

THIS INSTRUMENT WAS PREPARED BY:
KAYE BENDER REMBAUM, P.L.
MICHAEL S. BENDER, ESQ.
1200 PARK CENTRAL BOULEVARD SOUTH
POMPANO BEACH, FLORIDA 33064

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
COUNTRY CLUB TOWER OF CORAL SPRINGS**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium for Country Club Tower of Coral Springs, as described in Official Records Book 6408 at Page 454 of the Public Records of Broward County, Florida were duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 22nd day of December, 2022 at Coral Springs, County, Florida

Witness: Joseph Sharkin

Print: JOSEPH SHARKIN

By: Jerome G Rubin, President
Print: Jerome G Rubin

Witness: Joseph Sharkin

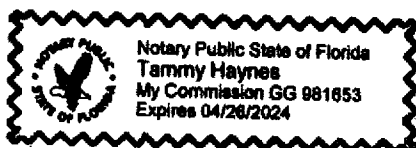
Print: JOSEPH SHARKIN

Attest: Dorothy Yzove, Secretary
Print: Dorothy Yzove

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of December, 2022, by Jerome Rubin as President and Dorothy Yzove as Secretary of Country Club Tower of Coral Springs Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced FL Driver license identification and did take an oath.

My Commission Expires:



BY: [Signature]
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

Tammy Haynes
Printed Name of Notary Public

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OF
COUNTRY CLUB TOWER OF CORAL SPRINGS

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

XXI
MAINTENANCE AND REPAIR OF
COMMON PROPERTY BY ASSOCIATION

ASSOCIATION, at its expense, shall be responsible for the maintenance, repair and replacement of all of the COMMON PROPERTY, including those portions thereof which contribute to the support of the building, and all conduits, ducts, plumbing, wiring and other facilities located in the COMMON PROPERTY, ~~and should any incidental damage be caused to any APARTMENT by virtue of any work which may be done or caused to be done by ASSOCIATION in the maintenance, repair or replacement of any COMMON PROPERTY, the said ASSOCIATION shall, at its expense, repair such incidental damage.~~

. . .

XXIX
COMPLIANCE AND DEFAULT

The owner or owners of each APARTMENT shall be governed by and shall comply with the provisions of this Declaration of Condominium, the Articles of Incorporation and the By-Laws of the ASSOCIATION, as any of the same are now constituted or as they may be amended from time to time. A default by the owner or owners of any APARTMENT shall entitle the ASSOCIATION or the owner or owners of other APARTMENT or APARTMENTS to the following relief:

. . .

C. In any judicial proceeding arising because of an alleged default by the owner of any APARTMENT, the ASSOCIATION, if successful, shall be entitled to recover the costs of the proceedings, and such reasonable attorney's fees as may be determined by the Court, but in no event shall the owner of any APARTMENT be entitled to such attorney's fees. In addition to the foregoing, in the event that the ASSOCIATION is required to engage the services of an attorney to seek enforcement of the provisions of this Declaration, the Articles of Incorporation, the By-Laws and/or the Rules and Regulations, as amended from time to time, and the owner complies with the requirements subsequent to attorney involvement, the ASSOCIATION shall be entitled, after written notice, to reimbursement of its costs and attorney's fees incurred to bring

about the compliance from the APARTMENT owner, regardless of whether litigation is necessary for the enforcement. The costs and attorney's fees so incurred to bring about compliance, or to obtain a judgment or award should litigation or arbitration become necessary, shall be an individual special assessment against the APARTMENT owner and APARTMENT, collectible in the same fashion as any other assessment as provided hereunder.

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