

PREPARED BY:

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06-03-98 12:35PM

KAYE & ROGER, P.A.
6261 N.W. 6th Way
Suite 103
Fort Lauderdale, FL 33309

CERTIFICATE OF AMENDMENT
OF THE RULES AND REGULATIONS OF
MIDDLE RIVER HOMES CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendment to the Rules of the Middle River Homes Condominium Association, Inc., an exhibit to the Declaration of Condominium of Middle River Homes, a Condominium, as described in Official Records Book 13327 at Page 1 of the Public Records of Broward County, Florida was/were duly adopted in accordance with the Declaration of Condominium.

IN WITNESS WHEREOF, we have affixed our hands this 26 day of ~~April~~ ^{MAY} 1998, at Fort Lauderdale, Broward County, Florida.

By: Carrie Shake
(Print Name) CARRIE SHAKE
Attest: [Signature]
(Print Name) Laurey Miller

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26 day of ~~April~~ ^{MAY} 1998, by Laurey Miller as President and Carrie Shake as Secretary of Middle River Homes Condominium Association, Inc., a Florida corporation, on behalf of the corporation, they are personally known to me or have produced as identification and did take an oath.

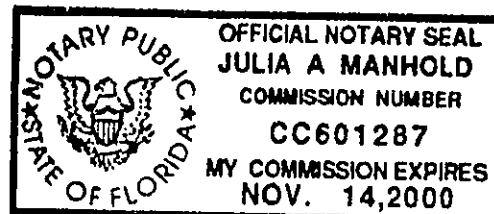
NOTARY PUBLIC:

sign

print

[Signature]
JULIA A. MANHOLD

State of Florida at Large
My Commission Expires:



BK28324PG0417

AMENDMENTS TO THE RULES AND REGULATIONS OF
MIDDLE RIVE HOMES CONDOMINIUM ASSOCIATION, INC.

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

3. USE.

. . .

(b) Each Unit Owner and Member shall not permit or suffer anything to be done or kept in his Unit which will increase the rate of insurance on the Condominium Property, or which will obstruct or interfere with the rights of other Unit Owners or annoy them by unreasonable noises, smells or otherwise; nor shall the Unit Owner commit or permit any nuisance, immoral or illegal act in or about the Condominium Property. The front of all buildings must be kept free from all items of personal property, including, but not limited to chairs, benches, toys and the like. The rear of all buildings, the park area in the front of the Community and the pool area are designated for the temporary placement of such items for sitting outside. Such items must be removed when not in use.

. . .

4. PETS. There are no restrictions upon the keeping of pets as hereinafter defined within the Condominium Units, subject however, to the following regulations. "Pets" as heretofore referred to means and refers to aquarium fish, dogs, cats or birds that weigh less than twenty, (20) pounds and/or not to exceed twenty (20) inches in height. No other or larger pets are permitted except upon prior written approval of the Board of Directors. No Unit may house more than two (2) pets at any one time. No permitted pets shall be allowed to commit a nuisance upon the Common Elements. No pets shall be left unattended upon the areas adjacent to the Unit. No animals of any kind are permitted at recreational areas, including the pool and pool deck areas. Pets shall only be walked upon or about the common elements while controlled by a leash; otherwise, such pets shall be carried by the party supervising the same. Waste deposited by such pets must be immediately removed by the owner thereof. REMINDER: The City of Oakland Park enforces the Leash Law as well as the use of Pooper Scoopers.

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5. APPARATUS AND ALTERATIONS.

. . .

(b) A Unit Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior of the Unit's boundary walls, on the doors, loggia, balconies, terraces or windows of his Unit as well as any portion of the Common Elements

except with the prior written consent of the Board of Directors of the Association, and further, when approved, subject to the conditions designated and adopted by the Board of Directors. This includes, but is not limited to garments, towels, rugs and any item of personal property. Upon receipt of a prior written request, the Board may allow the placement of one (1) small plant to be hung by the front entrance door of a Unit and one (1) small hose hanger if it is located below hedges in front of the building, to a maximum height of 30 inches to the top of the installation from the ground. The Board reserves the right to deny such requests in its sole discretion. All screening, window and glass door coverings and drape linings shall be approved in writing by the Association.

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14. HURRICANE PREPARATIONS. Each Occupant who plans to be absent from his Condominium Unit during any portion of the Hurricane Season must prepare such Condominium Unit prior to departure by:

. . .

(c) The type of paneling planned to be used by the Unit Owner to protect the Unit must be submitted in writing to the Board in advance of its placement on the property. The Board must approve the paneling, in writing, before it may be placed.

. . .

28. SCREENING PROCEDURES AND FEES. There will be a ~~Fifty (\$50.00)~~ Seventy Five (\$75.00) Dollar screening fee per family to be paid to the Association. For applications involving individuals out of the United States, an additional charge of Twenty Five (\$25.00) Dollars is required. This applies to all units to be rented and/or for sale. A questionnaire which must be completed for approval may be obtained from the Board of Directors. Questionnaire and screening fee to be turned into Association prior to commitment from any Unit Owner for compliance by Association. Any person applying for residency and/or ownership of a Unit must submit the requisite documentation to the Board prior to completing any transaction for sale or lease. This includes all individuals who will be residing within the Unit. An interview with all prospective owners and tenants shall be required, although the Board may waive such requirement at the discretion of the Board. No proposed lease will be approved for any individual that does not have at least one (1) year of rental history available through the independent investigation agency used by the Board. All applications will take a minimum of two weeks for processing once the Board has received a fully completed application, including the screening fee.

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