINTENANCE OF COMMUNITY INTERESTS- APPROVAL BY ASSOCIATION- NOTICE TO ASSOCIATION.**

Approval by Association. The approval of the Association which is required for the transfer or ownership of apartments shall be obtained in the following manner:

(1) Notice to Association.

(a) Sale. An apartment owner intending to make a bona fide sale of his apartment or any interest therein shall give to the Association notice, in writing, of such intention, on the form(s) provided by the Association. Such notice at the apartment owner's option may include a demand by the apartment owner that the Association furnish a purchaser if the proposed purchaser is not approved; and if such demand is made, the notice shall be accompanied by an executed copy of the proposed contract to sell.

(b) Lease. An apartment owner intending to make a bona fide lease of his apartment or any interest therein shall give to the Association notice, in writing, of such intention, on the form(s) provided by the Association and an executed copy of the proposed lease.

(c) Gift, Devise or Inheritance; Other Transfers. An apartment owner who has obtained his title by gift, devise or inheritance, or by any other manner not heretofore considered, shall give to the Association notice, in writing, of the acquiring of his title, together with such information concerning the apartment owner as the Association may reasonably require and a certified copy of the instrument evidencing the owner's title.

(d) Failure to Give Notice. If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of an apartment, the Association at its election and without notice may approve or disapprove the transaction or ownership. If the Association disapproves the transaction or ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.

(e) Transfer Fee. All applicants for purchase or lease shall submit an application for approval to the board of directors on forms to be provided by the board; together with the presentation of the fully completed application package and any other documentation which may be required by the Board of Directors, the applicant shall pay to the Association a transfer fee in the amount of \$100.00 per applicant, other than husband/wife which are considered one applicant or such other amount as provided in the Condominium Act, as amended from time to time. Approval shall not be given unless the transfer fee has been paid.

(f) Limitation on Unit Ownership. Any natural person shall be permitted to own ONLY ONE APARTMENT UNIT at any point in time. All persons submitting application to the Board for unit ownership shall be required to sign an affidavit stating that it is their intent to occupy the subject unit and not to purchase the subject unit for investment and/or speculative purposes.

(g) Limitation on Renting of Unit. Any unit owner MUST live in their apartment unit for a period of TWO YEARS before their unit shall be eligible to be rented or sold. No approval shall be granted if this ownership time period shall not be met.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK22649PC0010

Prepared by:  
KAYE & BENDER, P.L.  
Andrew B. Black, Esq.  
6261 NW 6th Way, Suite 103  
Ft. Lauderdale, FL 33309

**CERTIFICATE OF AMENDMENTS  
TO THE BY-LAWS OF  
CASTLE #11 CONDOMINIUM, INC.**

Kaye & Bender, P.L.  
WILL CALL #109

WE HEREBY CERTIFY THAT the attached amendments to the By-Laws of Castle #11 Condominium, Inc. as described in Official Records Book 5232 at Page 266 of the Public Records of Broward County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 6 day of April, 2009, at Lauderhill, Broward County, Florida.

By: [Signature]

Print: Norman Cherry

Attest: Pauline Domue

Print: Pauline Domue

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of April, 2009 by Norman Cherry as President and Pauline Domue as Secretary of Castle #11 Condominium, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
 Sharon Sugarman  
Commission # DD480955  
Expires: OCT. 12, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC:  
[Signature]  
sign \_\_\_\_\_

print Sharon Sugarman  
State of Florida at Large

My Commission Expires:

AMENDMENTS TO THE  
BY-LAWS OF CASTLE #11 CONDOMINIUM, INC.

(additions indicated by underlining, deletions by "----",  
and unaffected language by "...")

III. MEMBERS' MEETINGS.

. . .

9. Actions Without a Meeting. Any action required or permitted to be taken at any meeting of the members of the Association may be taken without a meeting by the consent in writing from the member setting forth the action so taken.

. . .

