

This instrument was prepared by:
Robert Rubinstein, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

INSTR # 100323796

OR BK 30570 PG 1796

RECORDED 06/09/2000 10:33 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2000

**CERTIFICATE OF AMENDMENT
DECLARATION OF CONDOMINIUM OF
SHAKER VILLAGE CONDOMINIUM, PHASE I
AND THE ARTICLES OF INCORPORATION AND BYLAWS OF
SHAKER VILLAGE CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendments to the Articles of Incorporation and Bylaws, exhibits to the Declaration of Condominium of Shaker Village Condominium, Phase I, and the amendment to the Declaration of Condominium, said original Declaration being recorded in Official Records Book 5224 at Page 154 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the governing documents, at a meeting held May 18, 2000.

IN WITNESS WHEREOF, we have affixed our hands this 30th day of May, 2000, at Tamarac, Broward County, Florida.

WITNESSES

SHAKER VILLAGE CONDOMINIUM
ASSOCIATION, INC.

Sign C Campbell
Print Cornell Campbell
Sign C McQueenie
Print Cynthia McQueenie

By: M Ricketts
Marcia Ricketts, President
20 Pleasant Hill Lane
Tamarac, FL 33319

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30th day of May, 2000, by Marcia Ricketts, as President of Shaker Village Condominium Association, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification
Type of Identification _____

574842_1.DOC

NOTARY PUBLIC - STATE OF FLORIDA

sign Mary M. Keith
print Mary M. Keith
My Commission expires: June 10, 2002



Mary M. Keith
MY COMMISSION # CC749888 EXPIRES
June 10, 2002
BONDED THRU TROY FARM INSURANCE, INC.

**AMENDMENTS TO THE DECLARATION OF CONDOMINIUM
OF SHAKER VILLAGE CONDOMINIUM, PHASE I
AND THE ARTICLES OF INCORPORATION AND BYLAWS
OF SHAKER VILLAGE CONDOMINIUM ASSOCIATION, INC.**

1. Article 12, Sections 12.3 and 12.4, of the Declaration of Condominium are amended to read as follows:

12.3 Interest, Application of Payments. ~~Assessments and installments on such assessments paid on or before ten days after date when due shall not bear interest, but all sums not paid on or before ten days after date when due shall be deemed late and shall bear interest at the highest rate of interest allowed by law ten (10%) percent per annum from the date when due until paid. In addition to the above stated interest, the Association shall charge an administrative late fee in the highest amount permitted by law, or such lesser amount as the Board may determine, from time to time, by a duly adopted Board rule, for each delinquent installment that the payment is late. All payments upon account shall be first applied to interest and then to the assessment payment first due. Any payment received by the Association shall be applied first to any interest accrued by the Association, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the assessment. The foregoing method of applying payments shall be applicable notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.~~

12.4 Lien for Assessments. ~~The Association shall have a lien on each condominium parcel for any unpaid assessments, together with interest thereon, late fees, costs and attorney's fees incurred in the collection of unpaid assessments or the enforcement of the lien, against the owner of such condominium parcel, together with a lien on all tangible personal property located within the apartment, except that such lien upon the aforesaid tangible personal property shall be subordinate to prior bona fide liens of record. Reasonable attorneys' fees incurred by the Association incident to the collection of such assessment for the enforcement of such lien, together with a~~ All sums advanced and paid by the Association for taxes and payment on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien shall be payable by the apartment owner and secured by such lien. The Association's liens shall also include those sums advanced on behalf of each apartment owner in payment of his obligation for use charges and operation costs likewise referred to as common expenses.

2. Article 20, Paragraph 20.4, of the Declaration of Condominium is created to read as follows:

20.4 Fines. In addition to the remedies available elsewhere in the Condominium Documents, the Association may levy fines against a unit for the failure of the owner of the unit or the owner's family, or its occupant, licensee, tenant, invitee or guest of any of the foregoing, to comply with any provision of the Condominium Act (as same may be amended or renumbered from time to time), the Declaration of Condominium, the Articles of Incorporation, Bylaws or Rules and Regulations of the Association, all as same may be amended from time to time. The procedure for levying fines is as follows:

1. The Board of Directors shall appoint a Covenant Enforcement Committee (hereinafter Committee) which shall be charged with determining whether a fine should be levied for a violation of any of the provisions of the Declaration of Condominium, the Articles of Incorporation, the Bylaws, the Rules and Regulations of the Association, or the Condominium Act. In the event the Board believes a violation has occurred or is occurring, it may thereupon provide written notice to the person(s) alleged to be in violation, and the owner of the unit which that person occupies or occupied at the time the violation was committed, if that person is not the owner, of the

opportunity for a hearing before the Committee as provided below. The notice shall also specify, and it is hereby provided, that each occurrence or recurrence of the alleged violation or each day during which it continues shall be deemed a separate offense, subject to a separate fine in the highest amount permitted by law.

2. The Committee shall hold a hearing, after the Board provides the person(s) alleged to be in violation, and the owner of the unit which that person occupies or occupied at the time the violation was committed, if that person is not the owner, with reasonable notice of not less than fourteen (14) days stating the date, time and place of the hearing, the provisions of the condominium documents, Association Rules or Condominium Act which have been violated and a short and plain statement of the matters asserted by the Board. The Committee shall hear any defense to the charges of the Board, including any witnesses that the alleged violator, the unit owner, or the Board may produce.

3. Subsequent to any hearing, the Committee shall determine whether there is sufficient evidence of a violation or violations as provided herein. Failure of the person(s) alleged to be in violation, and the owner of the unit which that person occupies or occupied at the time the violation was committed, if that person is not the owner, to attend the hearing shall be deemed an admission of the violation. If the Committee determines there is not sufficient evidence of a violation, the matter shall be ended and no fine shall be levied. If the Committee determines that there is sufficient evidence of a violation, the Committee shall forward its findings, conclusions and recommendations to the Board of Directors. Based upon such Committee findings, conclusions and recommendations, the Board of Directors may levy a fine for each violation in the amount provided herein. In the event the Board of Directors determines to levy a fine, the Board of Directors shall send a written notice to the violator and the unit owner, if the violator is not the unit owner, advising the fine has been levied and requiring payment of the fine immediately upon receipt of such notice. The unit owner shall be jointly and severally liable with the violator for payment of all fines.

4. Nothing herein shall be construed to interfere with any right that a unit owner may have to obtain from a violator occupying his unit payment in the amount of any fine or fines assessed against that unit.

5. Nothing herein shall be construed as a prohibition of or a limitation on the right of the Association to pursue other means to enforce the provisions of the various condominium documents, Association Rules or the Condominium Act, and all rights and remedies of the Association shall be cumulative.

3. Article 21, Paragraphs 21.2 and 21.3, of the Declaration of Condominium are amended to read as follows:

21.2 Resolution of Adoption. A resolution adopting a proposed amendment may be proposed by either the board of directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary Association at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

~~4. Not less than seventy-five (75%) percent a majority~~ of the votes of the entire membership of the board of directors and by not less than ~~seventy-five (75%) percent a majority~~ of the votes of the entire membership of the Association; or

~~2. not less than eighty (80%) percent of the votes of the entire membership of the Association;~~

~~3. until the first election of directors, only by all of the directors, provided the amendment does not increase the number of the apartments or alter the boundaries of the common elements.~~

21.3 Proviso. No amendment shall discriminate against any apartment owner or against any apartment, or class of group of apartments, unless the apartment owners so affected and their institutional mortgagees shall consent; and no amendment shall change any apartment or the share in the common elements, and other of its appurtenances or increase the owner's share of the common expenses except as hereinabove provided, unless the owner of the apartment concerned and all such mortgagees as first above recited shall join in the execution of the amendment. ~~Neither shall an amendment make any change in the section entitled "Insurance" nor in the section entitled "Reconstruction or Repair After Casualty" unless the record owner of all mortgagees upon the condominium shall join in the execution of the amendment; nor shall any amendment of this Declaration make any change which would in any way affect any of the rights, privileges, powers and options of the Developer unless the Developer shall join in the execution of such amendment; nor shall any amendment of this Declaration make any change which would in any way affect any of the rights, privileges, powers and options of the lessor under the recreational and community facility lease unless the lessor shall join in the execution of such amendment.~~

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4. Article IX, Paragraphs 2, 3 and 5, of the Articles of Incorporation are amended to read as follows:

2. A resolution approving a proposed amendment may be proposed by either the board of directors or by any one or more members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the ~~Secretary~~ Association at or prior to the meeting.

(a) Such approval must be by not less than 75% a majority of the entire membership of the Board of Directors and by not less than 75% a majority of the votes of the entire membership of the Association. ~~or~~

~~(b) By not less than 80% of the votes of the entire membership of the Association;~~

3. No amendment shall make any changes in the qualifications for membership or in voting rights of members, ~~or any change in Paragraphs 3 and/or 4 of Article III hereof~~ without approval in writing by all members.

~~5. Notwithstanding the foregoing provisions of this Article IX, until Developer shall have relinquished control of the Association, as hereinabove provided, no amendment of these Articles shall be adopted or become effective without the prior written consent of the Developer, its successors or assigns.~~

5. Article 9, Paragraphs 9.2 and 9.5, of the Bylaws are amended to read as follows:

9.2 A resolution adopting a proposed amendment may be proposed by either the board of directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the ~~Secretary~~ Association at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

~~1. Not less than seventy five (75%) percent a majority of the votes of the entire membership of the board of directors and by not less than seventy five (75%) percent a majority of the votes of the entire membership of the Association, or~~

~~2. By not less than eighty (80%) percent of the votes of the entire membership of the Association;~~

~~3. By all of the directors, until the first election of directors.~~

~~9.5 Developer. Notwithstanding the foregoing provisions of this Article, no amendment to these By laws may be adopted or become effective prior to the relinquishment of control of the Association by the Developer without the prior written consent of the Developer.~~

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

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557948_1.DOC

This instrument was prepared by:
Robert Rubinstein, Esquire,
BECKER & POLLAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

INSTR # 99728465
OR BK 30869 PG 0344
RECORDED 12/06/1999 10:57 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1931

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CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM OF
SHAKER VILLAGE CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium, as recorded in Official Records Book 5224 at Page 154 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the Condominium Documents at a meeting held September 30, 1999.

IN WITNESS WHEREOF, we have affixed our hands this 16th day of Nov., 1999, at Tamarac, Broward County, Florida.

WITNESSES

Sign Cheryl Ayton
Print CHERYL AYTON

Sign Leola Watkins
Print Leola Watkins

SHAKER VILLAGE CONDOMINIUM
ASSOCIATION, INC.

