

This Instrument Prepared by and Return to:
Mary Ann Chandler, Esq.
Katzman & Korr
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(954) 486-7774

**CERTIFICATE OF AMENDMENT
TO BY-LAWS, DECLARATION OF CONDOMINIUM AND RULES AND
REGULATIONS FOR
SC CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached Amendments to the By-Laws, Declaration of Condominium, and Rules and Regulations for **SC CONDOMINIUM ASSOCIATION, INC.**, as originally recorded at Official Records Book 6844 at Page 655, et. seq., of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the Condominium Documents.

IN WITNESS WHEREOF, we have affixed our hands this 15th day of January, 2008, at Fort Lauderdale, Broward County, Florida.

WITNESSES

SC CONDOMINIUM ASSOCIATION, INC.

Sign [Signature]

Print CHERYL YAREZOL

Sign [Signature]

Print MARYLOU SCHNITZIUS

By: [Signature]
Steve Glassman, President

STATE OF FLORIDA)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me this 15th day of January, 2008, by Steven M. Glassman, as President of **SC Condominium Association, Inc.**, a not-for-profit corporation.

Personally Known

Produced Identification

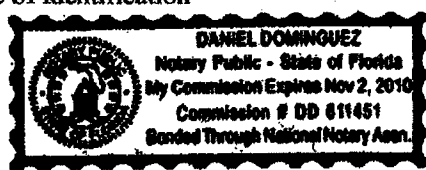
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign: [Signature]

Print: DANIEL DOMINGUEZ

My commission expires: NOV. 2, 2010



I. AMENDMENTS TO THE BYLAWS

Article 3.3, is hereby amended as follows (Deletions indicated by ~~strikeout~~, additions by underlining):

"3.3 The term of each director's service shall extend until the next annual meeting of the members and Directors shall serve two (2) year , staggered terms. To effectuate the staggering of Board terms, at the 2008 election, all Board seats will be open for election, and the four (4) candidates receiving the highest number of votes shall serve a two (2) year term, and the remaining three (3) candidates shall serve a one (1) year term. In the 2009 election, those three (3) board seats subject to the one (1) year term in 2008, will be elected for a two (2) year term. Then, in the 2010 election, four (4) seats would be open for election for a two (2) year term. In each subsequent year, the open seats will alternate between three (3) and four(4) available seats elected for two (2) year terms to maintain the staggered effect."

Article 2.6(b), is hereby amended as follows (Deletions indicated by ~~strikeout~~, additions by underlining):

"(b) If a Unit is owned by one person his right to vote shall be established by the roster of members. If a unit is owned by more than one person, or is under lease, the person entitled to cast the vote for the unit shall be designated by a certificate signed by all of the recorded owners of the unit according to the roster of unit owners and filed with the Secretary of the Association. any record title owner of such unit may cast the vote for the unit, provided that only one vote may be cast per unit. In the event that a unit is owned by more than one person, and the owners of such unit are unable to concur as to any particular vote, the vote for that unit will be disregarded. If a unit is owned by a corporation, the person entitled to cast the vote for the unit shall be designated by a certificate signed by the president or vice president and attested by the secretary or assistant secretary of the corporation and filed with the Secretary of the Association. Those certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the unit concerned. A certificate designating the person entitled to cast the vote for a unit may be revoked by any owner of a share in the unit. If a certificate designating the person entitled to cast the vote for a corporately owned unit is not on file, the vote of the owners shall not be considered in determining whether a quorum is present nor for any other purpose."

II. AMENDMENTS TO THE DECLARATION

Article 20.4, is hereby amended as follows (Deletions indicated by ~~strikeout~~, additions by underlining):

"20.4 In the event that a unit owner fails to repair or maintain his unit in accordance with the provisions of the association's governing documents, or if the unit owner effectuates changes, repairs, alterations, etc. to the unit without the prior written approval of the association, the association shall have the right, but not the obligation to enter the unit and remedy any violation, effectuate any

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necessary repair, administer the required maintenance, and/or make improvements or corrections as may be necessary to bring the unit into compliance after providing a ten (10) day written notice of intent to enter to the unit owner. Entrance to the unit under these circumstances shall not be deemed a trespass. Any and all expenses incurred by the association in effectuating compliance under this section shall be borne by the unit owner in the form of an individual special assessment which shall be collectible in the manner set forth in Article 14 of this Declaration. The remedies included in this paragraph are in addition to those provided elsewhere in the Declaration and Amendments thereto.

Article 18.95, is hereby amended, as follows (Deletions indicated by strikeout, additions by underlining):

"18.95 Hurricane Shutters: All hurricane shutters must be properly installed and in good working condition at all times."

Article 19.1 (F), is hereby amended, as follows (Deletions indicated by strikeout, additions by underlining):

"(F) Any Guest or Visitor, other than a member of the Owner's immediate family, who occupies a unit on an overnight basis in excess of THIRTY (30) days, either consecutive or non-consecutive, in a TWELVE (12) month period, shall be deemed a "Guest Occupant", and must submit an application to the Manager's Office and be approved by the Board of Directors as elsewhere provided herein for leasehold approval."

III. AMENDMENTS TO THE RULES AND REGULATIONS

"OTHER DEFINITIONS", T and X, and Rule 9, are hereby amended as follows (Deletions indicated by strikeout, additions by underlining):

"T. "GUEST" is defined as a person who enters upon the condominium property at the invitation of a unit owner or tenant, (or their respective families) for the purpose of visiting the unit owner or tenant (or their respective families), occupying the condominium unit, or utilizing the Condominium Property, for more than one (1), but less than thirty (30) days during any calendar year, a person who visits a Unit Owner or Lessee and/or occupies, with the permission of the Owner/Lessee, a unit for more than one day."

"X. "GUEST OCCUPANT" is defined as any GUEST who occupies a unit, other than a member of the Owner's immediate family, on an overnight basis in excess of THIRTY (30) days, either consecutive or non-consecutive, in a TWELVE (12) month period"

"9 UNIT OWNERS, LESSEES, GUESTS, VISITORS: Recreation Facilities shall be used by Unit Owners, their guests, Lessees, and visitors only. VISITORS USING THE FACILITIES SHALL BE ACCOMPANIED BY THE UNIT OWNER, or LESSEE. Guests may use the facility without being accompanied by the Unit Owner or Lessee.

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All GUESTS, including members of an Owner's immediate family, must be pre-registered by the Unit Owner using the appropriate ~~applications and forms~~ - giving their names, relationship, and approximate length of stay and stating also that these guests are not tenants and are not paying rent or any other consideration for the use of the apartment. The pre-registration form is to be received by the Association's office during regular business hours (weekdays 9 a.m. - 5 p.m.) two business days in advance of the guest's arrival. If the registration process is not complete, access to the building will be denied until the next day on which the management office is open for business and the application has been completed. Any GUEST who occupies a unit, other than a member of the Owner's immediate family, on an overnight basis in excess of THIRTY (30) days, either consecutive or non-consecutive, in a TWELVE (12) month period, shall be deemed a "Guest Occupant", and must submit an application to the Manager's Office and be approved by the Board of Directors as elsewhere provided herein for leasehold approval. (~~Declaration of Condominium, Article 19.1(F), 1 October 1993~~)

No GUEST or VISITOR may bring other people to the recreational facilities nor commit any act that conflicts with the Condominium documents, the rules and regulations or any county or municipal ordinance.

~~A Unit Owner may designate members of their immediate family as guest occupants of their apartments in their absence so long as the occupancy levels referred to herein under the heading of "Unit Occupancy" are respected. The use of an apartment by a Unit Owner's immediate family in the Unit Owner's absence will require the Unit Owner to pre-register the immediate family member as a GUEST.~~

VISITORS (with proper identification) will be permitted only while the Unit Owner or Lessee is in residence in the apartment.

All approved GUESTS and VISITORS must present a government issued picture ID upon their arrival at the Shore Club Condominium. For the Unit Owner's protection, guests without a written authorization will not be registered and will be asked to leave the premises. Guests may not authorize other guests to occupy their apartment or use and of the Shore Club facilities.

