

This instrument was prepared by:  
**KENNETH S. DIREKTOR, ESQ.**  
Becker & Poliakoff, P.A.  
625 North Flagler Drive – 7<sup>th</sup> Floor  
West Palm Beach, FL 33401  
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OF  
CORAL LAKE TOWER**

WHEREAS, the **Declaration of Condominium for Coral Lake Tower** has been duly recorded in the Public Records of Broward County, Florida, in Official Record Book **5643** at Page **326**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Coral Lake Tower Association, Inc.**, a Florida not-for-profit corporation, held **February 4, 2015**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the attached amendment to the Declaration of Condominium is a true and correct copy of the amendment as approved by the membership.

SEE ATTACHED AMENDMENT

\* \* \* \* \*

WITNESS my signature hereto this 23 day of February, 2015, at Oakland Park, Broward County, Florida.

**CORAL LAKE TOWER ASSOCIATION, INC.**

Marcia Ann Jarecki  
Witness  
**MARCIA ANN JARECKI**  
(PRINT NAME)

By: [Signature]  
President

Carolyn Applegate  
Witness  
**CAROLYN APPLGATE**  
(PRINT NAME)

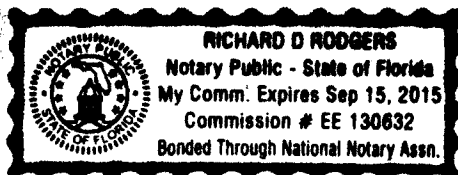
Attest [Signature]  
Secretary

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of February 2015, by THOMAS MUMZ and JERRY CORY, as PRESIDENT and SECRETARY, respectively, of **Coral Lake Tower Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced \_\_\_\_\_ as identification and did take an oath.

Richard D Rodgers (Signature)

Richard D Rodgers (Print Name)  
Notary Public, State of Florida at Large



AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OF  
CORAL LAKE TOWER

(Additions shown by "underlining",  
deletions shown by "~~strikeout~~")

5. MAINTENANCE, ALTERATION AND IMPROVEMENT. Responsibility for the maintenance of the condominium property and restrictions upon its alteration and improvement, shall be as follows:

5.1 Apartments.

\* \* \*

B. By the Apartment Owner. The responsibility of the apartment owner shall be as follows:

- (1) To maintain, repair and replace at his expense all portions of his apartment except the portions to be maintained, repaired and replaced by the Association. Such shall be done without disturbing the rights of other apartment owners.
- (2) Not to paint or otherwise decorate or change the appearance of any portion of the exterior of the apartment building.
- (3) To promptly report to the Association any defect or need for repairs for which the Association is responsible.
- (4) Hurricane Protection. Each apartment owner is responsible for installing hurricane protection at his or her expense in the form of impact resistant glass on all exterior windows, sliding glass doors, stationary glass walls, swing doors and other apertures in the walls bounding his or her apartment. Such installation shall be completed within one (1) year from the effective date of this amendment. Each apartment owner shall maintain, repair and replace, as necessary, such required hurricane protection at his or her expense. Should an apartment owner wish to install hurricane shutters in addition to impact

resistant glass, such installations shall be permitted, subject to the terms hereof. Any apartment owner installing hurricane shutters in addition to impact resistant glass shall be responsible for installing, maintaining, repairing and replacing such shutters at his or her sole cost and expense and any incidental damage caused to any hurricane shutters as a result of the Association maintaining any portion of the apartment building shall also be the responsibility of the apartment owner to repair at such owner's expense. All hurricane protection installations shall be installed, maintained, repaired and replaced to meet, at a minimum, the requirements of the applicable building code. The Board shall adopt specifications for required impact resistant glass installations and for permitted hurricane shutter installations which may be more stringent than the standards set forth in the applicable building code. Prior to the installation of any hurricane protection, whether required impact resistant glass or permitted hurricane shutters, the apartment owner shall make application to the Board of Directors for approval of the same, including plans and specifications evidencing that the proposed installation conforms to the Association's specifications. No hurricane protection, whether shutters or impact resistant glass or hurricane shutters, shall be installed without the prior written approval of the Board of Directors. The Board of Directors shall determine in their sole discretion whether the hurricane protection conforms to the requirements of the Association. In the event any apartment owner fails to install and properly maintain, repair and replace hurricane protection in the manner required herein, the Board of Directors may, but is not obligated to, install, maintain, repair or replace the hurricane protection, as determined at the discretion of the Board of Directors, with respect to such apartment and shall do so at the expense of the owner thereof, which charges shall be a lien upon the apartment, enforceable in the same manner as any other assessment levied by the Association pursuant to this Declaration, including, but not limited to, by recordation and foreclosure of a claim of lien against the apartment, which lien shall also secure interest, costs and attorney's fees, and which shall have the same priority and be foreclosed in the same manner

as the lien provided hereunder for assessments. The Association shall have the authority, but not the obligation, to schedule and conduct inspections of the hurricane shutters or impact resistant glass at common expense on all apartment on an annual basis or at such times as the Board of Directors determines such inspections to be necessary and proper in order to protect the interests of the Association and insure that all hurricane shutters and impact glass are functioning properly and are otherwise in compliance with the requirements hereof and the requirements and specifications made and amended from time to time by the Board of Directors. The Association is further authorized, but not required, to enter a service contract for all impact resistant glass on the condominium property, with the cost of the service contract being a common expense, but each individual owner being responsible for any installation, maintenance, repair or replacement not covered by such service contract.

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