By: Marcia Ricketts
Marcia Ricketts, President

Address: 40 Merham Lane
Tamarac, FL 33319

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16th day of November, 1999, by Marcia Ricketts, as President of Shaker Village Condominium Association, Inc., a Florida not-for-profit corporation.

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known OR
~~Produced Identification~~

Type of Identification

sign Mary M. Keith
print Mary M. Keith

My Commission expires: June 10, 2002
Mary M. Keith
MY COMMISSION # CC749088 EXPIRES
June 10, 2002
BONDED THRU TROY FARM INSURANCE, INC.

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM
OF
SHAKER VILLAGE CONDOMINIUM

1. Article 16, Section 16.8, of the Declaration of Condominium is amended to read as follows:

~~16.8 Proviso. Provided, however, that until Developer has completed all of the contemplated improvements and closed the sales of all of the apartments of this condominium and all of the condominiums within Shaker Village, neither the apartment owners nor the Association nor the use of the condominium property shall interfere with the completion of all contemplated improvements and the sale of all apartments within Shaker Village and Developer may make such use of the unsold units and common areas as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of the property and the display of signs.~~ Leasing. No owner shall lease a unit and no unit shall be leased during the two (2) year period subsequent to the acquisition of title to the unit, or the recording of the instrument of conveyance, whichever is later. No unit shall be leased more than one (1) time during an owner's period of ownership and leasing more than one (1) time during an owner's period of ownership shall be prohibited. No lease shall be for a term of less than one (1) year and leasing for a term of less than one (1) year shall be prohibited. There shall be a maximum cap of not more than twenty percent (20%) of the total number of units under lease at any given time and no unit shall be leased, if such lease would cause the total number of units under lease to exceed the maximum cap.

2. Article 17, Section 17.5, of the Declaration of Condominium is amended to read as follows:

~~17.5 Exceptions. The foregoing provisions of this section entitled "Maintenance of Community Interests" shall not apply to a transfer to or purchase by a bank, life insurance company or federal savings and loan association which acquires title as a result of owning a first mortgage upon the apartment concerned, and this shall be so whether the title is acquired by deed from the mortgagor or through foreclosure proceeding; nor shall however, such provisions shall apply to a transfer, sale or lease by a bank, life insurance company or federal savings and loan association which so acquires its title. Neither shall such provisions require the approval of a purchaser who acquires the title to an apartment at a duly advertised public sale with open bidding which is provided by law, such as, but not limited to execution sale, foreclosure sale, judicial sale or tax sale. Neither shall any of the provisions of this section apply to the sale or lease of any apartment unit by the Developer.~~

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

This instrument was prepared by:
ROBERT RUBINSTEIN, Esquire.
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL. 33312

INSTR # 99387825
OR BK 29633 PG 1716
RECORDED 07/07/99 12:03 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2000

**CERTIFICATE OF AMENDMENT
TO THE RULES AND REGULATIONS
OF
SHAKER VILLAGE CONDOMINIUM ASSOCIATION**

WE HEREBY CERTIFY THAT the attached Rules & Regulations, the original having been an Exhibit to the Declaration of Condominium of Shaker Village Condominium, as recorded in Official Records Book 5224 at Page 154 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the governing documents by the Board of Directors, at Board meetings held between 1991-1999.

IN WITNESS WHEREOF, we have affixed our hands this 21ST day of JUNE, 1999, at Tamarac, Broward County, Florida.

WITNESSES

SHAKER VILLAGE CONDOMINIUM
ASSOCIATION, INC.

Sign

Print

Sign

Print

By:

Marcla Ricketts, President
20 Pleasant Hill Lane
Tamarac, FL 33319



Paul Morse
PAUL MORSE

LAW OFFICES
BECKER & POLIAKOFF, P.A. 3111 STIRLING ROAD POST OFFICE BOX 9057 FORT LAUDERDALE, FL 33310-9057
TELEPHONE (954)987-7550

STATE OF FLORIDA
COUNTY OF BROWARD

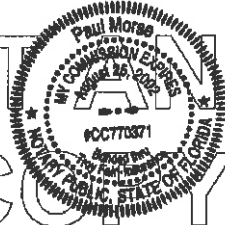
The foregoing instrument was acknowledged before me this 21st day of JUNE, 1999, by Marcia Ricketts, as President of Shaker Village Condominium Association, Inc., a Florida not-for-profit corporation.

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known OR
Produced Identification _____
Type of Identification _____

sign Paul Morse
print PAUL MORSE
My Commission expires:

THIS IS NOT
OFFICIAL COPY



223302_1

LAW OFFICES
BECKER & POLIAKOFF, P.A. • 3111 STIRLING ROAD • POST OFFICE BOX 9057 • FORT LAUDERDALE, FL 33310-9057
TELEPHONE (954) 987-7550

Clubhouse Rules & Regulations

- February 27, 1991--Tuesday evening in the Clubhouse reserved for adults excluding the use of pool tables and ping pong tables.
- May 13, 1991--Motions made concerning Clubhouse Parties:
 1. The Rec hall may be reserved for private parties no more than two (2) weekend nights per month (not consecutively) and no more than one week night per month.
 2. Reservations will be on a first come first serve basis. The owner(s) of the unit may reserve the Rec. Hall no more than twice in a calendar year. Reservations may not be made for any religious, national or ethnic holidays.
- October 16, 1991--Motion passed to prohibit smoking in the Clubhouse except when there is a private party.
- June 1, 1994--Motion passed for renting the Clubhouse: There is a curfew of 2:00 AM on Friday & Saturday, and 12:00 AM on all other nights.
- August 23, 1994--Motion passed to increase Clubhouse deposit from \$100.00 to \$200.00
- August 23, 1994--Motion passed that it is forbidden for any religious or other organizations, whether for profit or non-profit as well as any individual to hold meeting of any type in the Clubhouse other than the normal use of unit owners (such as family functions). The selling of tickets or entrance fees is also to be forbidden.
- March 14, 1995--Motion to amend the rules for private functions held in the Clubhouse as follows: Effective immediately, all residents using the Clubhouse for any private functions must engage the services of a security guard from the same company used by Shaker Village, at the residents' expense. Said guard must be present any time that a resident using the recreation hall is present. (Including setting up and cleanup). The security guards' responsibilities will include, but not limited to, noise control, insuring that no alcoholic beverages are present, proper parking, ground control and party function conforms with application to have the party. The above rule is mandatory for all functions taking place after March 4, 1995. A resident using the Clubhouse for a party function, is required to arrange with the security company in a timely manner for the employment of the security guard and arranging for confirmation of that contract to be forwarded to the Shaker Village Condominium Association. Failure to confirm will null and void the use of said Clubhouse.
- April 4, 1995--Motion to amend the existing Clubhouse Rules to include: 1. No smoking in the Clubhouse, 2. There will be no cooking in the kitchen. Only the warming of food is permitted. 3. Deposits will be forfeited if any rules are violated. The addendum is to read as follows: Effective April 9, 1995 the following rule is mandatory for all functions taking place. All residents using the clubhouse for any private function must engage the services of a security officer from the same company used by Shaker Village, at the residents' expense. Said officer must be present from the time the function begins, and until the last person has left the Clubhouse at the end of the function. It must be stated that the security officer's responsibilities will include, but will not be limited to, noise control, insuring that no alcoholic beverages are present, proper parking, ground control and party function conforms with application to have the party. In addition smoking is prohibited in the Clubhouse. A resident using the Clubhouse for a party function is required to arrange with the security company in a timely manner for the employment of the security officer and arranging for confirmation of that contract to be forwarded to the Shaker Village Condominium Association office. The security officer must have a valid "Class D" License issued by the State of Florida. Person(s) using the Clubhouse are NOT PERMITTED TO DO ANY COOKING and the oven is to be used ONLY FOR WARMING FOODS. Security and person(s) must be sure that the oven is in the off position before leaving the Clubhouse. Any violation of the rules pertaining to the Clubhouse will automatically cause a forfeiture of the deposit money left by the responsible person(s) registered to use the Clubhouse.
- August 26, 1998--Clubhouse deposit increased to \$500.00
- November 18, 1998--Lighting during Clubhouse parties must be kept to at least 50% or higher for the entire duration of the party.
- November 18, 1998--There are to be no back-to-back parties permitted at the Clubhouse.
- March 17, 1999--Wording in Clubhouse rental contract clarified to read that carpet cleaning is additional to the fees already paid.

Commercial Vehicles

- July 9, 1991--Definition of Commercial Vehicles accepted as follows:
 A Commercial vehicle is any vehicle with ladders, racks on the top or side, permanently attached tool cabinets, carrying commercial implements, garbage, junk, etc.
 Any vehicle, which is not, used solely for person non-business activities. Outside lettering of any such vehicle designating a business of any kind shall be one, but not the only, method of establishing its commercial status.
 The following types of vehicles shall be considered commercial for purposes of this section: truck cab, trailer, semi-trailer, tractor crane, power shovel, well driller, bus, taxi, limousine, and other vehicles for hire, ambulance, wrecker (tow truck), hearse, dual wheels vehicles, plus all vehicles longer than 19 feet bumper to bumper.
 Mobile Home--means a structure which is transportable in one (1) or more sections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length, which is built on a permanent chassis, and which is designated to be used as a dwelling with or without a permanent foundation when connected to the required utilities.
 Recreation Vehicles--Means a vehicular, portable structure which is built on a chassis, which is designated as a temporary dwelling for travel, recreation or vacation; and which has a transportable body width not exceeding eight (8) body feet and a length not exceeding thirty-five (35) feet.

The following vehicles are not permitted because of aesthetic reasons:

- A. Vans with homemade additions such as a raised roof. This should be factory installed and made as part of the van and not have the appearance of an ice cream truck.
- B. Vans with air condition units (if any) mounted anywhere other than on the roof of said vehicle.
- C. 4 x 4 pick-up "Monster Vehicles" - (Vehicle with exceptionally high springs used primarily for mud driving.

- May 5, 1992--Motion to amend commercial vehicle rules and add a clarification of what the definition is, and that a unit owner using said lettered vehicle for dual purpose, that is both personal and business, to be allowed to park in Shaker Village under the following criteria:

1. The vehicle complies with all other rules and regulations.
2. The vehicle has lettering on the front door panels only.
3. The lettering can be covered by a magnetized plain sign painted or colored to match the color of the vehicle while parked in Shaker Village.
4. The vehicle shall be considered under normal conditions a personal vehicle exceeding the size of a Chevy G20 Van or F54 Pickup.
5. The unit owner submits in writing a request for parking variance with a signed agreement stating under no conditions will they not comply with the above. Further said agreement will state if any violation occurs, unit owner shall be fined \$50.00 each occurrence and the unit owner will waive all rights of defense with regards to such fines.

This rule amendment does not take into consideration a vehicle which is owned by any law enforcement agency with which any present or future unit owner may be employed.