All GUESTS, VISITORS, or IMMEDIATE FAMILY MEMBERS must abide by the same Rules and Regulations of the Condominium in effect for the Unit Owners (and/or Lessees) and they should advise their guests that their stay will be terminated if any of the Rules and Regulations are violated. The Unit Owner will be liable to the Association for attorney fees and costs which may be incurred in enforcing these Rules against a guest, visitor or immediate family member."

Rule 8, is hereby amended as follows (Deletions indicated by ~~strikeout~~, additions by underlining):

"8 ASSOCIATION EMPLOYEES/CONTRACTORS: No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association/Contractors, nor shall such Unit Owner or resident attempt

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to send any of such employees/contractors upon private business of such Unit Owner or resident. Complaints or criticisms concerning any employee's/contractor's work, misconduct, poor decorum or infractions of these regulations should be reported in a signed statement to the Manager who will, in turn, file a report with the Board of Directors. No individual member of the board is empowered to receive complaints or interpret or enforce provisions of these regulations. If a problem of misconduct is so imperative as to demand immediate action, the Manager is authorized to take such appropriate immediate action. The Manager shall then report such action to the board as soon as possible. Building employees/contractors are not permitted to perform any services for any Unit Owner during the regular duty hours.

SECURITY: Security guards have the responsibility and the authority for the enforcement of our Rules and Regulations. Security guards are empowered to call someone's attention to an infraction of the Rules and Regulations. All persons must comply with their requests. Guest/Visitors who do not abide by the Rules and Regulations of the Association may be asked to leave the area.

No one is allowed to enter into areas reserved for security guards unless approval is first obtained from the guard. There shall be no loitering in the upper or lower security office. Telephones at the security desks must be kept free for staff use at all times. Personal calls are not permitted.

Security guards should not be called upon to leave their posts to unlock doors, assist in carrying packages, or perform other personal services.

REGISTRATION: Anyone not properly registered with the Security Guard is trespassing and will not be allowed to remain on the premises. Every person in the building must cooperate with Security by showing identification when requested. For security purposes, staff may request ID for individuals not known to them. Failure to courteously cooperate is a violation of these rules."

Rule 27, is hereby amended as follows (Deletions indicated by ~~strikeout~~, additions by underlining):

~~"27 SAUNA: Sauna shall be shut off when not in use. Children under twelve (12) years of age are to use sauna only under supervision of any adult eighteen years of age or older. If not familiar with a sauna, please follow directions as posted. People with high blood pressure, heart condition or other sickness should consult their doctor before using the sauna. Sauna will be used at your own risk."~~

Rule 30, is hereby amended as follows (Deletions indicated by ~~strikeout~~, additions by underlining):

~~"30. BEACH GATE: The Beach Gate must remain closed and locked at all times. Propping the gate open or leaving the gate ajar is strictly prohibited.~~

SHOWERS are provided inside the gate along with material to remove tar and sand.

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DECK FURNITURE shall not be used on the beach. It is not permitted to reserve chairs or lounges.

BEACH CHAIRS may be used on the beach by Unit Owners and/or their Lessees, Visitors and Guests. It shall be the responsibility of the Unit Owner to ensure that after each use, the Beach Chairs are cleaned and returned to the storage shed.

Rule 31, is hereby amended as follows (Deletions indicated by **strikeout**, additions by **underlining**):

"31. ~~TIKI BAR AREA:~~ **CLUB GRILLE AREA:** Icemaker and drink cooler are provided for your convenience. The ~~Tiki Bar Area:~~ **Club Grille Area** is the only designated area on the pool deck where food may be stored and eaten. No food or consumption of food is allowed on the pool deck. Ice, ice water and cups will be provided at the ~~Tiki Bar Area:~~ **Club Grille Area**. No glass containers of any kind may be present near the pool or anywhere on the pool deck except for the ~~Tiki Bar Area:~~ **Club Grille Area**.

The Grill located in the Club Grille Area may be reserved by a Unit Owner (and/or Lessee), by contacting the security office. For health and safety reasons, Unit Owner(s) and/or Lessees reserving the Grill must ensure that the Grill is cleaned after use.

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