

## Electronically Certified Official Record

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### DOCUMENT INFORMATION

<b>Agency Name:</b>	Clerk of the Circuit Court & Comptroller, Palm Beach County
<b>Clerk of the Circuit Court:</b>	The Honorable Joseph Abruzzo
<b>Date Issued:</b>	4/25/2023 9:38:21 AM
<b>Unique Reference Number:</b>	BAA-CACBBGBBBIDFEF-BCAJJ-CAAHABJEFED-CADGCA-J
<b>Instrument Number:</b>	20070194543
<b>Requesting Party Code:</b>	20211611183545

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### CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Joseph Abruzzo, Clerk of the Circuit Court & Comptroller, Palm Beach County, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Clerk of the Circuit Court & Comptroller, Palm Beach County. The document may have redactions as required by law.

### HOW TO VERIFY THIS DOCUMENT

This electronically certified document contains a unique electronic reference number for identification printed on each page. This document is delivered in PDF format and contains a digital signature identifying the certifier and tamper-evident seal validating this document as a true and accurate copy of the original recorded. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. Instructions for verifying this instrument are available [for customers in the USA and Canada](#) and [for customers in other countries](#).

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CFN 20070194543  
 OR BK 21651 PG 0912  
 RECORDED 04/23/2007 12:16:59  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0912 - 914; (3pgs)

WILL CALL BOX 165  
 This instrument prepared by:  
 Edward Dicker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
 1818 Australian Avenue So., Suite 400  
 West Palm Beach, FL 33409  
 (561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF  
 LAKE COLONY APARTMENTS III, INC.**

I **HEREBY CERTIFY** that the Amendments attached as Exhibit "1" to this Certificate were duly adopted as Amendments to the By-Laws of Lake Colony Apartments III, Inc. The original Articles of Incorporation of Lake Colony Apts. Three, Inc., were executed on May 25, 1966. The original By-Laws were not recorded in the Public Records of Palm Beach County, Florida.

DATED this 10<sup>th</sup> day of March, 2007.

Brenda McBlokey  
 Witness  
Eugene Burch  
 Witness

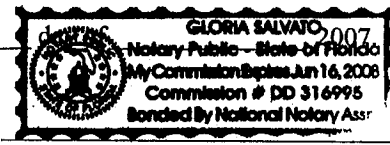
**LAKE COLONY APTS. THREE, INC.**  
 By: [Signature]  
 President  
 Attest: [Signature]  
 Secretary

(SEAL)

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME personally appeared Steve Giddens, the President and Michael Pozarivich, Secretary of Lake Colony Apts. Three, Inc., who produced as identification or are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Lake Colony Apts. Three, Inc., with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this \_\_\_\_\_



[Signature]

Notary Public, State of Florida at Large  
 My Commission Expires:

(SEAL)

102310102.27C

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**AMENDMENTS TO THE  
BY-LAWS OF  
LAKE COLONY APTS. THREE, INC.**

The original By-Laws were recorded in Official Records Book 10473, at Page 1671, in the Public Records of Palm Beach County.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

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**ITEM 1:** The second paragraph of Article 50-A of the Association By-Laws shall be amended to read as follows:

In order to provide permanent docking space for members desiring same, and in connection therewith to insure the Co-operative that all permanent docking space shall be properly installed and uniformly constructed, the Co-operative has agreed with the development corporation, Lake Colony Builders, Inc., that said corporation may construct additional and uniform docking space for members of the Co-operative, all at the members' cost and expense; it being understood and agreed between the member and the Co-operative that immediately upon said dock, or docks, having been constructed, that same shall automatically become the property of the Co-operative. In consideration of a member paying for said dock, such member shall have the exclusive right to use the portion of the dock paid for by him for such time as he pays the sum of ~~\$15.00 per month for up to 25 feet of space, \$30.00 per month for footage in excess of 25 feet,~~ \$1.00 per foot of assigned space per month to the Co-operative; which payments shall be in addition to any and all other assessments, general or special, as heretofore provided herein. All docking space shall be provided to the members on a "first come - - first served" basis until such space is exhausted. In the event a member who has acquired the use of permanent space loses the right to permanent use of said space as a result of non-payment of his monthly assessment, or upon his voluntary surrender thereof, such space shall then be under the control of the directors, and may be leased to other members - - again on a "first come - - first served" basis. The member shall be solely responsible for the cost of installing, maintaining, repairing or replacing his docks. The Co-operative will pay the cost of utilities needed to serve the member's space.

**ITEM 2:** There shall be a new Article 65 added to the Association By-Laws which shall read as follows:

A committee (not composed of any Board members or their spouses) shall be established which may impose fines against any member for violation of Rules and/or Regulations governing shutters as may be contained in the Proprietary Lease, the Articles of Incorporation, the By-Laws and the Rules and Regulations, as amended from time to time.

Each and every violation shall be the responsibility of the member regardless of whether the offending party is the member or the member's tenant, family, agent, guest, or invitee.

102310104.11A