- June 24, 1992--Addition and clarification of what is a definition of a commercial vehicle:

A unit owner using a lettered vehicle for dual purpose, that is both personal and business, may be allowed to park in Shaker Village under the following criteria:

1. The vehicle complies with all other rules and regulations
2. The vehicle has lettering in front door panel only.
3. The lettering shall be covered by a magnetized plain sign, approved by the Association, while said vehicle is parked in Shaker Village.
4. The lettering is of such size and location, that it will be covered by a magnetized plain sign, approved by the Association, which matches the color of the door panel of said vehicle.
5. The vehicle shall be considered under normal conditions a personal vehicle by its design such as a pick up truck without dual wheels or a panel truck not exceeding the size of a Chevy G20 Van or F54 Pickup.
6. The unit owner shall submit in writing a request for parking variance and approval of magnetized plain sign proposed to use to cover the lettering.
7. The unit owner, upon approval of items submitted in #6 above, shall submit proof of purchase of approved magnetized plain sign matching the color of the door panel, and a signed agreement stating that under no circumstances and/or conditions will they not comply with the above. Furthermore, said agreement shall state that if any violation occurs, unit owner agrees and shall be fined according to the ENFORCEMENT OF RULE VARIANCE FOR PRIVATE/BUSINESS USE OF VEHICLES, and unit owner waives all rights of defense with regards to such fines.

Enforcement of Rule Variance for Private/Business use of Vehicles was read as follows:

1. ONE VEHICLE PER HOUSEHOLD, UNIT OWNER, RESIDENT, LESSEE, ETC.
2. Types of violations:
 - a. Forgot to put on magnetized plain sign
 - b. Was just in and out

- c. Was in a hurry
- d. Any other violation similar to above, except lost or stolen.
- e. Sign was lost or stolen.

Any of the aforementioned occurrences, or similar, shall be penalized as follows:

1. Lettering shall be covered with approved magnetized plain sign within twenty-four hours from the time violation is brought to unit owner's (violator's) attention.
2. Warning letter shall be issued by the Association.
3. A \$50.00 fine shall be paid by the unit owner (violator).

This offense shall be penalized with a \$50.00 fine, a warning letter shall be issued by the Association, sign shall be replaced with an approved magnetized plain sign within five (5) working days, and proof of purchase of new sign shall be provided to the Association.

Only a maximum of two (2) offenses as described above in 2a, 2b, 2c, and 2d, above or three (3) offenses as described in 2e above shall be permitted, not to exceed a maximum of any three (3) offenses/violations in any one year period, nor more than any two (2) offenses/violations in any three (3) month period.

- January 11, 1994—Motion passed to amend rule 22 of our initial Rules & Regulations of Shaker Village to prohibit commercial vehicles on Shaker Village property. This rule shall apply to our rules of definition of a commercial vehicle and Rule 22 in our initial Rules & Regulations.

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External Lawn, Structure, & Property Regulations

- March 19, 1991--Motion that all unit owners must comply with standards concerning upkeep of external parts of units and that all torn-screens and broken windows should be repaired or replaced within 30 days of given notice.
- May 13, 1991--Motion made that all outside barbecue grills, if they are not already on a patio, be put on flat concrete stepping stones that will correspond to the size of the grill.
- July 9, 1991--Motion passed that the unit owners are responsible for any and all damages caused by any motor vehicles, mopeds, motorbikes, motorcycles, or other motor driven devices, all hereinafter referred to collectively as "motor vehicles" operated, owned, maintained or parked on condominium property by either themselves, their guests, business invitees and/or tenants. This shall include but not be limited to damage caused by oil leaks, transmission leaks or any other leaks or discharges emanating from the "motor vehicles" onto the common property.
- January 11, 1994--Motion passed to prohibit bird feeders anywhere on Shaker Village property including the decks of the units.
- January 11, 1994--Motion passed that all garbage is to be tied in plastic bags and put in the ground receptacles. Any garbage that does not fit in the receptacles cannot be placed on top of them or be left anywhere on Shaker Village property except in the dumpster at the south parking area. This includes the yellow logo bags.
- June 13, 1995--Motion passed that any sign pertaining to security located on a window and/or in the ground of any unit be exempt from the Shaker Village rule regarding signs.
- August 8, 1995--Motion passed that any moving vehicle, motorcycle, moped, bicycle, etc, that operates on any inflammable substances such as, but not limited to, gasoline, kerosene, alcohol, etc, cannot be parked or stored in any portion of a unit. They must be parked in a legal parking space with the kickstand on a solid surface put on the ground.
- March 26, 1996--Motion passed that any unit owner/renter who has been notified that their vehicle(s) is damaging the pavement through fluid leaks, who does not fix the vehicle within seven (7) calendar days will be subject to having that vehicle towed from Shaker Village property without further notice.
- April 9, 1996--Motion to continue prohibiting any outside antenna of any type.
- April 9, 1996--Motion made to prohibit satellite dishes that currently are classified as large dishes (36" or larger) which would have to be mounted on the ground, roof or on the side of any unit.
- May 28, 1996--Motion passed to restrict burglar alarm warning signs/security company signs to the following: Inside window signs to decals no more than five (5) inches square and no more than 4 facing out of any unit- outside: free standing single sign to no more than six (6) inches square and must be placed within two (2) feet of the front door within eighteen (18) inches of the front door walkway.
- November 26, 1996--Motion passed to set a time limit of 90 days on alteration approvals by the Board and if not used in that time period, unit owners can re-submit the same plans for an extension.
- March 12, 1997--Pertaining to the ruling of xerescaping of 4/9/90, motion passed to strike out the words "no" and "unless that". The new rule will read "any landscaping placed on Shaker Village property by the Association would use xerescaping but flowers may be included where deemed necessary by the Board.
- April 9, 1997--Motion passed to revise the rule of 11/26/96 to add that the time limit be extended to one year on "alteration approvals" by the Board and if not used in that time period, unit owners can resubmit the same plans for an extension.
- October 21, 1998--Hoses must be secured to walls using the proper attachments.
- October 14, 1998--Any resident thinking about replacing their doors, there are two styles that have been approved by the Board. One style of door is located at 28 Meacham, and the other is located at 15 Pleasant Hill Lane which has glass.
- October 21, 1998--Resin chairs, tables, and plastic potted plants (no larger than 8 inches) are allowed to be put on upstairs balcony. Nothing else will be allowed.
- December 16, 1998--Torn Shades/bamboo are to be replaced or removed immediately.
- December 16, 1998--Clarification of lawn vegetation: Front & Back lawn vegetation is to be 18 inches from front window and horizontal (beside) to both sides of back door. The unit owner may plant window level plants and flowers excluding trees and/or bushes. Flowers or plants may be planted around the privacy wall excluding use of trees and/or bushes. Brick (rounded top) or rectangular brick slanted into ground may be used around privacy wall and front and back around plant section under window and to the sides of the back door 18 inches from the structure. No wood may be used for any border or placed on lawns for any reason. Specifically, cypress mulch may be used under plants.
- March 25, 1999--Article 8G number 28 concerning planting: Clarify that flowering plants are allowed to be planted on Shaker Village property by residents.
- March 25, 1999--Motion to amend ruling on hoses: Hoses are to be neatly coiled and not left on the grass.

Hurricane Shutters

- January 22, 1992--Motion passed that effective January 1, 1992, the installation of Hurricane Shutters must meet South Florida Building Code Specification, Accordion type only--color-light brown. Installer must submit a building permit before installation. Unit owner must have written Board approval and must file an agreement (provided by Shaker Village) with Broward County, to be recorded, taking full responsibility for structural damage and holding Shaker Village harmless of any repairs and/or alterations necessary due to installation. Filing fee to be paid by unit owner.
- September 12, 1995--Motion to accept the hurricane guidelines as follows:
 1. Shutters should be painted same color brown as our units.
 2. Except for the two front upper windows, shutters must come down by the weekend following the end of the emergency.
 3. Residents going on vacation during hurricane season may, after notifying the office when and for what length of time they will be vacationing, leave the shutters on. The shutters must be removed by the following weekend after their return.
 4. All shutters must come down after hurricane season.
 5. All tape on windows must be removed as soon as the emergency ends so that it does not adhere to the windows.
- September 10, 1997--Motion passed to revise the rule on emergency hurricane shutters as follows:
 1. Aluminum or steel shutters may be used without being painted
 2. Except for the two upper windows, shutters must be removed by the weekend following the emergency.
 3. Residents leaving for vacation during hurricane season may install shutters before leaving after notifying the office of vacation dates. The shutters must be removed by the following weekend of their return.
 4. All emergency shutters must be removed after the hurricane season.
 5. All tape must be removed as soon as the emergency ends so that it does not adhere to the windows.
- October 21, 1998--Any resident using plywood during hurricane season shall be responsible for plugging up any holes drilled into wall. Plywood must be removed within two days after the storm.

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Maintenance /Liens

- June 12, 1991--Motion made that 30 days after a unit is in lien and the unit owner has not settled the lien within that time, the Board will contact them and give them an opportunity to arrange a payment plan satisfactory to the Board in order to forestall foreclosure proceedings. A written agreement will be signed by the unit owner and if any payment is not made, the unit will go into foreclosure without further notice. All accounts must be settled in full before the lien becomes invalid which is one year after the initial date of the lien. They must also keep their normal monthly maintenance payments.
- October 28, 1993--According to our DECLARATION OF CONDOMINUM Page 9, Paragraph 12.3, maintenance payments are due between the first (1st) and the tenth (10th) of each month. The Board of Directors passed motion to make the following effective as of November 1, 1993:
 1. Payments not made by the twentieth (20th) of the month are considered past due. A \$5.00 interest charge is added to the past due balance. No individual Board member, or the manager, has the authority to waive either the maintenance payment or the interest.
 2. If the maintenance fee and the special assessments are not paid in full by the tenth (10th) of the month, the unit will be placed in lien.
 3. If any unit is placed into lien by the Association's attorney, the unit owner will be charged attorney fees and court costs plus the unit will be subject to foreclosure.
- May 28, 1996--Motion passed that any unit owner who has checks bounce twice for whatever reason except the fault of the bank be required to make all future payments for a period of not less than a twelve month period in either cash, cashier's check, bank check or money order.
- October 1, 1996--Motion passed to send out past due notices to all delinquent unit owners on a permanent basis.
- April 9, 1997--Lien to be placed on personal assets if a previous lien has not been satisfied in cash.
- August 26, 1998--Any resident writing an NSF check will not be allowed to pay maintenance with a check for a period of 12 months thereafter.

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Miscellaneous

- November 14, 1995--Grievance Committee members are given authorization to remove any unauthorized signs from any part of Shaker Village property.
- October 21, 1998--Shaker Village maintenance men will no longer be picking up any bulk trash from residents.
- March 25, 1999--Allowed repairs to auto: Checking oil, not changing, and emergency tire change due to flats.