IX. AMENDMENTS. The By-Laws of this Association may be amended in the following manner:

~~An amendment must be presented to the By-Law Committee whose duty it will be to put into proper form and present it at the next general meeting for a first reading. This amendment must be signed by at least 5 unit owners who are in good standing. After the first reading, it will then again be presented at the following general membership for final approval, in printed form to each unit owner and must be approved by a majority of the members of the Association, at which time a 2/3rd vote of those unit owners present is necessary.~~

. . .

Prepared by:  
KAYE & BENDER, P.L.  
Andrew B. Black, Esq.  
6261 NW 6th Way, Suite 103  
Ft. Lauderdale, FL 33309

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM OF  
CASTLE APARTMENTS #11, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Castle Apartments #11, A Condominium, as described in Official Records Book 5232 at Page 233 of the Public Records of Broward County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 6 day of April, 2009, at Lauderhill, Broward County, Florida.

By: [Signature]

Print: Norman Cherny

Attest: Pauline Dome

Print: Pauline Dome

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of April, 2009 by Norman Cherny as President and Pauline Dome as Secretary of Castle #11 Condominium, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
 Sharon Sugarman  
Commission # ED480955  
Expires OCT 12, 2009  
Bonded Three Atlantic Bonding Co., Inc.

NOTARY PUBLIC:  
[Signature]  
sign \_\_\_\_\_

print Sharon Sugarman  
State of Florida at Large

My Commission Expires:

Kaye & Bender, P.L.  
WILL CALL #109

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
OF  
CASTLE APARTMENTS #11 A CONDOMINIUM

(additions indicated by underlining, deletions by "----",  
and unaffected language by ". . .")

XIV. AMENDMENTS. Subject to the other provisions of the Declaration relative to amendment, this Declaration and the Articles of Incorporation and By-Laws of the Association may be amended in the following manner:

. . .

B. Resolution. ~~An amendment may be proposed by either the board of directors or by 75 per cent of the members of the Association. A resolution adopting a proposed amendment must bear the approval of not less than a majority of the board of directors and 75 per cent~~ a majority of the members of the Association. Directors and members not present at the meetings considering the amendment may express their approval, in writing, given before such meeting.

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR CASTLE # 11 CONDOMINIUM, INC.**

THIS CERTIFICATE OF AMENDMENT is executed this 18 day of February, 2015, by CASTLE # 11 CONDOMINIUM, INC., a Florida not for profit corporation, (hereinafter referred to as "Association").

WHEREAS the Association has been established for the operation of Castle # 11 Condominium, Inc. in accordance with the Declaration of Condominium and related documents which were recorded in the Official Records in Book 5232 Page 233 of the Public Records of Broward County, Florida, and as subsequently amended; and,

WHEREAS, the attached amendments to the Declaration of Condominium were approved by not less a majority of the entire membership in writing; and

NOW, THEREFORE, the President and Secretary of the Association do hereby state and certify the following:

1. That the referenced special members meeting of the Association was duly noticed and held in accordance with the Association's by-laws and the requirements of Chapter 718, Florida Statutes, for the purpose of amending the Declaration of Condominium; and

2. That at said special meeting, not less than a majority of the Board of Directors and a majority of the membership voted in the affirmative to adopt the attached amendment to the Declaration of Condominium a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, adopted in accordance with the terms and provisions of said declaration; and

IN WITNESS WHEREOF, the undersigned have set hands and seal this 18 day of Feb., 2015.

Witness

By: Shawn Kasen  
Print: Shawn Kasen

By: [Signature]  
Print: LISA SMITH

By: [Signature]  
Print: Dina Sugarman

CASTLE # 11 CONDOMINIUM, INC.

