

HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION INC.

Notice to members of a special meeting to consider proposed amendments to the Declaration.

NOTICE OF MEMBERS' MEETING

A meeting of the members of HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION INC., a Florida not for profit corporation, will be held at Consolidated Community Management on February 12, 2016, 7124 North Nob Hill Road, Tamarac, Florida, on February 15, 2016, at 7:00pm, for the purpose of amending the Declaration for Holly Court at Woodmont, A Condominium Association, Inc. as follows:

See Attached

Dated: _____.

Secretary for:
HOLLY COURT AT WOODMONT, A
CONDOMINIUM ASSOCIATION INC.

INSTRUCTIONS FOR COMPLETING the “limited proxy” for the purpose of voting on proposed Amendment to the Declaration to be considered at the meeting of Members of HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION INC.

TO ALL MEMBERS:

On February 15, 2016 at 7:00pm at CCM, 7124 North Nob Hill Road, Tamarac, a Meeting for the association will be held. At this meeting one (1) proposed Amendment to the Declaration for HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION INC. F/K/A THE CYPRESS AT WOODMONT, A CONDOMINIUM will be considered. The members shall consider the proposed Amendment appearing on the enclosed.

In order for any Amendment to pass, it is necessary to have no less than three-fourths (3/4ths) of all of the members vote YES. It is therefore important that you either attend the meeting or submit the proxy enclosed.

If you do not plan to attend the meeting in person, or even if you do plan to attend the meeting, we encourage you to complete the proxy and return it. In this way your proxy can be counted toward the quorum requirement for the meeting and, if you are not in attendance, your vote can be cast as you have instructed. If you do attend the meeting, you can then revoke your proxy and vote in person.

To complete the proxy you must insert the name of the person whom you wish to act as your proxy and cast your vote on the blank provided for this purpose (if no name is indicated by you in the blank, your proxy will name the Association’s Secretary as your proxy). Next you should direct your proxy how to cast your vote on the items indicated. **(FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED)** Finally, you should sign, date and return the proxy to the Association.

**NOTICE OF PROPOSED AMENDMENT/ADDITIONS TO THE DECLARATION FOR
HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION INC. F/K/A
THE CYPRESS AT WOODMONT, A CONDOMINIUM**

Notice is hereby given of a meeting of the members of Holly Court at Woodmont, A Condominium Association, Inc. on February 15, 2016 at 7:00pm at the offices of CCM, 7124 North Nob Hill Road, Tamarac, for the purpose of making the following Amendment to the Declaration of HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION INC. F/K/A THE CYPRESS AT WOODMONT, A CONDOMINIUM.

(Deletions indicated by ~~strikeout~~, additions by underlining)

(1.) Proposed: Article X of the Declaration:

ARTICLE X
ASSESSMENTS

The Association, through its Board of Directors, shall have the power to fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses... (except for the following amendments the remainder of this paragraph and subsequent paragraphs remain unchanged)...

Where the Institutional mortgagee of a first mortgage of record, ~~or other purchaser of a Condominium Unit,~~ obtains title to a Condominium parcel as a result of foreclosure or the Institutional first mortgagee of record accepts a deed to said Condominium parcel in lieu of foreclosure, such acquirer of title, its successors and assigns, ~~shall not be liable for the shares of Common expenses or assessments by the Association pertaining to such Condominium parcel, or chargeable to the former Unit owner of such parcel, which became due prior to acquisition of title as a result of foreclosure or the acceptance of such deed in lieu of foreclosure unless such share is secured by a claim of lien for assessments that is recorded prior to the recording of the foreclosed mortgage.~~ such acquirer of title shall be liable for the past due common expenses or assessments pertaining to such Condominium Parcel or chargeable to the former owner of such condominium parcel to the fullest extent provided for under Chapter 718, Florida Statutes, as same may be amended or renumbered from time to time —~~Such~~ Any unpaid share of the Common expenses or assessments shall be deemed to be Common expenses collectible from all of the Unit Owners, including such acquirer, his successors and assigns.

Any person who acquires an interest in a Unit, ~~except through foreclosure of an Institutional first mortgage of record or by virtue of an Institutional first mortgagee accepting a deed to a Condominium parcel in lieu of foreclosure, as specifically provided hereinabove~~ including, without limitation, persons acquiring title by operation of law, including purchasers at judicial sales, foreclosure sales, including first mortgage foreclosures, shall not be entitled to occupancy of the Unit or enjoyment of the Common elements until such time as all unpaid assessments due and owing by the former Unit owners have been paid. The association, acting through its Board of Directors, shall have the right to assign its claim and lien rights for the recovery of any unpaid assessments to the Developer, or to any Unit owner or group of Unit owners, or to any third party.

THE BOARD OF DIRECTORS URGES ALL UNIT OWNERS TO VOTE.

If you are unable to attend the meeting, please sign the enclosed limited proxies and return them in the stamped, self- addressed envelope provided.

Dated _____.

LIMITED PROXY

The undersigned, member(s) or designated voter of _____ (Print address) in HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION INC., appoints

(PRINT NAME OF PROXYHOLDER)

or Secretary of the Board of Directors of Holly Court at Woodmont, A Condominium Association, Inc., as my proxyholder to attend the meeting of the members of Holly Court at Woodmont, A Condominium Association, Inc., to be held February 15, 2016, at 7:00pm at the offices of CCM, 7124 North Nob Hill Road, Tamarac, Florida. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS INDICATED BELOW:

1. Should Article X of the Declaration be amended as proposed?

_____ YES _____ NO

Dated: _____

SIGNATURE(S) of OWNER(S) OR DESIGNATED VOTER
SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxyholder above, designates _____ (Print name) to substitute for me in voting the proxy as set forth above.

Signature of proxyholder Date: _____

THIS PROXY IS REVOCABLE BY THE HOMEOWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

BALLOT FOR AMENDING THE DECLARATION

_____ (Date)

_____ P.M. (Time)

_____ (Unit Address)

_____ Owner(s)

1. Should Article X of the Declaration be amended as proposed?

_____ YES

_____ NO

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC.
F/K/A THE CYPRESS AT WOODMONT**

THIS CERTIFICATE OF AMENDMENT is executed this ____ day of _____, 2016, by HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, (hereinafter referred to as “Association”).

WHEREAS the Association has been established for the operation of HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC. F/K/A THE CYPRESS AT WOODMONT, A CONDOMINIUM in accordance with the Declaration of Condominium and related documents which were recorded in the Official Records in Book 7796, Page 229 of the Public Records of Broward County, Florida; and

WHEREAS at a duly noticed Meeting of the Members and the Board of Directors held on the ____ day of _____, 2016 (the “Meeting”) at which a quorum of the owners were present and in person and by proxy and a quorum of Directors were present in person, Amendment/additions to Article X of the Declaration was submitted to the Owners and Directors for their consideration and vote; and

WHEREAS, in accordance with the Declaration and Bylaws and applicable Florida law, the proposed Amendment/additions to Article X of the Declaration was approved by not less three-fourths (3/4ths) of the voting interest of the Association at the Meeting with such vote consisting of not less than _____ affirmative votes.

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

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Deletions are indicated by ~~strikeout~~, additions by **underlining**
3. Article X of the Declaration for HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC. F/K/A THE CYPRESS AT WOODMONT, A CONDOMINIUM. is amended by adding the following:

(Deletions indicated by ~~strikeout~~, additions by **underlining**)

ARTICLE X
ASSESSMENTS

The Association, through its Board of Directors, shall have the power to fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses... (except for the following amendments the remainder of this paragraph and subsequent paragraphs remain unchanged)...

Where the Institutional mortgagee of a first mortgage of record, ~~or other purchaser of a Condominium Unit,~~ obtains title to a Condominium parcel as a result of foreclosure or the Institutional first mortgagee of record accepts a deed to said Condominium parcel in lieu of foreclosure, such acquirer of title, its successors and assigns, ~~shall not be liable for the shares of Common expenses or assessments by the Association pertaining to such Condominium parcel, or chargeable to the former Unit owner of such parcel, which became due prior to acquisition of title as a result of foreclosure or the acceptance of such deed in lieu of foreclosure unless such share is secured by a claim of lien for assessments that is recorded prior to the recording of the foreclosed mortgage.~~ such acquirer of title shall be liable for the past due common expenses or assessments pertaining to such Condominium Parcel or chargeable to the former owner of such condominium parcel to the fullest extent provided for under Chapter 718, Florida Statutes, as same may be amended or renumbered from time to time —~~Such~~ Any unpaid share of the Common expenses or assessments shall be deemed to be Common expenses collectible from all of the Unit Owners, including such acquirer, his successors and assigns.

Any person, firm, corporation or other entity, who acquires an interest in a Unit, ~~except through foreclosure of an Institutional first mortgage of record or by virtue of an Institutional first mortgagee accepting a deed to a Condominium parcel in lieu of foreclosure, as specifically provided hereinabove~~ including, without limitation, persons acquiring title by operation of law, including purchasers at judicial sales, foreclosure sales, including first mortgage foreclosures, shall not be entitled to occupancy of the Unit or enjoyment of the Common elements until such time as all unpaid assessments due and owing by the former Unit owners have been paid. The association, acting through its Board of Directors, shall have the right to assign its claim and lien rights for the recovery of any unpaid assessments to the Developer, or to any Unit owner or group of Unit owners, or to any third party.

Except, as set forth above, all other terms and conditions of the Declaration, By-Laws and Rules & Regulations shall remain unchanged and in full force and effect according to their terms.

IN WITNESS WHEREOF, the undersigned have set hands and seal this ___ day of _____, 2016

By: _____
Print: _____
By: _____
Print: _____

By: _____
Print: _____
By: _____
Print: _____

HOLLY COURT AT WOODMONT, A
CONDOMINIUM ASSOCIATION, INC.
By: _____
Print: _____
Title: President

By: _____
Print: _____
Title: Secretary

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2016
by _____ as _____ and by _____ as _____
_____, respectively of Holly Court at Woodmont, A Condominium Association, Inc., a
Florida not for profit corporation, on behalf of the corporation. They are personally known to me/have
produced _____ as identification and did/did not take an oath

Signature of Notary