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Occupants in units

- March 26, 1996--No Certificate Of Approval will be issued unless all payments to the Association are current and will not go in arrears before closing and all pool tags and keys are turned in and/or paid for.
- May 28, 1996--Motion passed that roommates, new spouses, quit-claims, etc must appear before the Screening Committee before acceptance by either the Screening Committee or Shaker Village Condominium Association.
- October 22, 1996--Motion passed that the definition of a single family remain as it has been defined and that we add to that definition the restriction that no more than two (2) people per bedroom per original blueprints and floor plan be allowed per unit.
- January 14, 1997--Motion passed that the words "without children" be deleted from the second paragraph of the Shaker Village condominium Association definition of a single-family unit. The paragraph will not read "Additionally an unmarried single adult owner may have an unmarried single person reside in his/her unit."
- October 21, 1996--Unit owners are only allowed to have one roommate living in residence at any given time, and if they should marry, spouse must be screened.
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Office/Employee/Board Procedures

- April 10, 1991--Motion to have all mail addressed to the Board members delivered to a Board member unopened.
- May 13, 1991--Motion that all rules passed be put in a newsletter and sent to residents
- September 16, 1991--Motion to hold screenings at evening hours, subject to availability of the applicants.
- March 17, 1992--Motion passed to implement immediately 19 forms which is proof of citizenship, proof to work in the U.S., current w4 forms for each employee, proper withholdings, terms of employment, wage and work descriptions, summary of any pre-hiring interviews, written yearly reviews, and exit interviews for all employees of Shaker Village.
- March 30, 1992--Motion passed for conducting board meetings: each unit owner may express their opinion on agenda items as part of an efficient and productive meeting. Any unit who wishes to address the Board may do so, however, they must put that request in writing. The Board will then place the request on the agenda for the next meeting. The President will go down each agenda item one at a time allowing the unit owner participation on each subject. Each unit owner will be allowed to speak no more than 2-3 minutes at one time and cannot speak a second time until everyone has spoken at least once. There will be no cross-conversations while someone is speaking. The speaker must be recognized by the Chair for permission to speak including Board members. They may speak one time only on each subject. They may speak a second time for 1-2 minutes.
- May 5, 1992--Motion to change .05 a copy for letter size copies and .10 a copy for legal size copies if a unit owners requests that something be copied.
- December 16, 1993--Motion passed that if any Board member is put into lien of is intending to sell his/her unit, that he/she be gentleman/lady enough to resign from the Board
- March 26, 1996--Motion passed that Shaker Village Condominium Association Management office personnel and Board members will only answer questions directed from the current unit owner. Any information pertaining to the sale or lease of any unit will only be given to the current unit owner. No exceptions permitted.
- March 26, 1996--Motion that the above rule be amended to read any unit owner or the person whom they designate as having their power of attorney. This power of attorney must be presented to the office in writing and signed.
- April 9, 1996--Motion passed to raise the allowable price to be listed on a 3x5" cards posted on the office bulletin board or advertised on Channel 3 to \$78,000 for three bedroom units and \$72,000 for two bedroom units.
- May 28, 1996--Motion passed that to erase the tapes of each board meeting after the minutes for the meeting have been approved.
- October 8, 1996--Motion passed to set a time limit for all future Board meetings to end at 9:15 PM and to then allow 15 minutes for resident input to end at 9:30 PM
- January 14, 1997--Motion passed to dispose of all unnecessary files over seven years old.
- January 28, 1997--Motion passed to keep Board meeting tapes a minimum of one year before erasing them.
- February 26, 1997--Motion passed to revert back to rule that a Board member should resign if his/her house is up for sale, but that he/she does not have to.
- March 5, 1997--Motion passed to rescind a rule passed on May 28, 1996 which states that any Board of Director member who places his unit up for sale or lease must resign immediately from the Board of Directors.
- March 5, 1997--Motion passed to rescind the ruling of April 19, 1996 stating that the minimum price that can be posted on the office bulletin board for a 3 bedroom is \$78,000 and for a 2 bedroom is \$72,000.
- March 5, 1997--Motion passed to revoke the ruling made on January 28, 1997 stating that the Board of Director meeting tapes be held for a minimum of one year.
- March 26, 1997--Motion passed to close the office on the following 6 holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. There is to be an employee choice of Martin Luther King's Birthday or President's Day providing a minimum of one maintenance employee and one office employees working on each day. Any other holiday will be a day without pay, however, provisions must be made to keep the office open on those days.
- March 26, 1997--Motion passed to amend the above stated motion to state that part time employees will not be paid for holidays.
- May 28, 1998--Sod & Work order requests are to be put in writing on the form provided at office.
- January 20, 1999--Rescind ruling that Board member must resign from the Board if house is for sale.
- March 17, 1999--Any resident volunteering for work in the office must first be approved by the Board of Directors.

Parking, Guest & Resident Regulations

- April 16, 1991--Motion that residents parked in guest spaces during restricted hours shall be deemed a modified class C offense of our parking rules. A first offense receives notification, second offense receives a ten dollar fine and third and subsequent offense would be fined twenty five dollars.
- April 16, 1991--Motion that any resident who is the guest of another resident on a regular basis may receive a special guest parking pass for the address they are visiting. Only one visiting address will be allowed per pass. Only one pass will be allowed per unit. Only two tag numbers registered to the requesting residents will be allowed on the pass.
- April 30, 1991--Motion to rescind the following resolution made on April 16, 1991--**THAT ANY RESIDENT WHO IS THE GUEST OF ANOTHER RESIDENT ON A REGULAR BASIS MAY RECEIVE A SPECIAL GUEST PARKING PASS FOR THE ADDRESS THEY ARE VISITING. ONLY ONE VISITING ADDRESS WILL BE ALLOWED PER PASS. ONLY ONE PASS WILL BE ALLOWED PER UNIT. ONLY TWO TAG NUMBERS REGISTERED TO THE REQUESTING RESIDENTS WILL BE ALLOWED ON THE PASS.**
- September 2, 1993--Motion passed to correct parking rules & regulations: The owner of any vehicle(s) parked on Shaker Village property with an out-of-date license tag that is no more than one month out-of-date be notified in writing by any authorized Shaker Village employee, that this vehicle is in violation of our parking rules and that the notice gives the owner five (5) working days to correct the violation and obtain a current license tag. If the vehicle(s) are still in violation after five days, the vehicle(s) will be towed from Shaker Village property without further notice at the owner's expense. If for any reason towing the vehicle(s) cannot be accomplished, the owner will be fined the maximum fine per day as permitted by State law.
- September 2, 1993--If a resident is a snowbird and the vehicle does not have a current tag, there will be an extension if they have a letter from the state and a copy is on file in the office.
- September 2, 1993--Motion passed that holiday parking be restricted on the following days: New Years, Super Bowl Sunday, Easter, the first night of Passover, Thanksgiving, and Christmas. The hours are to be Noon to 9:00 PM.
- September 2, 1993--Motion that parking rule of October 5, 1983 requiring written certified letters to violators be rescinded.
- September 12, 1995--Motion to amend "resident's only" parking space rule to read "subject to tow after 48 hours of consecutive parking".
- April 9, 1996--Motion passed to change regulations concerning guest parking as follows:
 1. Any resident who has a guest with a vehicle who is visiting for more than 2 consecutive days and will be parking said vehicle(s) any where on Shaker Village property MUST obtain a Guest parking permit from the Association office. A registration or rental/lease agreement showing a non-Shaker Village address must be presented to obtain this permit. No permit will be issued without the required proof. The Guest parking permit must be displayed in such a manner that our security personnel may view it from the security vehicle while making rounds. No permit will be issued for longer than one calendar month at a time.
 2. Renewal of a guest-parking permit is subject to approval of the Board of Directors. Proof of non-Shaker Village residency is required for renewal consideration. Acceptable proof is only a current utility bill or current phone bill. No other forms are acceptable. Each renewal request must be accompanied with current proof along with photo I.D.
 3. Guest parking permits issued after the 15th of any given month will be issued for that month and the next month automatically. All renewals following the month must abide by the guest parking pass requirements.
- April 9, 1996--Motion passed changing the Shaker Village decal check as follows: Security shall make two non-decal checks per shift. The first check will be performed at approximately 9:00 PM. The second check around midnight. The security officer will list all vehicles parked anywhere in Shaker Village that do not have a Shaker Village decal. The security officer will note on the report if the vehicle is parked in a guest space, resident only space, or in a specific space assigned to a resident. The Association will compile this information and keep a two week tabulation (up from the current one week).
- April 9, 1996--Motion passed in enforcement of Shaker Village vehicle decal:
 1. Any non-decaled vehicle appearing on the non-decal report twice in any two week period will be given a warning notice notifying the owner of the vehicle that they are in violation of parking regulations and must obtain either a guest parking permit or decal.
 2. Any non-decaled vehicle appearing on the non-decal report more than three times in any two week period will be stickered notifying the owner of the vehicle that they are in violation of our parking regulation and must obtain either a guest parking permit or decal.
 3. Any non-decaled vehicle appearing on the non-decaled report for a fourth time in any two-week period will be towed off Shaker Village property.
 4. No exceptions will be permitted. Neither board member nor the Association manager may make any exception to the above.
 5. This rule does not pertain to non-decaled vehicles parked in resident only spaces that have always been prohibited 24 hours a day and will continue to be prohibited.
- May 14, 1996--Motion passed that any vehicle that has been placed on the tow list because it does not have either a resident decal or a valid guest parking pass that cannot be towed either because a tow truck is not available or because the vehicle has been parked in such a manner that it cannot be towed will be subject to a mandatory fine of \$100 per daily incident.
- May 14, 1996--Motion passed that any decaled vehicles parked in guest spaces during restricted hours, currently 4:00 PM to 9:00 PM, will again, be towed out-vehicle(s) will be stickered but no further notification given-per our existing Rules & Regulations.

- May 28, 1996--Addendum to rules and regulations pertaining to car covers: Shaker Village resident decals must be placed on the rear bumper near the left side of the car. This section of the car cover must be adhered in such a manner that the resident decal is exposed at all times that the cover is on and in such a way that the resident decal is readily visible to the security guard when patrolling. Additionally, the car cover must be placed on the car in such a manner so that the security guard may have access to the license tag shortly after the beginning of each month in order to ascertain that the license tag is still current.
- July 23, 1996--Motion passed for the following items:
 1. Parking Enforcement: Renewal of Guest parking passes: "Move to start as of August 1, 1996 the following: "Out of date Guest parking passes will be handled by security in the same manner as any non-decaled/non guest parking pass vehicle parked in Shaker Village: The license plate will be recorded by security; after the license tag is noted twice in a fourteen day period, it will have a notice placed under the windshield wiper; after the third time, it will be stickered and after the fourth date, it will be towed.
 2. Move that Guest parking pass information on any vehicle will be kept for five months of non-renewals. After that date, this tag number will be removed from our records. After six months of non-renewals, the owner of this vehicle coming in for a guest pass will be treated the same as a new application [registration only required].
 3. Charge for removing "bulk items": "Move to immediately initiate a \$25.00 charge per item for the removal by Shaker Village personnel of "bulk" [furniture, appliances, carpeting, etc] items on behalf of unit owners/lessors."
 4. Charge for removing "bulk items": "Move to immediately initiate a fine of \$50.00 per item for any bulk items left out-by their unit, at the street, or at the dumpster-without Shaker Village Association permission."
 5. Security: "Move to fire effective Monday, July 22, 1996, "Professional Security"
 6. Security: "Move to engage the services-effective Monday, July 22, 1996, of System One Security."
 7. Extraordinary Legal Expenses: "Move to immediately pass through legal expenses accrued by Shaker Village for extraordinary expenses caused by sellers submitting purchase agreements that require extra legal advise including, but not inclusive of, questions involving accepting other than the required proofs of birth, residency, relationships, etc; employment information; criminal backgrounds; bounced checks, etc."
 8. Extraordinary Legal Expenses: "Move to immediately pass through legal expenses accrued by Shaker Village for residents requesting frivolous legal information and work. This includes, but not inclusive of, answering unit owner's/lessors' attorney's written and verbal requests."
 9. Vehicles without tags: "Move to allow a vehicle whose tag has been inadvertently confiscated by a Florida State authorized person/organization to remain on Shaker Village property until the court date to address this confiscation. Unit owner must produce written proof of the court date, proof that the vehicle registration was current and valid at the time of license tag confiscation, and proof that insurance was in effect at the time of license tag confiscation for this permission to be given. No extensions will be issued past the original court date. Twenty-four hours after the original court date a current license tag MUST be on said vehicle or the vehicle MUST be removed from Shaker Village property.
- August 27, 1996--Motion passed that if a student who is going to school out of this area with a vehicle registered to his school address, and is visiting home in Shaker Village, he will receive a guest parking permit while visiting.
- October 22, 1996--Motion passed that any new decals being issued be affixed to the outside of the rear window or on the rear bumper. Decals can no longer be put on the inside except that those people already given permission to do so may continue to do so until we get new decals.
- November 26, 1996--Motion passed concerning decals: Keep the shape of new car decals round and make the size 2 1/2", and also eliminate the street and unit numbers leaving only the decal number.
- March 12, 1997--Motion passed to revise ruling of 4/9/96 and strike out the words "two" checks. The rule is not to read "the security officer will make one decal check around midnight each day. The security officer will list all vehicles parked anywhere on Shaker Village that do not have a Shaker Village decal or guest pass. The security officer will note on the report if the vehicle is parked in a guest space, resident only or in a specific space assigned to a resident. The office will compile this information and keep a two-week tabulation.
- April 9, 1997--Motion made to rescind the rule stating "Any resident vehicle parked in a guest space between the hours of 4:00 PM and 9:00 PM by stickering and towing the vehicle. If the vehicle cannot be towed the unit owner is subject to a fine of \$25.00 for the first offense with escalating fees thereafter and will have to appear before the Grievance Committee. If the vehicle is towed, the fine will be waived."
- June 11, 1997--Motion passed that license plates be placed on cars within Shaker Village as required by law, which states: Any vehicle parked in Shaker Village must have a current license tag, permanently affixed, as per Florida Statute 320.07 3-A, within 24 hours. If tag is in rear window, proof of insurance and registration must be shown at the office and tag must be properly affixed to vehicle. If the tag is not permanently affixed in the proper manner within twenty-four hours said vehicle will be towed from premises. This rule applies to any vehicle on premises.
- July 29, 1998--Any guest not abiding by Shaker Village Rules & Regulations shall have their guest pass immediately revoked permanently.
- October 21, 1998--Unit owners are only allowed one guest pass per unit at any given time.
- October 14, 1998--Decals are to be placed in the rear of the car in the bottom or top left hand corner of the window on outside.
- October 21, 1998--Vehicles are not allowed to be backed into unit. They must be head in. If you must back in for unloading purposes, you must turn it around immediately after unloading, and must be turned before 6:00 PM

- December 16, 1998—Cars without proper documentation on car will be towed as follows:

1 st Violation	Warning notice
2 nd Violation	Sticker
3 rd Violation	Towed
- December 16, 1998—Amend the ruling passed on June 10, 1987: the words "hole punch with residents' address" to be removed from verbiage.
- March 17, 1999—Motion passed to rescind ruling of parking backwards.
- March 25, 1999—Guest parking regulation changed as follows:

1 st Violation	Logged
2 nd Violation	Logged
3 rd Violation	Logged
4 th Violation	Notice
5 th violation	Sticker
6 th violation	Towed

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Pet Regulations

- Rules and Regulations for pet owners passed by the Board of Directors June 12, 1991 as follows:
1. All Broward County and City of Tamarac pet ordinances must be adhered to. A copy will be given to you upon registering your pet.
 2. There may be no more than one dog or one cat living in each unit.
 3. Each animal must be registered in the office and proof of vaccination must be presented yearly.
 4. All dog owners must provide proof of license from the county.
 5. Upon registration with the office, each animal will receive a tag to be worn on a collar at all times.
 6. All pets must be on a leash at all times.
 7. Should any dog or cat be found wandering around not on a leash and without a Shaker Village tag, it will be removed by animal control.
 8. If either dogs or cats are found running free without a leash in Shaker Village, but with a Shaker Village tag, the animal will be taken to the office and the owners will be called. After three infractions of this rule, the owners will be required to remove their pet from Shaker Village.
 9. The weight limit for a pet is 35 pounds. Upon maturity, Shaker Village reserves the right to weigh any pet, which appears to be not in compliance with this rule.
 10. All pets must be walked on the common. All residents will be required to have a pooper-scooper and to clean up after their pets.
 11. All residents are liable for any damage to people or property by their pets. It is advisable to have liability insurance either covered by their household policy or by a special pet coverage.
 12. All vicious pets will be banned from Shaker Village.
 13. If a pet bites more than once, it must be removed from Shaker Village.
 14. Owners must ensure that their pets are not noisy and not a nuisance to their neighbors.
 15. No pets are to be left unattended on the screened in porches or on the decks at any time.
 16. Pets cannot be left tied in the yards at anytime.
 17. Run away pets should be reported to the office.
 18. There shall be no breeding of either cats or dogs in Shaker Village.
 19. There will be a fine system for those people that do not follow the pet rules and regulations. The first infraction will be \$25.00 and the second \$50.00. A third infraction will be the removal of the pet from Shaker Village.
 20. All currently registered pets will remain approved regardless of size. However, all pets including those that were previously registered, will be required to comply with all of the current Shaker Village rules.
 21. Before any unit owner acquires a pet, he/she must first get approval from the office. Upon acquiring the pet, all of the required documentation must be presented to the office along with a photograph of the pet. An updated photograph must be presented upon maturity.
 22. Currently registered pet owners must supply the office with information requested in rules #3 and #4.
- June 26, 1991--Pet rule amended as follows: Any unit may have one pet for a period of not more than two consecutive weeks provided that said pet conforms to all of the rules and regulations of Shaker Village, including those regarding size and weight. Notification of a visiting pet must be made to the office either before or immediately upon the arrival of the pet to Shaker Village.
 - July 9, 1991--Motion to amend pet rule regarding use of pooper scoopers, to include or remove their dogs' excrement in any manner they so desire.
 - July 9, 1991--Motion to amend pet rule as follows: Any unit may dog sit one pet for a period of not more than two consecutive weeks with any 3 month period, provided that said pet conforms to all of the rules and regulations of Shaker Village, including those regarding size and weight. Notification of a visiting pet must be made to the office either before or immediately upon the arrival of the pet to Shaker Village.
 - February 11, 1992--Motion passed that all visiting pets, those coming in with a guest, to a resident of Shaker Village, are subject to the same rules as pet that are being dog-sit.

Recreation Facilities Regulations

- October 7, 1993--Motion that a \$10.00 deposit be required for a second pool key (the first is free). If a unit owner returns the key, the deposit is returned.
- October 14, 1993--Motion to amend ruling regarding pool keys: Initial pool key to be issued free of charge to each family. Second or more keys, if requested, to require a \$20.00 deposit each. All residents shall be responsible for their pool tag(s) and key(s). If any of these are lost or stolen, the resident shall pay \$20.00 for a replacement key and \$10.00 for each pool tag if not returned. If a unit owner leases the unit, a transfer of key(s) and pool tag(s) is to be made to the lessee by the owner. The unit owner will be held responsible for the return of the pool key(s) and pool tag(s). If the lessee moves and the unit is sold, the unit owner must return the pool key(s) and pool tag(s) to the association or pay \$20.00 for each pool key and \$10.00 for each pool tag assigned to that unit. If more pool tags are needed by the lessee because of more members in the family, they shall receive a pool tag for each family member free of charge. The unit owner will be responsible for all pool keys and pool tags and charged accordingly if they are not returned at the sale of the unit.
- October 14, 1993--Motion to amend motion made on October 7, 1993 regarding pool keys: Initial pool key to be issued free of charge to each family. A second key, if requested, requires a \$20.00 deposit. No more than two keys will be issued to each unit. All residents shall be responsible for their pool tag(s) and key(s). If any of these are lost or stolen, the resident shall pay \$20.00 for the first replacement key, \$40.00 for each subsequent replacement key, and \$10.00 for each replacement pool tag. When a unit owner sells the unit, the initial key(s) and pool tag(s) are to be returned to the office, or they will be charged \$20.00 for each key and \$10.00 for each pool tag if not returned. If a unit owner has requested a second key, the deposit on the second key will be refunded upon the return of both keys. However, if the original key is lost and only one key is returned, no refund of the deposit will be made. If a unit owner leases the unit, a transfer of key(s) and pool tag(s) is to be made to the lessee by the owner. The unit owner will be held responsible for the return of the pool key(s) and pool tag(s). If the lessee moves and the unit is sold, the unit owner must return the pool key(s) and pool tag(s) to the Association, or pay \$20.00 for each pool key and \$10.00 for each pool tag assigned to that unit. If a unit owner had requested a second key, the deposit on the second key will be refunded upon the return of both keys. However, if the original key is lost and only one key is returned, no refund of the deposit will be made. If more pool tags are needed by the lessee because of more members in the family, they shall receive a pool tag for each family member free of charge. The unit owner will be responsible for all pool keys and pool tags and charged accordingly if they are not returned at the sale of the unit.
- May 2, 1995--Motion passed to have pool attendants for the summer months.
- September 12, 1995--Motion passed to discontinue pool attendants.
- April 9, 1996--Motion passed to establish a "C" (currently \$25.00 for the first violation and \$50.00 each additional violation) fine for leaving the tennis court unlocked and/or leaving the tennis lights on after use.
- May 14, 1996--Motion passed to approve the use of security to monitor the pools.
- April 23, 1997--Motion passed to change the usage of the resident's pass at the tennis court from four (4) persons on a pass to two (2) persons on a pass as required at all other recreational areas.
- June 25, 1997--Motion passed that the life saving equipment at both pools be used for their intended purpose only. Any other usage will be a fineable offense and that any damages to the equipment will require reparations from the person(s) misusing said equipment.
- August 26, 1998--Pool age increased--Under 16 must be accompanied by an adult 18 years of age or older. Only one child per adult unless with parents.

