

This instrument was prepared by:  
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625 North Flagler Drive – 7<sup>th</sup> Floor  
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE  
BY-LAWS FOR  
EAST LAKES IN PEMBROKE PINES  
HOMEOWNERS ASSOCIATION, INC.**

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WHEREAS, the **Declaration of Covenants and Restrictions for East Lakes in Pembroke Pines** has been duly recorded in the Public Records of Broward County, Florida, in Official Record Book **8456** at Page **448**; and

WHEREAS, the By-Laws for East Lakes in Pembroke Pines Homeowners Association, Inc. are attached as an exhibit thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of **East Lakes in Pembroke Pines Homeowners Association, Inc.**, a Florida not-for-profit corporation, held **April 25, 2024 and reconvened on June 20, 2024**, the aforementioned By-Laws were amended pursuant to the provisions of said By-Laws.

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

**AMENDMENTS TO THE  
BY-LAWS OF  
EAST LAKES IN PEMBROKE PINES HOMEOWNERS ASSOCIATION, INC.**

(Additions shown by "underlining",  
deletions shown by "~~strikeout~~",  
sections skipped but unchanged are shown as "\*\* \* \*\*")

**ARTICLE II. MEMBERSHIP AND VOTING PROVISIONS**

\* \* \*

Section 1. Membership in the Association shall be limited to owners of the Lots and Units as defined in the Declaration of Covenants and Restrictions abovedescribed. ~~Transfer of Lot or Unit ownership, either voluntary or by operation of law, shall terminate membership in the Association, and said membership is to become vested in the transferee. If Lot or Unit ownership is vested in more than one person, then all of the persons so owning said Lot or Unit shall be members eligible to hold office, attend meetings, etc., but, as hereinafter indicated, the vote of a Lot or Unit shall be cast by the "voting member", if Lot or Unit ownership is vested in a corporation, said corporation may designate an individual officer or employee of the corporation as the "voting member". Unless otherwise provided in the Declaration and except for trusts established for estate planning purposes (Land trusts are not permitted), ownership of a Lot or Unit and membership in the Association is limited to natural persons. Business entities, including, but not limited to, corporations, limited liability companies and partnerships may not own a Lot or Unit. The foregoing limitation on corporate ownership shall not apply to Lots or Units owned by the Association or to mortgagees acquiring title to Lots or Units through foreclosure or deed in lieu of foreclosure. Transfer of Lot or Unit ownership, either voluntarily or by operation of law, shall automatically terminate membership, and the transferee shall automatically become a member of this Association. If Lot or Unit ownership is vested in more than one person, all of the persons owning a Lot or Unit shall be authorized to attend meetings. If Lot or Unit ownership is vested in, to the extent permitted by these Bylaws, an entity, the entity may designate a representative or an individual officer or employee to exercise its rights as a member.~~

\* \* \*

Section 5. Designation of Voting Member. If a Lot or Unit is owned by one person, his right to vote shall be established by the recorded title to the Lot or Unit. If a Lot or Unit is owned by more than one (1) person, the person entitled to cast the vote for the Lot or Unit shall be designated in a Certificate, signed by all of the recorded owners of the Lot or Unit and filed with the Secretary of the Association. If a Lot or Unit is owned by a corporation, as described and limited in this Article II, Section 1, above, the officer or employee thereof entitled to cast the vote of the Lot or Unit for the corporation shall be designated in a Certificate for this purpose, signed by the President or Vice-President, attested to by the Secretary of the Association. The person designated in such Certificate who is entitled to cast the vote for a Lot or Unit shall be known as the "voting member". If such a Certificate is not on file with the Secretary of the Association for a Lot or Unit owned by more than one person or by a corporation, the vote of the Lot or Unit concerned shall not be considered in determining the requirement for a quorum, or for any purpose requiring the approval of a person entitled to cast the vote for the Lot or Unit, except if said Lot or Unit is owned by a husband and wife. Such Certificates shall be valid until revoked or until superseded by a subsequent Certificate, or until a change in ownership of the Unit concerned takes place. If a Lot or Unit is owned jointly by a husband and wife, the following three (3) provisions are applicable thereto:

- (a) They may, but they shall not be required to, designate a voting member.
- (b) If they do not designate a voting member, and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting. (As previously provided, the vote of a Unit is not divisible).
- (c) Where they do not designate a voting member, and only one is present at a meeting, the person present may cast the Lot or Unit vote, just as though he or she owned the Lot or Unit individually and without establishing the concurrence of the absent person.

\* \* \* \* \*

WITNESS my signature hereto this 15<sup>th</sup> day of July, 2024, at Pembroke Pines, Broward County, Florida.

**EAST LAKES IN PEMBROKE PINES HOMEOWNERS ASSOCIATION, INC.**

Witness: [Signature]

Print Name: Brian Valinski

Address: 11481 S.W 10<sup>th</sup> CT.

DAVIE FL 33325

Witness: [Signature]

Print Name: Rita Briceno

Address: 9853 NW 2nd St.

Plantation, FL 33324

By: [Signature]

Print Name: MICHAEL D. PRINCE, President

Address: 9732 NW 16<sup>th</sup> CT

PEMBROKE PINES FL, 33024

Attest: [Signature]

Print Name: Eileen Cabral, Secretary

Address: 9619 NW 15<sup>th</sup> CT

Pembroke Pines FL 33024

[Notary page to follow]

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of July 2024, by Michael Prince and E.lean Cabral, as President and Secretary, respectively, of **East Lakes in Pembroke Pines Homeowners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Driver License as identification and did take an oath.

Rita Briceño (Signature)

Rita Briceño (Print Name)  
Notary Public, State of Florida at Large



Rita Briceño  
Notary Public  
State of Florida  
Comm# HH118521  
Expires 4/18/2025