By: [Signature]  
Print: NORMAN CHERRY  
Title: President

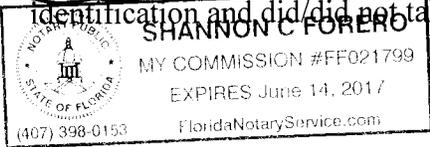
By: BB  
Print: Brittany Brown

Title: Secretary

By: Pauline Domue  
Print: Pauline Domue

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 18 day of February, 2015 by Norman Cherry as President and by Pauline Domue as Secretary, respectively of Castle # 11 Condominium, Inc a Florida not for profit corporation, on behalf of the corporation. They are personally known to me / have produced \_\_\_\_\_ as identification and did/did not take an oath



Shannon C. Forero  
Signature of Notary

My commission expires:

EXHIBIT "A"

(Deletions indicated by ~~strikeout~~, additions by underlining)

Article X. H. Leasing. After Approval of the Association elsewhere required, ~~the entire apartment may be rented provided the occupancy is only by one lessee and members of his immediate family at least 15 years of age, his servants and guests and the terms of the lease is not less than four months~~ an apartment may be leased for a term of not less than three (3) months nor more than six (6) months and only during the months of November through April. ~~No rooms may be rented and no transient tenants may be accommodated. No family member, guests, visitor or invitee may reside in the apartment in absence of the lessee. No Apartment may be sublet.~~ No lease of an apartment shall release or discharge the owner thereof of compliance with this Paragraph X or any of his duties as an apartment owner. Any Apartment owned by the Association is exempt from this requirement and may be rented by the Association in any manner deemed appropriate by the Board of Directors.

This instrument prepared by:  
Christopher M. Reed, Esq.  
Jennings & Valancy, P.A.  
311 SE 13<sup>th</sup> Street  
Ft. Lauderdale, Florida 33316

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**CERTIFICATE OF VOTE IN FAVOR OF FOREGOING RETROFITTING OF THE  
FIRE SPRINKLER SYSTEM FOR CASTLE #11 CONDOMINIUM, INC.**

THIS CERTIFICATE OF VOTE IN FAVOR OF FOREGOING RETROFITTING OF  
THE FIRE SPRINKLER SYSTEM FOR CASTLE # 11 CONDOMINIUM, INC. is made this  
21 day of December 2016, by the President and Secretary of Castle # 11 Condominium, Inc.  
("Association").

**WITNESSETH:**

WHEREAS, the Association has been established for the operation of CASTE # 11  
CONDOMINIUM, INC., a residential community, in accordance with the Declaration of  
Condominium and related documents which were recorded in the Official Records in Book 5232,  
Page 233, of the Public Records of Broward County, Florida;; and

WHEREAS, Section 718.112(2)(1) Florida Statutes provides that the Membership may  
vote to forego retrofitting of the fire sprinkler systems; and

WHEREAS, the Association desires that the vote to forego the retrofitting of the fire  
sprinkler system be certified of record as notice to all current and future owners of property  
subject to the Declaration of said governing documents.

NOW, THEREFORE, the President and Secretary of the Association hereby certify that:

1. A majority of the Membership voted in favor of foregoing the retrofitting of the fire  
sprinkler system via execution of written consent with a total of 89 members  
executing written consent to forego the retrofitting of the fire sprinkler system.
2. The approval of foregoing the retrofitting of the fire sprinkler system appears in the  
minutes of the Association and said approval is unrevoked.

Witness

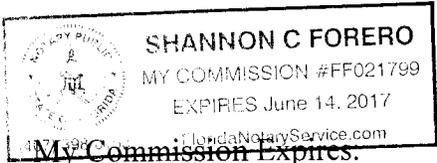
By: BUB  
Print: Brittany Braun  
By: Heather Bramos  
Print: Heather Bramos

By: BUB  
Print: Brittany Braun  
By: Heather Bramos  
Print: Heather Bramos

CASTLE #11  
CONDOMINIUM, INC  
By: Norman Cherry  
Print: NORMAN CHERRY  
Title: President  
By: Pauline Domue  
Print: Pauline Domue  
Title: Secretary

STATE OF FLORIDA)  
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21 day of December, 2016 by Norman Cherry as President and by Pauline Domue as Secretary, respectively of Castle # 11 Condominium, Inc. a Florida not for profit corporation, on behalf of the corporation. They are personally known to me have produced \_\_\_\_\_ and \_\_\_\_\_ as identification and did take an oath.



Shannon C. Forero  
Signature of Notary