Violations & Fines

- September 2, 1993--Motion that any violation notices may be hand delivered by any authorized representative of Shaker Village.
- August 23, 1994--Motion passed to set a time limit of thirty (30) days to pay the fines imposed on violators.
- March 13, 1996--Motion passed to raise the minimum fines to \$25.00 from the \$10.00 minimum.
- April 9, 1997--Motion passed that all fines will amended to follow these changes without regard to class A-D fines.
 1. 1st Violation--Written Notice
 2. 2nd Violation--\$10.00
 3. 3rd Violation--\$20.00
 4. 4th Violation--\$30.00

Fines will be levied on the basis of a continuing violation and cannot exceed \$30.00 each day until a maximum amount of \$300.00 is attained.

- April 9, 1997--Motion to rescind the rule enacted on 7/23/96 to charge for removal of bulk items. The rule reads as follows: "To immediately initiate a \$25.00 charge per item for the removal by Shaker Village personnel of "bulk (furniture, appliances, carpeting, etc.) items" on behalf of unit owners/lessors"
- April 9, 1997--Motion made to rescind the rule for removing bulk items that was enacted on 7/23/96 which states: "A fine of \$50.00 per item for any bulk items left out-by their unit, at the street, or at the dumpster-without Shaker Village Association permission."
- April 30, 1997--Passed votes to amend the By Laws of Shaker Village as follows:
 Amend Declaration of Condominium of Shaker Village, Phase 1, subsection 12.3 as follows: Add the words: The Association will charge an administrative fee of five dollars (\$5.00) or other such amount as may be amended from time to time, in addition to such interest for each installment of the assessment for each delinquent installment that the payment is late.

Addition of a new subsection (1) to article 111 subsection (2)(1)-Powers of the Board. Any future increase(s) in fine(s) will have to be approved by 51% (1/2) of the unit owners before being implemented. Any fine shall follow the following structure with no designation of class "A" or "B" offenses.

1 st Violation	Written notice
2 nd Violation	\$10.00
3 rd Violation	\$20.00
4 th Violation or more	\$30.00

- October 21, 1998--All property violations must be fixed before Shaker Village approves any unit owners' sale, and certificate is issued.

**CERTIFICATE OF AMENDMENT TO
BY-LAWS OF
SHAKER VILLAGE CONDOMINIUM**

Pursuant to the Declaration of Condominium of Shaker Village Condominium Association as recorded in official Records Book 5224, Page 159 of the Public Records of Broward County, Florida and more particularly Section 12, Subsection 3 of the Declaration of Condominium, the undersigned hereby certifies that the attached amendment to the Declaration of Condominium was duly adopted at a members meeting held on April 30, 1997. This attached amendment shall become effective at the time of the recording of this Certificate.

Dated: 6/6/97 SHAKER VILLAGE CONDOMINIUM ASSOCIATION, INC.

By: Walter F. Gray
Walter F. Gray, President

Attested to:
Marcia Ricketts
Marcia Ricketts, Secretary

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments WALTER GRAY, as President and MARCIA RICKETTS, as Secretary, to me well known to be the person described in and who executed the foregoing instrument as the act and deed of the aforesaid corporation and that they had full authority and power to do so.

WITNESS my hand and official seal at Tamara, County of Broward, State of Florida this 6 day of June, 1997.



Joseph M. Allen
MY COMMISSION # 00000286 EXPIRES
May 20, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Joseph M. Allen
Notary Public, State of Florida
at Large

My Commission expires:

JOSEPH M. ALLEN

C:\SHAKERS\CERTAMEN1

Return to: Shaker Village
40 Meacham Lane
Tamarac, FL 33319

BK 26554 PG 04, 50

CH

AMENDMENT TO
BY LAWS OF
SHAKER VILLAGE CONDOMINIUM

Section 12, Subsection 3 of the Declaration of Condominium denoted interest, Application of Payment is hereby amended to add the following new sentence as underlined in the complete text of section 12.3

12.3 INTERESTS, APPLICATION OF PAYMENTS. Assessments and installments on such assessment paid on or before ten days after the date when due shall not bear interest, but all sums not paid on or before ten days after the date when due shall bear interest at the rate of ten (10) per cent per annum from the date until paid. The Association will charge an administrative fee of five dollars (\$5.00) or other such amount as may be permitted by law as same may be amended from time to time, in addition to such interest for each installment of the assessment for each delinquent installment that the payment is late. All payments upon account shall be first applied to the assessment payment due.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 26554 PG 0451

AMENDMENT TO
BY LAWS OF
SHAKER VILLAGE CONDOMINIUM

Section 12, Subsection 3 of the Declaration of Condominium denoted interest, Application of Payment is hereby amended to add the following new sentence as underlined in the complete text of section 12.3

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RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 26554 PG 0451

92157722

CERTIFICATE OF FILING OF RULES AND REGULATIONS AND AMENDMENTS OF
RULES AND REGULATIONS OF
SHAKER VILLAGE CONDOMINIUM

The Declaration of Condominium of Shaker Village Condominium Association was recorded in Official Records Book 5224, Page 154 of the Public Records of Broward County, Florida. Recorded together with the aforesaid Declaration of Condominium were initial Rules and Regulations. Attached hereto and incorporated by reference herein as Exhibit "A" is a listing of all current amendments to the initial rules and regulations of the aforesaid Association promulgated by the various Boards of Directors of the Association up through and including February 11, 1992. The undersigned hereby certifies that the attached amendments to the Initial Rules & Regulations as well as the Initial rules and regulations constitute all of the effective rules and regulations of the Association promulgated up through December 31, 1991.

92 APR 10 PM 4 20

Dated: 3/17/92 SHAKER VILLAGE CONDOMINIUM ASSOCIATION, INC.

OFFICIAL COPY

By: Patricia E. Beninati
Patricia E. Beninati, President

Attested to:

Jaclynn Conner
Jaclynn Conner Secretary

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, as President and as Secretary, to me well known to be the person described in and who executed the foregoing instrument as the act and deed of the aforesaid corporation and that they had full authority and power to do so.

WITNESS my hand and official seal at Tamarac,
County of Broward, State of Florida this 17 day of MARCH, 1992.

Joseph M. Alb
Notary Public, State of Florida
at Large

My commission expires:
Notary Public, State of Florida
My Commission Expires March 19, 1992
Sended by Troy Fair Insurance Inc.

RICHARD C. ENTIN, P.A.
8411 W. OAKLAND PARK BLVD., SUITE 202
SUNRISE, FLORIDA 33351

RETURN TO:

57.00
+ 2.50
MLM

BK 19373PG0135

SHAKER VILLAGE CONDOMINIUM ASSOCIATION
40 MEACHAM LANE
TAMARAC FLORIDA 33319
(305) 722-2180

FEBRUARY 1992

THIS IS NOT AN OFFICIAL COPY

AMENDMENTS TO THE INITIAL
RULES & REGULATIONS

BK 19373PE0136

ALTERATIONS

MARCH 25, 1982 - If a unit owner makes any additions or alterations to his unit or property which in any way requires future maintenance at the expense of Shaker Village, all cost must be absorbed by the unit owner. This addition or alteration must also be recorded in the County Courthouse. The cost of recording to be paid by the unit owner.

MAY 12, 1988 - Address numbers on units must be a minimum of 4 inches in height. Numerals only.

JUNE 8, 1988 - The Board enforce the rule of residents maintaining their units by replacing or repairing the screens on their rear Florida Room enclosure within 30 days of receipt of a letter from the Association. Those residents not complying with this motion will be fined and legal action be taken.

JULY 12, 1988 - Residents may install an air conditioner unit in their Florida Room only. The air conditioner unit must be installed as close to the ground as possible, must be landscaped by shrubs, so that it cannot be seen from the outside and may not be installed in any window of the Florida Room. The installation of the air conditioner unit must be approved by the Board. Any unit installed without Board approval will be deemed illegal. All air conditioner units that were installed prior to this date, will be grandfathered in, providing they are obscured by shrubbery. No air conditioner unit will be permitted in any other part of the unit.

APRIL 26, 1989 - All existing tiled walkways be grandfathered in as of April 26, 1989.

No permanent changes be permitted in Shaker Village without Board approval and any permanent changes made without Board approval will be removed at the owner's expense.

FINES

	<u>FIRST</u>	<u>SECOND</u>	<u>THIRD</u>	<u>FOURTH</u>
		<u>OFFENSE/OR/NOTICE</u>		
CLASS "A"	\$25.00	\$50.00	*	
CLASS "B"	\$10.00	\$25.00	\$50.00	*
CLASS "C"	Notification	\$10.00	\$25.00	*
CLASS "D"	Notification	Legal Action		

*Injunction or other legal action

BK 19373P60137

CLUBHOUSE

OCTOBER 16, 1985 - We do not permit any organization whether it be profit or non-profit or any individual to conduct meetings or any type of use of our Clubhouse other than the normal use by our unit owners.

SEPTEMBER 4, 1988 - Added to Clubhouse application for private party use:

14. No unit owner may serve any alcoholic beverage of any kind in the Rec. Hall.

15. Any unit owner utilizing the Rec. Hall for any purposes agrees to hold harmless Shaker Village Condominium, its agents, servants, and employees, from any liability for damages incurred by anyone utilizing the Rec. Hall during the time that the unit owner is responsible therefore.

JANUARY 8, 1991 - Give the City of Tamarac permission to use our Clubhouse as their permanent polling place.

MAY 13, 1991 - The Rec. Hall may be reserved for private parties no more than two (2) weekend nights per month (not consecutively) and no more than one week night per month.

Reservations will be on a First come First serve basis. The owner/s of the unit may reserve the Rec. Hall no more than twice in a calendar year. Reservations may not be made for any religious, national or ethnic holidays.

OCTOBER 16, 1991 - To prohibit smoking in the Clubhouse except when there is a private party.

BK 19373PE0138

COMMERCIAL VEHICLE

FEBRUARY 18, 1988 - Consider any vehicle with an out of state truck tag a non-commercial vehicle (providing it meets all of the standards of Shaker Village Condo Association). That is, not being a truck because of no other reason than the truck plate which it bears.

July 9, 1991

DEFINITION OF COMMERCIAL VEHICLES

A Commercial Vehicle is any vehicle with ladders, racks on the top or side, permanently attached tool cabinets, carrying commercial implements, garbage, junk, etc.

Any vehicle which is not used solely for personal non-business activities. Outside lettering of any such vehicle designating a business of any kind shall be one, but not the only, method of establishing its commercial status.

The following types of vehicles shall be considered commercial for purposes of this section: truck cab, trailer, semitrailer, tractor crane, power shovel, well driller, bus, taxi, limousine and other vehicles for hire, ambulance, wrecker (tow truck), hearse, dual wheels vehicles, plus all vehicles longer than 19 feet bumper to bumper.

Mobile Home - means a structure which is transportable in one (1) or more sections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length, which is built on a permanent chassis, and which is designated to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

Recreation Vehicle - means a vehicular, portable structure which is built on a chassis; which is designated as a temporary dwelling for travel, recreation or vacation; and which has a transportable body width not exceeding eight (8) body feet and a length not exceeding thirty-five (35) feet.

The following vehicles are not permitted because of aesthetic reasons:

- A. Vans with home made additions such as a raised roof. This should be factory installed and made as part of the Van and not have the appearance of an ice cream truck.
- B. Vans with air condition units (if any) mounted anywhere other than on the roof of said vehicle.
- C. 4 X 4 pick-up "Monster Vehicles" - (Vehicle with exceptionally high springs used primarily for mud driving.

BK 19373PG0139

GUESTS & UNIT OWNERS

DECEMBER 3, 1986 - Limit the amount of guests for use of the basketball and volleyball courts to one guest for each member of a household effective Saturday, December 13, 1986 guest passes must be obtained.

SEPTEMBER 11, 1987 - A unit owner may permit only an immediate relative or guest to occupy their unit for no more than fifteen (15) consecutive days in any one calendar month, if the unit owner is not in residency. All unit owners must advise the Condominium Association of the occupancy of any apartment (unit) by any guest prior to said occupancy.

MARCH 3, 1988 - Our rules and regulations pertaining to a single family be enforced 100%, as we have always done in the past and that these people be notified that no more than two single unmarried adults may occupy that unit at any time.

JANUARY 11, 1989 - Any guest visiting a resident for a consistent period of at least 30 days, should receive a resident decal instead of a long term guest pass only and be treated as a resident, (only in relation to resident parking restrictions).

JANUARY 10, 1990 & JUNE 7, 1990 - A guest is anyone visiting who does not reside in Shaker Village and can prove such. All other persons are considered residents.

Such persons considered as residents are required to fill a resident application, pay the screening fee, be screened and approved or rejected by the Condominium Board of Directors as are new applicants for residency.

At all times, the adults residing in any single unit shall not exceed the number permitted by our single family status.

HURRICANE SHUTTERS

JANUARY 22, 1992 - The installation of Hurricane Shutters must meet South Florida Building Code Specification, Accordion type only - color - light brown. Installer must submit a building permit before installation. Unit owner must have written Board approval and must file an agreement (provided by Shaker Village) with Broward County, to be recorded, taking full responsibility for structural damage and holding Shaker Village harmless of any repairs and/or alterations necessary due to installation. Filing fee to be paid by Unit Owner - approximately \$26.00;

BK 19373P60140

LEASING & SALES

MARCH 12, 1985 - Unit owner whose unit is being rented may sit in on screening of their unit. However, they may not participate in any way during the proceeding. If they insist on disregarding this rule, the committee has the authority to ask him or her to leave. If they refuse then the committee may cancel the screening for another date without the unit owner being present. Real estate agents who are not unit owners or anyone not connected with the screening may not attend.

APRIL 2, 1985 - Effective April 2, 1985 to accept the addendum to lease and that all leases in Shaker Village must be accompanied by the addendum to lease. This addendum to lease must be signed by the unit owners and lessees as designated and the signatures notarized. Leases will not be processed without the signed addendum.

JULY 22, 1985 - Effective July 22, 1985 all future purchasers of Shaker Village townhouses or villas may not lease their units for the first twenty-four (24) months of ownership.

MARCH 5, 1986 - A unit owner may not rent their unit more than once in a twelve month period. This is to reaffirm a motion passed in May of 1981.

MARCH 5, 1986 - Shaker Village acknowledge those cases where a renter is renting that apartment and the owner sells said apartment. That the renter shall be allowed to stay out the term of it's lease and the extensions provided for in the lease if any. However, the twenty-four (24) month period where that apartment may not be rented (as passed in resolution dated July 22, 1985) will commence when the rental period of that lease with that tenant has expired.

MAY 21, 1986 RULE #52186 - Resolution: Notwithstanding any prior enacted rule and regulations concerning leasing of units by owners within the first two years of their ownership to the contrary, it is hereby proposed that any such rules and regulations shall not affect or be applied to existing owners selling their units and remaining in Shaker Village as tenants of the purchasers until said old owners are ready to move. At such time the two year prohibition shall commence.

JUNE 4, 1986 - AMENDMENT TO RULE 52186 - Resolution to put a time limit of no more than six (6) months of occupancy to the seller of a unit and that due proof of a purchase for a new residence be presented to the Board before an approval is given for the six (6) month extension.

FEBRUARY 4, 1987 - Prohibiting the acceptance of an application from a unit owner to lease or sell their unit if they have any outstanding fines which have not been paid or any other outstanding obligations which have not been paid by their lessees or themselves.

BR 19373PE0141

LEASING AND SALES

MARCH 18, 1987 - Rescind the motion made on July 22, 1985, that all leases shall not be for less than three months or more than one year. The new resolution is to read as follows: that all leases shall not be for less than six months or more than one year.

APRIL 18, 1987 - No new purchaser who has been approved may occupy a unit until either a copy of the unrecorded deed or occupancy agreement is received. The occupancy agreement may not exceed 30 days. If the occupant exceeds the prescribed time limit then that person or persons shall be deemed a tenant and if for any reason they do not close, then the unit owner may not rent that unit for the remainder of the 12 month period. Only one occupancy agreement will be permitted for each unit owner.

JUNE 1, 1987 - All unit owners who lease their units must submit a new lease for their lessees to Shaker Village at least thirty (30) days prior to the expiration of the previous one. The lessees are required to have a screening before the Screening Committee, who will then submit their findings and opinions to the Board for approval. There will not be a screening fee for these leases.

JUNE 10, 1987 - Anyone wishing to be heard by the Board who has previously requested to do so in writing, will have the option of requesting a special hearing other than at a regular Board meeting. These meetings will be held in our office but must be made known to all and may be attended by anyone who wishes to. The purpose is to limit the embarrassing exposure that some people do not want to be subjected to.

SEPTEMBER 11, 1987 - No one except a previously approved tenant shall be allowed to occupy a unit, either as a guest or otherwise, while any application for transfer of ownership or lease is pending before the Board of Directors. Anyone so occupying a unit contrary to this rule shall be deemed to have withdrawn their application for either transfer or lease. All unit owners must advise the Condominium Association of the occupancy of any apartment (unit) by any guest prior to said occupancy.

FEBRUARY 17, 1989 - Be it resolved that in the event Shaker Village Condominium Association acquires title to any unit located within Shaker Village by virtue of a foreclosure action or bidding at a foreclosure action for either foreclosure of a mortgage or foreclosure of a unit owner's interest for failure to pay maintenance, then and in that event Shaker Village may, at it's option, either enter into a lease with any prospective tenant Shaker Village deems appropriate or may thereafter sell the unit once it has acquired title to same, pursuant to the declaration of condominium.

BR 19373PG0 142

MISCELLANEOUS

BOARD OF DIRECTORS (RECORDS)

FEBRUARY 4, 1976 - The Docs show the register is to be kept by the Secretary of the Association. All of the records pertaining to the office of Secretary and Treasurer of the Association by consent of the Secretary and Treasurer and Board should be kept in the office under the control of the manager employed by the Board.

CHECK SIGNING

FEBRUARY 25, 1976 - Any two (2) signatures of the Board Members may be authorized to sign checks, but that the President and one (1) other Board Member sign all checks and in the absence of the President, any two (2) Board Members may sign.

TRASH

JANUARY 22, 1980 - Any resident who places trash and/or garbage of any kind on common property other than at designated time shall be fined \$10.00 for first offense, \$25.00 for second offense and third offense shall result in legal action at owner's expense.

POOL TAGS

JULY 8, 1982 - Each unit will receive a minimum of 2 pool passes. A live-in companion will also receive a pool pass.

JULY 22, 1985 - Effective July 22, 1985 unit owners leasing their units will be held responsible for the return of pool tags given to their lessees. A charge of \$15.00 per tag will be charged to the unit owner for each tag not returned. Payment for pool tag charges must be paid before unit will again be rented or sold.

BABY SITTING

JULY 29, 1987 - Baby sitting advertising be restricted to one page, small type, and restricted to residents of Shaker Village only. The baby sitting must be under the age of eighteen (18). The advertising will be free of charge.

ADVERTISING ON CHANNEL 3

JULY 29, 1987 - Begin selling advertising space to Shaker Village residents for material goods only on the Community Bulletin Board with the restriction that they be allowed one page only per unit.

VANDALISM

JANUARY 11, 1989 - Graffiti: Anyone found guilty of this offense on Shaker Village property or anyone's personal property in Shaker Village will be fined \$50.00.

BK 19373P80143

MISCELLANEOUS - CONTINUED

TREEHOUSE

APRIL 26, 1989 - Have treehouse removed and not to permit any treehouses to be constructed on Shaker Village property.

HURRICANE WARNINGS

SEPTEMBER 19, 1989 - Upon the posting of a "Hurricane Warning" maintenance employees are empowered and instructed to immediately remove all loose or possibly destructive objects from all balconies, walls, patios, grass areas, if not immediately removed by the unit owner/tenant. Said objects will be disposed of.

BOARD OF DIRECTORS

JANUARY 10, 1989 - No one may serve as a Director of Shaker Village Condominium Association unless said Director is a member of the Association.

BARBECUE GRILLS

MAY 13, 1991 - All outside barbecue grills, if they are not already on a patio, be put on flat concrete stepping stones that will correspond to the size of the grill.

TERMITE TENTING

OCTOBER 30, 1991 - Effective January 1, 1991, the cost of termite tenting will be considered a common expense to be paid for by the Shaker Village Condominium Association and that those unit owners who have paid for the tenting as of the above date be refunded.

BK 79373P60 144

PARKING & DECALS

MARCH 10, 1982 - Any parked vehicles on the grass or in an unauthorized location will be towed away without any warning to the owner of the vehicle at the owner's expense.

OCTOBER 5, 1983 - Unit owners and their tenants violating the parking rules and regulations, be sent certified letters advising them of their violation and giving them 72 hours from the date of the letter to comply with the rules concerning parking and said letter to also state that if they fail to comply with the rules, that on a date certain the Board shall meet at which time the unit owner and/or tenant will be given an opportunity to show cause why the fine should not be levied. If no good cause is shown, said fine shall be enforced.

JULY 2, 1986 - RULE 7285 - Any vehicle that cannot operate under it's own power to mean not legally driveable on a city street. If said vehicle would be ticketed or impounded by a law enforcement agency as not legally operable such as with no license tag or an out of date license plate then under our definition of rule #22 said vehicle may not be left on Shaker Village property more than twenty-four (24) hours. Any vehicle that cannot be driven under it's own power will also fall under this definition and must be removed from condominium property within twenty-four (24) hours.

AUGUST 5, 1986 - CORRECTION TO RULE 7286 - The Board of Directors defines any vehicle that cannot operate under it's own power to mean: NOT legally driveable on a city street. The word "not" was erroneously omitted.

JUNE 10, 1987 - Have printed and distributed vehicle decals for all vehicle owned and/or operated by all residents of Shaker Village and parked on said property on a regular/continuing basis. Said decals shall be numbered numerically and be "hole punched" with the residents address. Said decal shall be affixed to the left rear bumper of the registered vehicle (exception being to those residents who can prove that they are constantly changing vehicles in which case the decal may be "taped" to the left rear window). Said decal is to be issued by manager after a complete vehicle census is filled out and returned to the office. A current registration for said vehicle hall be required before issuing a decal for any vehicle.

OCTOBER 13, 1987 - Any full time resident/s of Shaker Village, this includes "snow birds" must have permanently affixed on any vehicle which is used on a continuing daily basis, a resident decal.

MARCH 9, 1988 - To change the location of the decals from the left side of the bumper to the lower left side of the rear window. Vehicles that do not have a rear window will attach their decals to the left side of their bumpers.

BK 19373PG0145

PARKING & DECALS - CONTINUED

JUNE 29, 1988 - The spaces at the North end of the basketball court be stenciled "RESIDENTS ONLY".

JUNE 29, 1988 - All parking spaces at the Front Rec. Area be stenciled "RESIDENT/GUEST".

JULY 7, 1988 - To convert 24 guest spaces into resident parking spaces only. They are to be painted white and stenciled "RESIDENTS ONLY". There will be six from each of the following streets: Canterbury, Pleasant Hill, Spinning Wheel Lane and Ann Lee.

JULY 13, 1988 - To lower the guest pass requirements to any vehicle that would be parked in Shaker Village any three days in a seven day period. These people will have a notice put on their vehicles, instructing them to acquire a guest pass from our office or the vehicle will be towed on the fourth day.

JULY 13, 1988 - Any resident who has not affixed their vehicle decal on the designated areas of the vehicle, and parks said vehicle in a guest space with or without the decal, during restricted ours will be fined \$25.00 for the first offense and \$50.00 for each additional one. If vehicle is towed, the fine will be waived.

JULY 13, 1988 - Enforcement of the vehicle decal on resident vehicles be enforced and that a fine of \$25.00 for the first day and \$5.00 for each additional day be imposed on the resident who does not affix the decal on their vehicle within five (5) days of notification.

SEPTEMBER 13, 1989 - To limit the time a resident may park in a resident only parking space to two consecutive days without moving the vehicle. The resident will be notified and given 24 hours to move the vehicle. Vehicle will be towed, at owners expense if not moved to a different location.

SEPTEMBER 13, 1989 - Any resident wishing to cover a vehicle, motor cycles included, must use one that is commercially manufactured. It must be a dark solid color. Example would be tan, blue, green, black, etc.

APRIL 16, 1991 - Residents parked in guest spaces during restricted hours shall be deemed a modified class C offense of our parking rules. A first offense receives notification, second offense receives a ten dollar fine and third and subsequent offense would be fined twenty-five dollars.

BK 19373PE0146

**SHAKER VILLAGE CONDOMINIUM ASSOCIATION
40 MEACHAM LANE
TAMARAC, FLORIDA 33319
(305) 722-2180**

**RULES AND REGULATIONS FOR PET OWNERS
PASSED BY THE BOARD OF DIRECTORS ON JUNE 12, 1991**

1. ALL BROWARD COUNTY AND CITY OF TAMARAC PET ORDINANCES MUST BE ADHERED TO. A COPY WILL BE GIVEN TO YOU UPON REGISTERING YOUR PET.
2. THERE MAY BE NO MORE THAN ONE DOG OR ONE CAT LIVING IN EACH UNIT.
3. EACH ANIMAL MUST BE REGISTERED IN THE OFFICE AND PROOF OF VACCINATION MUST BE PRESENTED YEARLY.
4. ALL DOG OWNERS MUST PROVIDE PROOF OF LICENSE FROM THE COUNTY.
5. UPON REGISTRATION WITH THE OFFICE EACH ANIMAL WILL RECEIVE A TAG TO BE WORN ON A COLLAR AT ALL TIMES.
6. ALL PETS MUST BE ON A LEASH AT ALL TIMES.
7. SHOULD ANY DOG OR CAT BE FOUND WANDERING AROUND NOT ON A LEASH AND WITHOUT A SHAKER VILLAGE TAG IT WILL BE REMOVED BY ANIMAL CONTROL.
8. IF EITHER DOGS OR CATS ARE FOUND RUNNING FREE WITHOUT A LEASH IN SHAKER VILLAGE, BUT WITH A SHAKER VILLAGE TAG, THE ANIMAL WILL BE TAKEN TO THE OFFICE AND THE OWNERS WILL BE CALLED. AFTER THREE INFRACTIONS OF THIS RULE THE OWNERS WILL BE REQUIRED TO REMOVE THEIR PET FROM SHAKER VILLAGE.
9. THE WEIGHT LIMIT FOR A PET IS 35LBS. UPON MAJORITY. SHAKER VILLAGE RESERVES THE RIGHT TO WEIGH ANY PET WHICH APPEARS TO BE NOT IN COMPLIANCE WITH THIS RULE.
10. ALL PETS MUST BE WALKED ON THE COMMON. ALL RESIDENTS WILL BE REQUIRED TO HAVE A POOPER SCOOPER AND TO CLEAN UP AFTER THEIR PETS.
11. ALL RESIDENTS ARE LIABLE FOR ANY DAMAGE TO PEOPLE OR PROPERTY BY THEIR PETS. IT IS ADVISABLE TO HAVE LIABILITY INSURANCE EITHER COVERED BY THEIR HOUSEHOLD POLICY OR BY A SPECIAL PET COVERAGE.
12. ALL VICIOUS PETS WILL BE BANNED FROM SHAKER VILLAGE.
13. IF A PET BITES MORE THAN ONCE IT MUST BE REMOVED FROM SHAKER VILLAGE.

BK 19373P60147

PAGE TWO - RULES AND REGULATIONS FOR PET OWNERS

19. THERE WILL BE A FINE SYSTEM FOR THOSE PEOPLE THAT DO NOT FOLLOW THE PET RULES AND REGULATIONS. THE FIRST INFRACTION WILL BE \$25.00 AND THE SECONDED \$50.00 A THIRD INFRACTION WILL BE THE REMOVAL OF THE PET FROM SHAKER VILLAGE.

20. ALL CURRENTLY REGISTERED PETS WILL REMAINED APPROVED, REGARDLESS OF SIZE. HOWEVER ALL PETS INCLUDING THOSE THAT WERE PREVIOUSLY REGISTERED, WILL BE REQUIRED TO COMPLY WITH ALL OF THE CURRENT SHAKER VILLAGE RULES.

21. BEFORE ANY UNIT OWNER ACQUIRES A PET HE/SHE MUST FIRST GET APPROVAL FROM THE OFFICE. UPON ACQUIRING THE PET ALL OF THE REQUIRED DOCUMENTATION MUST BE PRESENTED TO THE OFFICE ALONG WITH A PHOTOGRAPH OF THE PET. AN UPDATED PHOTOGRAPH MUST BE PRESENTED UPON MATURITY.

22. CURRENTLY REGISTERED PET OWNERS MUST SUPPLY THE OFFICE WITH INFORMATION REQUESTED IN RULES #3 AND #4.

THIS IS NOT AN OFFICIAL COPY

JULY 9, 1991 ANY UNIT MAY DOG SIT ONE PET FOR A PERIOD OF NOT MORE THAN TWO CONSECUTIVE WEEKS WITHIN ANY 3 MONTH PERIOD, PROVIDED THAT SAID PET CONFORMS TO ALL OF THE RULES AND REGULATIONS OF SHAKER VILLAGE, INCLUDING THOSE REGARDING SIZE AND WEIGHT, NOTIFICATION OF A VISITING PET MUST BE MADE TO THE OFFICE EITHER BEFORE OR IMMEDIATELY UPON THE ARRIVAL OF THE PET TO SHAKER VILLAGE

VISITING PETS

FEBRUARY 11, 1992 ALL VISITING PETS, THOSE COMING WITH A GUEST, TO A UNIT OWNER IN SHAKER VILLAGE, ARE SUBJECT TO THE SAME RULES AS PETS ARE BEING DOG-SAT NAMELY,

1. A VISITING PET MAY STAY FOR NO MORE THAN 2 WEEKS, IN ANY 3 MONTH PERIOD.
2. THE PET IS SUBJECT TO AND MUST CONFORM TO ALL RULES AND REGULATIONS ON PETS OF SHAKER VILLAGE.
3. THE OFFICE MUST BE NOTIFIED EITHER BEFORE OR IMMEDIATELY UPON THE ARRIVAL OF SAID PET VISITOR TO SHAKER VILLAGE.
4. FAILURE TO COMPLY WITH ANY OF THESE RULES WILL CAUSE IMMEDIATE REMOVAL OF THE PET FROM SHAKER VILLAGE.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
COUNTY ADMINISTRATOR

BR 19373PE0148

AMENDMENT TO BY-LAWS
OF
SHAKER VILLAGE CONDOMINIUM, PHASE I

Section 3 of the By-Laws denoted Directors of Shaker Village Condominium, Phase I, is hereby amended to add the following new section:

Section 3.14 - Qualification of Directors

No one may serve as a Director of Shaker Village Condominium Association unless said Director is a member of the Association.

THIS IS NOT AN
OFFICIAL COPY

DN 7/23/10 05510

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR