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Palm Beach County, Florida  
Sharon R. Beck, CLERK & COMPTROLLER  
Pgs 1219 - 1222 (4pgs)

**Prepared by and return to:**  
Natalie C. Chin-Lenn, Esquire  
2300 Palm Beach Lakes Boulevard  
Suite 308  
West Palm Beach, FL 33409

**CERTIFICATE OF AMENDMENT TO THE BYLAWS OF PINE RIDGE  
NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Bylaws of Pine Ridge North Village IV was recorded in Official Record Book 4701, Page 1944, Public Records of Palm Beach County, Florida;

WHEREAS, Section 10.1 of the Bylaws provides that the Bylaws may be proposed by at least eighty percent (80%) of the Board;

WHEREAS, a meeting of the Board of Directors was held on February 27, 2019, was duly noticed and at which time there was a quorum and at least eighty percent (80%) of the Board of Directors voted to propose the amendments to the Bylaws in the various particulars as set forth in the attached exhibit to this certificate;

WHEREAS, Section 10.3 of the Bylaws provides that the Bylaws must be approved by eighty percent (80%) of the Board and two-thirds of the total vote of the members.

WHEREAS, a Special Owners meeting was held on June 17, 2019, was duly noticed and at which time at least eighty percent of the Board of Directors voted to amend the Bylaws and at least two-thirds (2/3) of the total vote of the members voted to amend the Bylaws in the various particulars as set forth in the attached Exhibit "1" to this certificate; and

WHEREAS, the Amendments and this Certificate shall be recorded in the Public Records of Palm Beach County, Florida;

NOW THEREFORE, the Bylaws of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC. is hereby amended in the particulars as stated in Exhibit "1" attached hereto; said amendments shall run with the real property known as PINE RIDGE NORTH VILLAGE IV, and shall be binding on all parties, having any right, title or interest in the said real property or any part thereof, their heirs, successors

and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Bylaws shall remain unchanged and in full force and effect.

**CERTIFICATE OF ADOPTION OF AMENDMENTS**

We hereby certify that the Amendments attached to this Certificate were duly adopted as amendments to the above-referenced Bylaws and the required percentage vote of the Board of Directors and the required percentage of Owners voted at a Special meeting with quorum present and did approve same.

DATED this 28<sup>th</sup> day of June, 2019.

WITNESSES:

PINE RIDGE NORTH VILLAGE IV  
CONDOMINIUM ASSOCIATION, INC.

Sign Martha Larsit

By: Kathleen Magaraci  
PRESIDENT

Print MARTHA LARSIT

Print Kathleen Magaraci

Sign Jean McGorty

Current Address 800 Sky Pine Way  
Greenacres, FL 33415

Print Jean McGorty

Attest Judith Hicks  
SECRETARY

Print Judith Hicks  
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2019 by Kathleen Magaraci President of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced (if left blank), personal knowledge existed) as identification and who did take an oath.

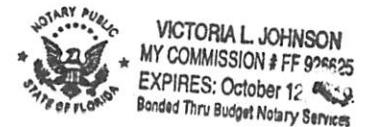


NOTARY PUBLIC  
Sign Victoria Johnson

Print Victoria Johnson

State of Florida at Large (seal)

My Commission Expires:



The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2019 by Judith Hicks Secretary of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced \_\_\_\_\_ (if left blank), personal knowledge existed) as identification and who did take an oath.



NOTARY PUBLIC

Sign Victoria Johnson

Print Victoria Johnson

State of Florida at Large (seal)

My Commission Expires:



## AMENDMENT TO THE BYLAWS FOR PINE RIDGE NORTH VILLAGE IV

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As used herein the following shall apply:

- A. Words in the text are lined through with (----) indicates deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.
- C. If the above format would make understanding of the proposed amendment difficult, then instead, the proposal will be preceded by a reference that the document is substantially re-worded and reference made to the particular article of the present text.

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1. Section 10.1 of the Bylaws shall be amended as follows:

10.1 PROPOSAL. Amendments to these By-Laws may be proposed in the form required by F.S. 718 by the Board acting upon vote of eighty percent (80%) of the Directors or by Voting interests of the Association having ~~two thirds (2/3)~~ a majority of the votes in the Association, whether meeting as members or by an instrument in writing signed by them.

2. Section 10.3 of the Bylaws shall be amended as follows:

10.3 VOTE NECESSARY FOR RECORDING. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of eighty percent (80%) of the entire membership of the Board and by an affirmative vote of the Voting Interests having ~~two thirds (2/3)~~ a majority of the votes in the Association. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President or Vice President and Secretary or Assistant Secretary of the Association, and a copy thereof shall be recorded in the Public Records of the County in which the Condominium is located.

**NOTICE: EXCEPT AS AMENDED ABOVE, THE BYLAWS SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT. THE AMENDMENTS SHALL BE EFFECTIVE WHEN RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA**