

**CERTIFICATE OF AMENDMENT  
TO THE SUPPLEMENTAL DECLARATION OF RESTRICTIONS AND BY LAWS FOR  
WOODMONT TRACT 70 HOMEOWNERS ASSOCIATION, INC**

**WE HEREBY CERTIFY THAT** the attached amendment to the Supplemental Declaration of Restrictions for Woodmont Tract 70 Association, Inc. as recorded in originally recorded in the Official Records Book 12736 at Page 721, et seq. and subsequently preserved at O.R pages 48622, pages 1307 et. seq. of the Public Records of Broward County, Florida was adopted by 66/23rd of lot owners voting, in person or by proxy at a meeting held on June 12, 2014. In addition, the By Laws (copy attached) were amended by 75% of lot owners voting, in person or by proxy at a meeting held on June 12, 2014.

**IN WITNESS WHEREOF**, we have affixed our hand this 13 day of Sept, 2014 at Tamarac, Florida

**WOODMONT TRACT 70 HOMEOWNERS  
ASSOCIATION, INC.  
a Florida not-for-profit corporation**

By: Lawrence Kelly

[Signature], President

By: DOREEN BRODER

Doreen Broder, Secretary

**WITNESS**

Sign: [Signature]

Print Name: GARY COLLAM

Sign: [Signature]

Print Name: MERCEDES KELLY

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 13th day of SEPT, 2014, by Lawrence Kelly, as President and DOREEN BRODER, as Secretary of Woodmont Tract 70 Homeowners Association, Inc. a Florida not-for profit corporation.

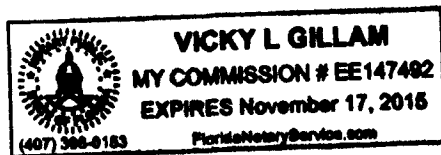
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Type of Identification \_\_\_\_\_

**NOTARY PUBLIC STATE OF FLORIDA**

Sign [Signature]

Print Vicky L. Gillam



**AMENDMENTS TO THE SUPPLEMENTAL DECLARATION OF RESTRICTIONS  
FOR WOODMONT TRACT 70 ASSOCIATION, INC.**

**Amendment to the Supplemental Declaration (Additions are indicated by underline; deletions by -----)**

**Amendment to Section 4 as follows:**

4. PAYMENT OF ASSOCIATION EXPENSES BY OWNER. The owner of each Designated Lot in the Subdivision is hereby made liable to the Association for a prorata share of the actual cost (including taxes and insurance) of the operation and maintenance of the common areas, and all other expenses of the Association.

Such prorata share of the actual cost shall be payable in equal monthly installments by each Designated Lot Owners to the Association commencing on the date of recordation hereof and shall be computed by dividing the total expenses of the Association for the preceding month by the number of Designated Lots; provided, however, that at no time prior to 1/1/86 shall the prorata share assessed against any Designated Lot exceed the monthly sum of Fifteen and 00/100 (\$15.00) DOLLARS. Each owner of a Designated Lot in the Subdivision agrees that the prorata share of the cost of the operation and maintenance of the common areas constitute a lien or charge upon such owner's Designated Lot, which may be foreclosed in equity in the same manner as is provided for mortgages upon real property. Said lien shall attach to be effective from and after the time or recording in the Public Records of Broward County, Florida, of a claim of lien stating the description of the Designated Lot, the name of the record owner, the amount due and date when due, and the lien shall continue in effect until all sums secured by the lien shall been fully paid. Such liens shall bear interest at the rate of ~~ten (10%) per cent per annum from date of recording until paid~~ maximum rate allowable by law and a late charge to be assessed at the maximum rate allowable by law. Except for interest and late charges, such claims of lien shall include only unpaid assessments which are due and payable to the Association when the claim of lien is recorded, together with all costs incurred or sustained by the lien claimant in perfecting and enforcing such lien, including a reasonable attorney's fee. Upon full payment, the Designated Lot Owner shall be entitled to a recordable satisfaction of lien. All such liens shall be subordinate to the lien of a mortgage or other lien held by any Institutional Lender. If Institutional Lender who holds a mortgage lien, shall accept and record a deed in lieu of foreclosure, the recording of said deed in lieu of foreclosure, or Certificate of Title shall operate to release the subordinate claim of lien. In any foreclosure by the Association, the Association shall be entitled to the forthwith appointment of a receiver without bond or notice to collect the reasonable rental value of the Designated Lot and all improvements thereon. A suit to recover a money judgment for unpaid assessments may be maintained at the option of the lien holder without waiving the lien securing the same.

**Amendment to Section 6 as follows:**

6. ENFORCEMENT. These restrictions and requirements may be enforced by an action at law

or in equity by any of the Designated Lot Owners in the subdivision, the Developer, or the Association. Subsequent to the date the Developer ceases to have at least one Designated Lot, Developer shall cease to have the right to enforce the restrictions and requirement of this Amended Supplemental Declaration of Restrictions in its capacity as Developer.

In addition to the above remedies, the Association may impose fines against a Lot not to exceed the maximum amount permissible by Florida Statute 720, as amended from time to time, for failure of the Owner, the Owner's occupants, licensees, tenants, and invitees to the comply with the provisions of the Governing Documents (the Declaration, Supplemental Declaration, Articles of Incorporation, By Laws and the Rules and Regulations, as amended from time to time.)

(a) A fine may be imposed for each day of continuing violation at the highest rate allowed by law per violation with a single notice and opportunity for hearing, provided that no fine shall in the aggregate exceed the maximum amount permissible by law. Each fine shall be deemed an assessment against the Lot.

(b) The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing and be given notice of the Board's intent not less than fourteen (14) days before the fine is levied. Notice shall be deemed effective when deposited in the United States Mail, certified, return receipt requested, to the address of the unit owner listed in the official records of the Association, and as to tenants, to the mailing address for the unit.

Should the Association, or a third party under the Association's direction, enter the Lot to perform maintenance as set forth in Article 2 (m) of the Declaration the cost of such maintenance, along with an administrative charge not to exceed thirty percent (30%) of the total cost of the sums expended by the Association, shall be a lien in accordance with the provisions of this Supplemental Declaration

**New Section 8 as follows**

No Lot Owner may lease or rent his or her property within the first twelve (12) months of ownership measured from the date of recordation of the most recent deed or other instrument conveying title to the Lot, except where title was conveyed by devise, inheritance or operation of law.

**New Section 9 as follows**

In the event of a conflict between the Declaration as recorded in the Official Records of Broward County at O.R Book 9175, page 236 et. seq. this Supplemental Declaration, the Articles of Incorporation or the By Laws, this Supplemental Declaration shall control with the order of superiority being this Supplemental Declaration, the Declaration, the Articles of Incorporation and then by the By Laws.

**New Section 10 as follows**

This Supplemental Declaration may be amended (1) by the consent of a majority of Lot Owners, at a duly noticed members meeting in accordance with the procedures as set forth in the By Laws, together with (2) the approval or ratification of a majority of the Board of Directors of the Association.

**New Section 11 as follows**

The Association shall be governed by Florida Statute 720, as amended from time to time.

**AMENDMENTS TO THE BY LAWS OF RESTRICTIONS FOR  
WOODMONT TRACT 70 ASSOCIATION, INC.**

**Proposed Amendment to the By Laws (Additions are indicated by underline; deletions by -----  
-----)**

**The amendment to the By Laws as recorded in OR Book, 22093, page 0341 et seq. provides for an additional Section IX, Section 5 as listed below. This reference was incorrect and should have referenced that the amendment was to Article VIII, Section 3 of the By Laws. Accordingly, Article VIII, Section 3 of the By Laws is further amended to provide as follows:**

5. 3. Vote of Members: The members of the Association may amend these By Laws ~~by mail~~ or at a regular or special meeting of the members of the Association by a vote of ~~75%~~ a majority of the entire membership of the Association either present in person or ~~by mail~~ by proxy. An amendment pursuant to this provision cannot be amended or repealed by the Board of Directors. Such amendment may only be amended or repealed by the membership of the Association by a vote of ~~75%~~ a majority of the entire membership of the Association.

BY-LAWS

OF

WOODMONT TRACT 70 HOMEOWNERS ASSOCIATION, INC.

A FLORIDA CORPORATION NOT-FOR-PROFIT

ARTICLE I

Identity

These are the By-Laws of WOODMONT TRACT 70 HOMEOWNERS ASSOCIATION, INC., herein called "ASSOCIATION," a corporation not-for-profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the Office of the Secretary of State of the State of Florida.

1. Office. The office of the ASSOCIATION shall be located at 600 Corporate Drive, Suite 400, Ft. Lauderdale, Florida 33334, or at such other place as may be designated by the Board of Directors.

2. Fiscal Year. The fiscal year of the ASSOCIATION shall be the calendar year.

3. Seal. The seal of the ASSOCIATION shall bear the name of the corporation, the word "Florida", the words "Corporation not-for-profit" and the year of incorporation.

ARTICLE II

Membership and Voting

1. Membership. The members of the Association, as set forth in Article IV of the Articles of Incorporation for Tract 70, shall consist of all the record owners of lots in the subdivision known as Tract 70, as recorded in the Public Records of Broward County, Florida.

2. Votes. Notwithstanding that all record owners shall be members of the Association, there will be only one (1) vote per lot. If a lot is owned by a corporation, husband and wife, partnership or otherwise, by more than one individual, and as a result there is more than one member with respect to such lot, the record owners of the lot shall designate a Voting Member to be named in a certificate signed by the record owners of the lot, or, if appropriate, by properly designated officers, partners or principals of the respective legal entity, and filed with the Secretary of the Association, and such certificate shall be valid until revoked by a subsequent certificate. If such certificate is not filed with the Secretary of the Association, the vote of such lot shall not be considered.

ARTICLE III

Members' Meetings

1. Place. All meetings of the ASSOCIATION membership shall be held at the office of the ASSOCIATION, or at such other place and at such time as shall be designated by the Board of Directors of the Association and stated in the Notice of the meeting.

2. The annual members' meeting shall be held at the office of the ASSOCIATION at eight o'clock p.m., Eastern Standard Time, on the first Monday in February of each year for the purpose of electing directors and transacting any other business authorized to be transacted by the members; provided, however, that if such day is a legal holiday, the meeting shall be held at the same hour on the next day which is not a legal holiday.

3. Special members' meetings shall be held when called by the President of the ASSOCIATION or by a majority of the Board of Directors of the ASSOCIATION and must be called upon receipt of a written request from members entitled to cast one-half ( $\frac{1}{2}$ ) of the votes of the entire membership.

4. Notice of all members' meetings stating the time and place and the purposes for which the meeting is called shall be given by the President or Secretary, unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the ASSOCIATION, and shall be mailed not less than ten (10) days, nor more than sixty (60) days, prior to the date of the meeting. Proof of such notice shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after the meeting.

5. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, a majority of the votes of the total membership shall constitute a quorum for any action except as otherwise provided for in the Articles of Incorporation, the Declaration of Restrictions, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat have power to adjourn the meeting from time to time, without notice other than the announcement at the meeting, until a quorum as aforesaid shall be present or be represented. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except where approval by a greater number of members is required by the Declaration of Restrictions, the Articles of Incorporation, or these By-Laws.

6. Proxies. Votes may be cast in person or by proxy. Proxies may be made by any person entitled to vote and shall be valid only for the particular meeting specified therein, and must be filed with the Secretary before the appointed time of the meeting.

7. Order of Business. The order of business at annual meetings, and so far as practical at all other members' meetings, shall be:

- (a) Election of chairman of meeting;
- (b) Calling of the roll and certifying of proxies;
- (c) Proof of notice of meeting or waiver of notice;
- (d) Reading and disposal of any unapproved minutes;
- (e) Reports of officers;
- (f) Reports of committees;
- (g) Election of inspectors of election;
- (h) Election of directors;
- (i) Unfinished business;
- (j) New Business;
- (k) Adjournment.

ARTICLE IV

Directors

1. Membership. The affairs of the ASSOCIATION shall be managed by a board of not less than three (3) nor more than nine (9) directors, the exact number of which is to be determined at the time of appointment of the nominating committee by the then-existing Board of Directors.

2. Election of directors shall be conducted in the following manner:

(a) The first election of directors shall be held within the time set forth in Article V, Section 3 of the Articles of Incorporation of the ASSOCIATION.

(b) A nominating committee of five (5) members shall be appointed by the Board of Directors not less than thirty (30) days prior to the annual members' meeting. The committee shall nominate one (1) person for each director to be elected as determined by the Board of Directors. At the annual members' meeting, nominations may be made from the floor.

(c) The election shall be by ballot (unless dispensed by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

3. Term. The term of each director's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided.

4. Organizational Meeting. The organizational meeting of a newly-elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the directors at the meeting at which they are elected, and no further notice of the organizational meeting shall be necessary, providing a quorum shall be present.

5. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the directors. Notice of regular meetings shall be given to each director personally or by mail, telephone or telegraph at least three (3) days prior to the day named for such meeting.

6. Special Meetings. Special meetings of the directors may be called by the President and must be called by the Secretary at the written request of one-third (1/3) of the directors. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

7. Waiver of notice. Any director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice.

8. Quorum. A quorum at directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except where approval by a greater number of directors is required by the Declaration of Restrictions, the Articles of Incorporation or these By-Laws.

9. Adjourned meetings. If at any meeting of the Board of Directors, less than a quorum is present, the majority of those present may adjourn the meeting from time to time until a quorum

is present. At any reconvened meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

10. Joinder in meeting by approval of minutes. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for the purpose of determining a quorum.

11. Presiding Officer. The presiding officer of directors' meetings shall be the chairman of the board if such an officer has been elected; and if none, the President shall preside. In the absence of the presiding officer, the directors present shall designate one of their number to preside.

12. Removal of directors. At any time after the first election of members of the Board of Directors as provided for in the Articles of Incorporation, at any duly convened regular or special meeting, any one or more of the directors may be removed with or without cause, by the affirmative vote of the voting members, casting not less than two-thirds (2/3) of the votes of the entire membership of the ASSOCIATION, and a successor may then and there be elected to fill the vacancy thus created. Should the membership then and there fail to elect said successor, the Board of Directors may fill the vacancy in the manner provided for in Paragraph 13, below.

13. Vacancies on directorate. If the office of any director or directors becomes vacant by reason of death, resignation, retirement, disqualification or otherwise, a majority of the remaining directors, though less than a quorum, shall choose a successor or successors who shall hold office for the balance of the unexpired term in respect to which such vacancy occurred; provided, however, that where a position or positions on the Board of Directors becomes vacant by reason of the membership's removal from office of a director or directors, the membership then and there may fill the vacancy thus created by a simple majority of the votes cast at that meeting. If the membership does not so fill the vacancy or vacancies of the Board of Directors, the remaining members of the Board of Directors may do so as provided elsewhere in these By-Laws. An election by the directors held for the purpose of filling a vacancy or vacancies may be held at any regular or special meeting of the Board of Directors.

14. Disqualification and Resignation of Directors. Any director may resign at any time by sending a written notice of such resignation to the office of the corporation, delivered to the Secretary. Unless otherwise specified therein, such resignation shall take effect upon receipt thereof by the Secretary. Commencing with the organizational meeting of a newly elected Board of Directors following the first annual meeting of the members of the ASSOCIATION, more than three (3) consecutive absences from regular meetings of the Board of Directors, unless excused by resolution of the Board of Directors, shall automatically constitute a resignation effective when such resignation is accepted by action of the Board of Directors. Commencing with the directors elected at such first election of members of the Board, the transfer of title of his unit by a director shall automatically constitute a resignation, effective when such resignation is accepted by action of the Board of Directors. No member shall continue to serve on the Board should he be more than thirty (30) days delinquent in the payment of an assessment, and said delinquency shall automatically constitute a resignation, effective when such resignation is accepted by action of the Board of Directors.

15. Order of Business at Directors' Meetings. The order of business at directors' meetings shall be:

- (a) Calling the roll;
- (b) Proof of due notice of meeting;
- (c) Reading and disposal of any unapproved minutes;



- (d) Reports of officers and committees;
- (e) Election of officers;
- (f) Unfinished business;
- (g) New business;
- (h) Adjournment.

16. Directors fees. No director shall receive compensation for any service he may render to the ASSOCIATION; however, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

17. Powers and duties. The Board of Directors of the ASSOCIATION shall have the powers and duties necessary for the administration of the affairs of the ASSOCIATION and may do all such acts and things as are not by law or by the Declaration of Restrictions, this ASSOCIATION'S Articles of Incorporation or these By-Laws directed to be exercised and done by lot owners. These powers shall specifically include, but shall not be limited to the following:

(a) To exercise all powers specifically set forth in the Declaration of Restrictions, this ASSOCIATION'S Articles of Incorporation, these By-Laws, and all powers incidental thereto.

(b) To make assessments, collect said assessments and use and expend the assessments to carry out the purposes and powers of the ASSOCIATION.

(c) To employ, dismiss and control the personnel necessary for the maintenance and operation of those lands and improvements to be maintained by the ASSOCIATION as defined in the Declaration of Restrictions, including the right and power to employ attorneys, accountants, contractors and other professionals, as the need arises.

(d) To designate one or more committees which, to the extent provided in the resolution designating such committee, shall have the powers of the Board of Directors in the management and affairs and business of the ASSOCIATION. Such committee shall consist of at least three (3) members of the ASSOCIATION. The committee or committees shall have such name or names as may be determined from time to time by the Board of Directors, and said committee(s) shall keep regular Minutes of their proceedings and report the same to the Board of Directors, as required. The foregoing powers shall be exercised by the Board of Directors, or its contractor or employees, subject only to approval by lot owners when such is specifically required.

#### ARTICLE V

1. Executive Officers. The executive officers of the ASSOCIATION shall be a President, who shall be a director, a Treasurer and a Secretary, all of whom shall be elected annually by a Board of Directors, and who may preemptorily be removed by the vote of the directors at any meeting. Additionally, the Board of Directors in their sole discretion may elect a Vice President, who shall be a director, and Assistant Secretaries and Treasurers. Any person may hold two or more offices, except that the President who shall not also be the Secretary or an Assistant Secretary. The Board of Directors shall from time to time elect such officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the ASSOCIATION.

2. President. The President shall be the chief executive officer of the ASSOCIATION. He shall have all of the powers and duties which are usually vested in the office of President of an association, including, but not limited to, the power to appoint committees from among the members from time to time which he may in his discretion determine appropriate, and to assist in the conduct of the affairs of the ASSOCIATION.

3. Vice President. The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He shall also exercise such other powers and perform such other duties as shall be prescribed by the directors.

4. Secretary. The Secretary shall keep the minutes of all proceedings of the directors and the members. He shall attend to the giving and serving of all notices to the members and directors, and other notices as required by law. He shall have custody of the seal of the ASSOCIATION and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the ASSOCIATION, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an association and as may be required by the directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent or disabled.

5. Treasurer. The Treasurer shall have custody of all property of the ASSOCIATION, including funds, securities and evidence of indebtedness. He shall keep the books of the ASSOCIATION in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer.

6. Compensation. The compensation of all officers and employees of the ASSOCIATION shall be fixed by the directors. This provision shall not preclude the Board of Directors from employing a director as an employee of the ASSOCIATION, nor preclude the contracting with a director for the management of the ASSOCIATION.

7. Books and Records. The books, records and papers of the ASSOCIATION shall at all times, during the reasonable business hours, be subject to inspection by any member. The Declaration of Restrictions, Articles of Incorporation and By-Laws of the ASSOCIATION shall be available for inspection by any member at the principal office of the ASSOCIATION, where copies may be purchased at reasonable cost.

## ARTICLE VI

### Assessments

1. Assessments. The Board of Directors of the ASSOCIATION, as provided for in the Declaration of Restrictions, shall fix and determine from time to time the sum or sums necessary and adequate for the common expenses of the ASSOCIATION. The expenses shall include expenses of the operation, maintenance and replacement of the lands and improvements to be maintained by the ASSOCIATION, costs of carrying out the powers and duties of the ASSOCIATION, all insurance premiums and expenses relating thereto, including fire insurance and extended coverage, taxes and any other expenses designated as expenses from time to time by the Board of Directors of the ASSOCIATION, or under the provisions of the Declaration of Restrictions recorded at Official Records Book 9175, Page 236 pertaining to Woodmont Tract 70, according to the plat thereof, recorded in Plat Book 106, Page 39 of the Public Records of Broward County. The Board of Directors is specifically empowered, on behalf of the ASSOCIATION, to make and collect assessments and to operate and maintain lands and improvements to be maintained by the ASSOCIATION. Funds for the payment of expenses shall be assessed against the lot owners as provided for in the Declaration of Restrictions. Regular assessments shall be payable monthly and shall be due on the first day of each month, unless otherwise ordered by the Board of Directors. Special assessments or levys, should such be required by the Board of Directors, shall be levied in the same manner as hereinbefore provided for regular assessments and shall be payable in the manner determined by the Board of Directors.

2. Payment of Assessments. When the Board of Directors has determined the amount of any assessment, the Treasurer of the ASSOCIATION shall mail or present to each lot owner a statement of said lot owner's assessment. All assessments shall be payable to the ASSOCIATION and, upon request, the Treasurer shall give a receipt for each payment made to the ASSOCIATION. Any assessments which are not paid when due shall be delinquent, and the ASSOCIATION may file a lien against the member's property as provided for in the Articles of Incorporation of the ASSOCIATION. If the assessment is not paid within thirty (30) days after the due date (the "Delinquency Date"), the assessment shall bear interest from the Delinquency Date until paid in full at ten (10%) percent per annum, and the ASSOCIATION may bring an action at law against the owner personally obligated to pay the same, and/or foreclose the lien placed against his property. Said action at law may collect and said lien shall secure the interest due hereunder and all costs of collection, including reasonable attorneys' fees for all trial and appellate levels. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of facilities or services provided or by abandonment of his lot.

3. Amendment of Article V. This Article V may only be amended upon the vote of seventy-five (75%) percent of the votes of the total membership.

#### ARTICLE VII

##### Parliamentary Rules

Roberts' Rules of Order. Roberts' Rules of Order (latest edition) shall govern the conduct of the ASSOCIATION meetings when not in conflict with the Declaration of Restrictions, Articles of Incorporation or these By-Laws.

#### ARTICLE VIII

##### Amendments

These By-Laws may be amended in the following manner:

1. Notice. Notice of subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered. Directors or members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, provided that said approval is delivered to the Secretary or President at or prior to the meeting.

2. Vote of Majority of Directors. The Board of Directors may amend these By-Laws by vote of a majority of a quorum of the meeting for which notice of the proposed amendment was given.

3. Vote of Members. The membership of the ASSOCIATION may amend these By-Laws at a regular or special meeting of the members by a vote of 75% of the entire membership of the ASSOCIATION, either present in person or by proxy. An amendment adopted pursuant to this provision cannot be amended or repealed by the Board of Directors. Said amendment may only be amended or repealed by the membership of the ASSOCIATION by a vote of 75% of the entire membership of the ASSOCIATION.

4. Consent. Notwithstanding any other provision of this Article, no amendment shall discriminate against any lot owner nor against any lots, unless the lot owners so affected shall consent thereto, and no amendment shall be made which is in conflict with the Declaration of Restrictions or the Articles of Incorporation.

ARTICLE IX

Rules and Regulations

1. Rules and Regulations. The Board of Directors may, from time to time, adopt, amend or repeal administrative Rules and Regulations governing the details of the operation, use, maintenance, management and control of the common areas and of any services made available to the lot owners. A copy of the Rules and Regulations as adopted from time to time, as herein provided, shall from time to time be posted in a conspicuous place, and copies of said Rules and Regulations will be provided to members upon request.

2. Priority of Documents. In the event of any conflict between the By-Laws, the Rules and Regulations adopted, or from time to time amended, and the Declaration of Restrictions, the Declaration of Restrictions shall prevail over said By-Laws and the Rules and Regulations, and the By-Laws over the Rules and Regulations.

The foregoing were adopted as the By-Laws of WOODMONT TRACT 70 HOMEOWNERS ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, at a meeting of the Board of Directors on \_\_\_\_\_, 1985.

\_\_\_\_\_  
PRESIDENT

Approved:

\_\_\_\_\_  
Secretary