



CFN 2006RD151466
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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

**CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF
 THE TOWERS OF KEY BISCAYNE, INC.**

THIS CERTIFICATE OF AMENDMENT is executed this 9th day of February, 2006, by **THE TOWERS OF KEY BISCAYNE, INC.**, a Florida not for profit corporation, (hereinafter referred to as "Association").

RECITALS

A. The Association has been established for the operation of The Towers of Key Biscayne Condominium, in accordance with the Declaration of Condominium and related documents which were recorded August 16, 1972, in Official Records Book 7850, Page 375, of the Public Records of Miami-Dade County, Florida, and as subsequently amended (the "Declaration").

B. An amendment was proposed to add a new Section 13.1 to Article 13 of the Association's By-Laws in accordance with the provisions of Article 57 of the BY-Laws at a duly noticed Meeting of the Board of Directors held on the 9th day of February, 2006, (the "Meeting").

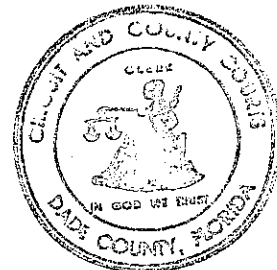
C. The proposed amendment to Article 13 of the By-Laws was approved at the Meeting by a vote of at least a three-fifths (3/5's) of the entire Board of Directors in accordance with the provisions of Article 57 of the By-Laws.

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All of the following language is new language.
3. Article 13 of the By-Laws is hereby amended to add a new Section 13.1 as follows:

All of the following language is new language:

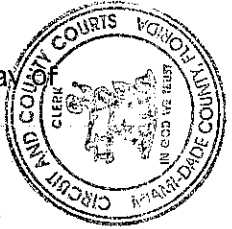
13.1 Accompanying the ballot for each election of the Association's Board of Directors shall be an outer envelope addressed to the person or entity authorized to receive the ballots and a smaller inner envelope in which the ballot shall be placed. The exterior of the outer envelope shall indicate the name of the voter, and the unit or unit numbers being voted, and shall contain a signature space for the voter. Once the ballot is filled out, the voter shall place the completed ballot in the inner smaller envelope and seal the envelope. The inner envelope shall be placed within the outer larger envelope, and the outer envelope shall then be



sealed. Each inner envelope shall contain only one ballot. The voter shall sign the exterior of the outer envelope in the space provided for such signature. The envelope shall either be mailed or hand delivered to the Association. Upon receipt by the Association, no ballot may be rescinded or changed. Prior to the date of any Board of Director's election, the Board of Directors shall establish the color and any other distinguishing marks it deems necessary for the official outer ballot envelopes ("Official Envelope") to be used during such election. Any ballot not submitted in the Official Envelope shall be marked "Disregarded" or with words of similar import, and any ballots contained therein shall not be counted.

All other sections of Article 13 remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seal this 9th day of February, 2006.



signed in the presence of:

THE TOWERS OF KEY BISCAYNE, INC.

Print Name: JOE MAURA

BY:
Eleanor Weingast, President

Print Name: Carlos A. Sardiñer

BY:
Mario Lopez, Secretary

Print Name: JOE MAURA

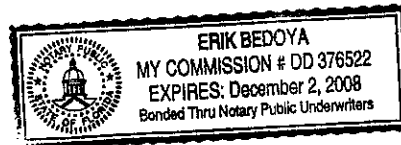
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on 10 day of Feb, A.D. 2006
WITNESS my hand and Official Seal.
HARVEY PALVIN, CLERK, of Circuit and County Courts

The foregoing instrument was acknowledged before me this 9th day of February, 2006, by Eleanor Weingast as President and Mario Lopez as Secretary, respectively of THE TOWERS OF KEY BISCAYNE, INC., a Florida not for profit corporation, on behalf of the corporation. They (who are personally known to me)/(who have produced as identification) and (did)/(did not) take an oath.

Signature of Notary
My Commission Expires:

PREPARED BY:
Lisa A. Lerner, Esquire
SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134



**CERTIFICATE OF AMENDMENT
TO THE BY-LAWS OF
THE TOWERS OF KEY BISCAYNE, INC.**

THIS CERTIFICATE OF AMENDMENT is executed this 28th day of August, 2005, by **THE TOWERS OF KEY BISCAYNE, INC.**, a Florida not for profit corporation, (hereinafter referred to as "Association").

RECITALS

A. The Association has been established for the operation of The Towers of Key Biscayne Condominium, in accordance with the Declaration of Condominium and related documents which were recorded August 16, 1972, in Official Records Book 7850, Page 375, of the Public Records of Miami-Dade County, Florida, and as subsequently amended (the "Declaration").

B. An amendment was proposed to Article 53 of the Association's By-Laws in accordance with the provisions of Article 57 of the By-Laws at a duly noticed Meeting of the Board of Directors held on the 13th day of July, 2005, (the "Meeting").

C. The proposed amendment to Article 53 of the By-Laws was approved at the Meeting by a vote of at least a three-fifths (3/5's) of the entire Board of Directors in accordance with the provisions of Article 57 of the By-Laws.

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. New language is indicated by underscored type.
3. Article 53 of the By-Laws, entitled "RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF AN APARTMENT", is hereby amended as follows:

53. The interior and all parts thereof of a condominium unit shall be kept in a good condition and repair at all times by and at the expense of the owner thereof and shall be maintained in a clean and safe condition and free of nuisance or commission of waste. Each owner of a condominium unit will promptly comply with any requirements of the insurance underwriters of the condominium. Any



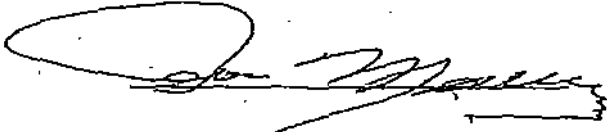
failure to repair or replace within the walls of the condominium unit as may be required for good and proper and safe maintenance thereof and which endangers, or impairs the value of, the condominium or its common elements, may be repaired or replaced by the corporation at the expense of the unit owner, to be collected by special assessment as heretofore provided, which assessment may include the cost of the corporation in and about the abatement of any nuisance kept and maintained by the unit owner therein; and a right of entry is granted to the corporation in and to any unit to inspect same and/or make repairs or replacements thereto as may be required hereunder. Notwithstanding the foregoing, or any provision to the contrary contained in these By-Laws, clothes dryers shall not be vented into the walls or into the air.

All other sections of Article 53 remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seal this 24 day of ~~July~~, 2005.

^{August}
Signed in the presence of:

THE TOWERS OF KEY BISCAYNE, INC.



Print Name: JOE MAURA

By: Eleanor Weingast
Eleanor Weingast, President

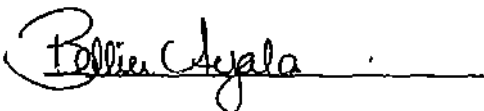


Print Name: Bellice Ayala



Print Name: JOE MAURA


By: Mario Lopez
Mario Lopez, Secretary



Print Name: Bellice Ayala

STATE OF FLORIDA)
)§:
COUNTY OF MIAMI-DADE)

~~July~~^{August} The foregoing instrument was acknowledged before me this 24 day of ~~July~~, 2005, by Eleanor Weingast as President and Marlo Lopez as Secretary, respectively of THE TOWERS OF KEY BISCAYNE, INC., a Florida not for profit corporation, on behalf of the corporation. They (who are personally known to me)/(who have produced _____ as identification) and (did)/(did not) take an oath.



Signature of Notary
My Commission Expires:

PREPARED BY:
Roberto C. Blanch, Esquire
SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, FL 33134



STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 29 day of
September, A.D. 2005
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By Harvey Ruvins D.C.

