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This instrument was prepared by:
DONNA DiMAGGIO BERGER, ESQ.
1 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OF WATERFORD POINT, A CONDOMINIUM
AND THE ARTICLES OF INCORPORATION AND BY-LAWS OF
WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**

WHEREAS, the **Declaration of Condominium of Waterford Point, a Condominium**, has been duly recorded in the Public Records of Broward County, Florida, in Official Record Book **4826** at Page **745**; and

WHEREAS, the Articles of Incorporation and By-Laws are attached as Exhibits thereto; and

WHEREAS, **Waterford Point Condominium Apartments, Inc.**, (the "Association"), a Florida not-for-profit corporation, held a special membership meeting on **June 20, 2023, which meeting was recessed and reconvened on August 15, 2023**. At such meeting, the aforementioned Declaration of Condominium, Articles of Incorporation and By-Laws were amended pursuant to the provisions of said Declaration, Articles of Incorporation and By-Laws.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration of Condominium, Articles of Incorporation and By-Laws are a true and correct copy of the amendments as amended by the membership.

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF WATERFORD POINT, A CONDOMINIUM**

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

XIII. AMENDMENT.

Except for alterations in the shares which cannot be done except with the consent of all Apartment Owners whose shares are being affected and their mortgagees, and with the exception of any amendment to the requirements that the mortgagees approve any amendment to the provisions relating to their approval of

insurance provisions as set forth in Section IX. 8. (d) supra, the Condominium Documents may be amended in the following manner:

1. Declaration. Amendments to the Declaration shall be proposed and adopted as follows:

* * *

(b) Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Governors of the Association or by the Apartment Owners meeting as members of the Association, and after being proposed and approved by either of such bodies, must be approved by the other. Governors and Apartment Owners not present at the meeting considering such amendment may express their approval in writing within ten (10) days after such meeting or by proxy delivered to the Secretary prior to such meeting. Such approvals must be by not less than a majority of the Governors and not less than sixty-six and two thirds (66 2/3%) percent of the Apartment Owners present and voting at a meeting at which a quorum has been established.

AMENDMENT TO THE ARTICLES OF INCORPORATION OF WATERFORD POINT CONDOMINIUM APARTMENTS, INC.

ARTICLE IX

AMENDMENTS:

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

* * *

2. A resolution approving a proposed amendment may be proposed by either the Board of Governors or by the Membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other. Such approvals must be by not less than a majority of all the Governors and by not less than sixty-six and two thirds (66 2/3%) percent of ~~all of~~ the members of the Association present and voting at a meeting at which a quorum has been established. Governors and members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting and said amendment shall be effective when recorded in the public Records of Broward County, Florida.

**AMENDMENTS TO THE BY-LAWS OF
WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**

* * *

II. MEMBERS.

* * *

4. A quorum at members' meetings shall consist of ~~persons entitled to cast a majority of the votes~~ the presence in person or by proxy of thirty (30%) percent of the entire membership. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof within ten (10) days after such meeting shall constitute a presence of such member for the purpose of determining a quorum.

* * *

VIII. AMENDMENTS

Amendments to the By-Laws shall be proposed and adopted in the following manner:

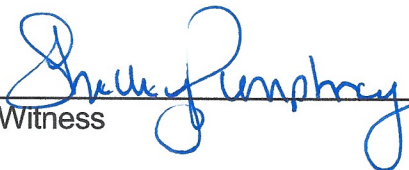
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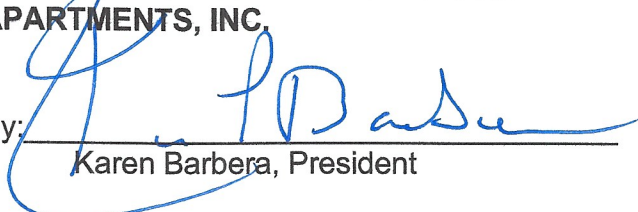
2. A resolution adopting a proposed amendment must receive approval of not less than a majority of the votes of the entire membership of the Board of Governors and not less than sixty-six and two thirds (66 2/3%) percent of the votes of ~~the entire membership of the Association~~ present and voting at a meeting at which a quorum has been established. Governors and members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting.

* * * * *

WITNESS my signature hereto this 8 day of September, 2023, at Pompano Beach, Broward County, Florida.

**WATERFORD POINT CONDOMINIUM
APARTMENTS, INC.**


Witness

By: 
Karen Barbera, President

SHELLEY PUMPHREY
(PRINT NAME)

[Signature]
Witness
Michael Sparano
(PRINT NAME)

Attest [Signature]
Richard Ambler, Secretary

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of September 2023, by Karen Barbera and Richard Ambler, as President and Secretary, respectively, of **Waterford Point Condominium Apartments, 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.

[Signature] (Signature)

Michael Sparano (Print Name)
Notary Public, State of Florida at Large

