

**WOODBINE**

**Woodbine Master Association Declaration Amendments**

**From February 22, 2007 to current**



*WOODBINE MASTER ASSOCIATION, INC.*



CFN 20070155441  
OR BK 21572 PG 0797  
RECORDED 03/30/2007 16:12:22  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0797 - 798; (2pgs)

WILL CALL BOX 165  
This instrument prepared by:  
Edward Dicker, Esquire  
DICKER, KRIVOK & STOLOFF, P.A.  
1818 Australian Avenue So., Suite 400  
West Palm Beach, Florida 33409  
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Covenants, Conditions and Restrictions of Woodbine. The original Declaration of Covenants, Conditions and Restrictions is recorded in Official Records Book 8271, Page 9, of the Public Records of Palm Beach County, Florida. The Amendment shall be effective 60 days after the date of recording. The date of the meeting of the Board of Directors of the Master Association at which this Amendment was adopted was Feb. 22, 2007. The date the notices of such meeting was Feb 16, 2007. The total number of directors of the Master Association is 9. The total number of directors approving the Amendment is 9.

DATED this 13 day of March, 2007.

[Signature]  
Witness  
[Signature]  
Witness

**WOODBINE MASTER ASSOCIATION, INC.**

By: [Signature]  
President  
Attest: [Signature]  
Secretary

(SEAL)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Paul Higgins, the President, and Kathy Best, Secretary, of Woodbine Master Association, Inc., who produced \_\_\_\_\_ and \_\_\_\_\_ as identification or who are personally known to me, to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Woodbine Master Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 13 day of March, 2007.



[Signature]  
Notary Public State of Florida at Large  
My Commission Expires:  
(SEAL)

**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

The original Declaration of Covenants, Conditions and Restrictions of Woodbine recorded in Official Records Book 8271 at Page 9 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

---

**The following paragraphs shall be added to Article 13.03(E) of the aforesaid Declaration which shall read as follows:**

Residents alleged to be in violation of Woodbine By-Laws will be given opportunity to be heard by the Woodbine Compliance Committee regarding the alleged violation, and may be assessed a fine as a result of the hearing. All fines assessed to residents as a result of due process, such as a hearing before the Woodbine Compliance Committee, are considered due upon notification of assessment of the fine. Fines not paid in response to the notice of assessment will be included in the amount of payment due with the next homeowner's quarterly assessment. Fines due for payment will be collected from quarterly assessment payments upon receipt, and the remainder of the payment submitted will be applied to the quarterly assessment due. If such remaining balance is insufficient to fully pay the quarterly assessment due, the homeowner will be considered delinquent in the amount due on the quarterly assessment, which will be due at once.

Payment toward recovery of the cost of damages to common property will be collected in a similar manner. The payments for the damages are considered due upon notification of the cost of repair/replacement, and will be added to the next quarterly assessment if not paid beforehand. Likewise, payments for recovery of damage will be deducted from assessment payments submitted. If the remaining amount is insufficient to pay the quarterly assessment amount due, the homeowner will be considered delinquent in the amount due on the quarterly assessment, which will be due at once.

WILL CALL BOX 165  
This instrument prepared by  
Edward Dicker Esquire  
DICKER, KRIVOK & STOLOFF, P.A.  
1818 Australian Avenue So., Suite 400  
West Palm Beach, Florida 33409  
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Covenants, Conditions and Restrictions of Woodbine. The original Declaration of Covenants, Conditions and Restrictions is recorded in Official Records Book 8271, Page 9, of the Public Records of Palm Beach County, Florida. The Amendment shall be effective 60 days after the date of recording. The date of the meeting of the Board of Directors of the Master Association at which this Amendment was adopted was February 28, 2008. The date of the notices of such meeting was 3/25/08. The total number of directors of the Master Association is 10. The total number of directors approving the Amendment is 10.

DATED this 28 day of March, 2008.

**WOODBINE MASTER ASSOCIATION, INC.**

Witness  
[Signature]  
Witness

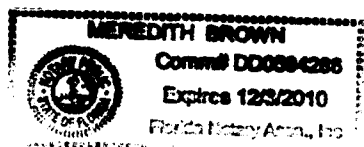
By: [Signature]  
President  
Attest: [Signature]  
Secretary

(SEAL)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH:

BEFORE ME personally appeared Paul Mims, the President, and M.C. Best, Secretary, of Woodbine Master Association, Inc., who produced \_\_\_\_\_ and \_\_\_\_\_ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Woodbine Master Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 28 day of March, 2008.



[Signature]  
Notary Public State of Florida at Large  
My Commission Expires:  
(SEAL)

**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

The original Declaration of Covenants, Conditions and Restrictions of Woodbine recorded in Official Records Book 8271 at Page 9 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

---

**Article 12.31 of the aforesaid Declaration shall be amended to read as follows:**

**Section 12.31 Rental and Leasing.** The Board of Directors of the Master Association shall have the right, but not the obligation to adopt rules and regulations governing the rental or leasing of Units and Lots within the Properties including, without limitation, establishing minimum lengths for the terms of rentals or leases and limits upon the frequency of rentals or leases. The rules and regulations governing rentals and leases may vary between specific residential areas of the Properties and/or on the basis of building types (single family, condominiums, etc.) as the Board of Directors of the Master Association, in its sole discretion, deems appropriate. Such rules and regulations need not be approved by the Members of the Master Association nor recorded. **The Woodbine Master Board of Directors ("the Board") has the authority to disallow a homeowner to rent his/her property to a specific individual based upon certain criteria adopted by the Board and in the Board's discretion.**

123510104 02A



CFN 20090033814  
 OR BK 23057 PG 1760  
 RECORDED 01/30/2009 10:42:39  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 1760 - 1761; (2pgs)

WALL CALL BOX 165  
 This instrument prepared by:  
 Edward Dieker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
 1818 Australian Avenue, Suite 400  
 West Palm Beach, Florida 33409  
 (561) 675-0123

**CERTIFICATE OF AMENDMENT TO THE  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
 WOODBINE**

I **HEREBY CERTIFY** that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Covenants, Conditions and Restrictions of Woodbine. The original Declaration of Covenants, Conditions and Restrictions is recorded in Official Records Book 8271, Page 9, of the Public Records of Palm Beach County, Florida. The Amendment shall be effective 60 days after the date of recording. The date of the meeting of the Board of Directors of the Master Association at which this Amendment was adopted was November 20, 2008. The date the notices of such meeting was Jan 15, 2009. The total number of directors of the Master Association is 10. The total number of directors approving the Amendment is

10

DATED this 15<sup>th</sup> day of January, 2009.

**WOODBINE MASTER ASSOCIATION, INC.**

[Signature]  
 Witness  
[Signature]  
 Witness

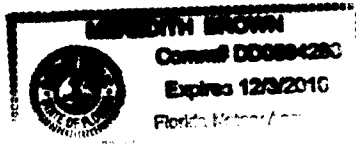
By: [Signature]  
 President  
 Attest: [Signature]  
 Secretary

(SEAL)

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH)

BEFORE ME personally appeared Raul Mirams, the President and Kathy Best, Secretary, of Woodbine Master Association, Inc., who produced \_\_\_\_\_ and \_\_\_\_\_ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Woodbine Master Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 15 day of January, 2009.



[Signature]  
 Notary Public State of Florida at Large  
 My Commission Expires \_\_\_\_\_  
 (SEAL)

**PROPOSED AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

The original Declaration of Covenants, Conditions and Restrictions of Woodbine recorded in Official Records Book 8271 at Page 9 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

**The third paragraph of Article 8.01(B)(4) of the aforesaid Declaration, as amended, shall be deleted as follows:**

~~Notwithstanding the foregoing provisions of Section 8.01(B)(4), the access, use and enjoyment of Tract "R" and Tract "P-5" of Seminole Gardens at Woodbine Parcel "F" and the improvements located thereon, shall be for the exclusive use and enjoyment of members of Seminole Gardens at Woodbine Parcel "F" Homeowners' Sub-Association, Inc., as well as said member's guests, lessees and invites. Seminole Gardens at Woodbine Parcel "F" Homeowners' Sub-Association, Inc. will be solely responsible for the care, maintenance, repair, upkeep and replacement, if required, of the grounds and facilities of the aforesaid Tract "R" and Tract "P-5" and the Master Association shall have no responsibility to provide any services to either the grounds nor the improvements of aforesaid Tract "R" and Tract "P-5."~~



CFN 20090134312  
 OR BK 20191 PG 0296  
 RECORDED 04/22/2009 15:35:55  
 Palm Beach County, Florida  
 Sharon R. Beck, CLERK & COMPTROLLER  
 Pgs 0296 - 297; (2pgs)

WILL CALL BOX 165  
 This instrument prepared by  
 Edward Dicker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
 1818 Australian Avenue So., Suite 400  
 West Palm Beach, Florida 33409  
 (561) 815-0123

**CERTIFICATE OF AMENDMENT TO THE  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
 WOODBINE**

**I HEREBY CERTIFY** that the Amendment attached as Exhibit "I" to this Certificate was duly adopted as an Amendment to the Declaration of Covenants, Conditions and Restrictions of Woodbine. The original Declaration of Covenants, Conditions and Restrictions is recorded in Official Records Book 8271, Page 9, of the Public Records of Palm Beach County, Florida. The Amendment shall be effective 60 days after the date of recording. The date of the meeting of the Board of Directors of the Master Association at which this Amendment was adopted was March 26, 2009. The date of the notices of such meeting was 3/26/09. The total number of directors of the Master Association is 10. The total number of directors approving the Amendment is 9.

DATED this 6 day of April, 2009.

**WOODBINE MASTER ASSOCIATION, INC.**

By: [Signature]  
 President

Attest: [Signature]  
 Secretary

(SEAL)

Witness  
[Signature]  
 Witness

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME personally appeared Armando Presti, the President, and Hamid Faguir, Secretary, of Woodbine Master Association, Inc., who produced \_\_\_\_\_ and \_\_\_\_\_ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Woodbine Master Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 6 day of April, 2009.



[Signature]  
 Notary Public State of Florida at Large  
 My Commission Expires:  
 (SEAL)



**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

The original Declaration of Covenants, Conditions and Restrictions of Woodbine recorded in Official Records Book 8271 at Page 9 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

---

The Board of Directors approved on March 26, 2009 to amend the documents as follows:

**Section 12.31 Rental and Leasing.** The Board of Directors of the Master Association shall have the right, but not the obligation to adopt rules and regulations governing the rental or leasing of Units and Lots within the Properties including, without limitation, establishing minimum lengths for the terms of rental or leases and limits upon the frequency of rentals or leases. The rules and regulations governing rentals and leases may vary between specific residential areas of the Properties and/or on the basis of building type (single family, condominiums, etc.) as the Board of Directors of the Master Association, in its sole discretion, deems appropriate. Such rules and regulations need not be approved by the Member of the Master Association nor recorded. The Woodbine Master Board of Directors ("the Board") has the authority to disallow a homeowner to rent his/her property to a specific individual based upon criteria adopted by the Board and in the Board's discretion. **The Woodbine Master Board of Directors ("the Board") has the authority to require approval of any occupant of a home after 30 days of occupancy. The Master Association Board of Directors ("the Board") reserves the right to revoke approval or evict an occupant who habitually violates the rules of the community or commits a criminal act leading to one or more arrests.**



CFN 20100168677  
 OR BK 23833 PG 0654  
 RECORDED 05/06/2010 13:50:42  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0654 - 655; (2pgs)

WILL CALL BOX 165  
 This instrument prepared by:  
 Laurie Manoff, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
 1818 Australian Avenue So., Suite 400  
 West Palm Beach, Florida 33409  
 (561) 615-0123

*BOX 105*

**CERTIFICATE OF AMENDMENT TO THE  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
 WOODBINE**

**I HEREBY CERTIFY** that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Covenants, Conditions and Restrictions of Woodbine. The original Declaration of Covenants, Conditions and Restrictions is recorded in Official Records Book 8271, Page 9, of the Public Records of Palm Beach County, Florida. The Amendment shall be effective 60 days after the date of recording. The date of the meeting of the Board of Directors of the Master Association at which this Amendment was adopted was September 29, 2009. The date of the notices of such meeting was \_\_\_\_\_. The total number of directors of the Master Association is 10. The total number of directors approving the Amendment is 9.

DATED this \_\_\_\_\_ day of February, 2010.

**WOODBINE MASTER ASSOCIATION, INC.**

Witness  
*Juanita Balducci*  
 Witness

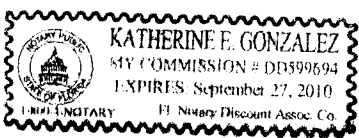
By: *Armando Presti*  
 President  
 Attest: *Susan Beatty*  
 Secretary

(SEAL)

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH)

BEFORE ME personally appeared Armando Presti, the President, and Sue Beatty, Secretary, of Woodbine Master Association, Inc., who produced Driver's License and Driver's License as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Woodbine Master Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 16<sup>th</sup> day of March, 2010.



*Kathryn Guy*  
 Notary Public State of Florida at Large  
 My Commission Expires:  
 (SEAL)

**EXHIBIT "1"**

**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

The original Declaration of Covenants, Conditions and Restrictions of Woodbine recorded in Official Records Book 8271 at Page 9 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

---

Item 1: Section 10.01, Paragraph H of the aforesaid Declaration, is proposed to be amended as follows:

H. Non Action By ARC. In the event the ARC shall fail to approve or disapprove any plans and specifications submitted in final and completed form within forty-five (45) ~~thirty (30)~~ days after written request for approval or disapproval is delivered to the ARC by the Owner, then such approval of the ARC shall not be required. However, no building or other structure shall be erected or shall be allowed to remain if build in violation of this Declaration or any Sub-Declaration, or which violates any applicable zoning or building ordinance or regulation.



CFN 20100168662  
 OR BK 23833 PG 0611  
 RECORDED 05/06/2010 13:47:54  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0611 - 612; (2pgs)

WILL CALL BOX 165  
 This instrument prepared by  
 Laurie Manoff, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
 1818 Australian Avenue So., Suite 400  
 West Palm Beach, Florida 33409  
 (561) 615-0123

30x 165

**CERTIFICATE OF AMENDMENT TO THE  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
 WOODBINE**

**I HEREBY CERTIFY** that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Covenants, Conditions and Restrictions of Woodbine. The original Declaration of Covenants, Conditions and Restrictions is recorded in Official Records Book 8271, Page 9, of the Public Records of Palm Beach County, Florida. The Amendment shall be effective 60 days after the date of recording. The date of the meeting of the Board of Directors of the Master Association at which this Amendment was adopted was June 25, 2009. The date of the notices of such meeting was \_\_\_\_\_. The total number of directors of the Master Association is \_\_\_\_\_. The total number of directors approving the Amendment is 9.

DATED this \_\_\_\_\_ day of February, 2010.

\_\_\_\_\_  
 Witness  
*Francis Balducci*  
 Witness

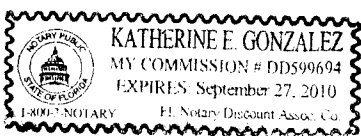
**WOODBINE MASTER ASSOCIATION, INC.**  
 By: \_\_\_\_\_  
 President  
 Attest: *Susan Beatty*  
 Secretary

(SEAL)

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME personally appeared *Armando Presti*, the President, and *Sue Beatty*, Secretary, of Woodbine Master Association, Inc. who produced *Driver's License* and *Driver's License* as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Woodbine Master Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association

WITNESS my hand and official seal this *16<sup>th</sup>* day of *March*, 2010.



*Katherine E. Gonzalez*  
 Notary Public State of Florida at Large  
 My Commission Expires:  
 (SEAL)

**EXHIBIT "1"**

**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WOODBINE**

The original Declaration of Covenants, Conditions and Restrictions of Woodbine recorded in Official Records Book 8271 at Page 9 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

---

Section 12.31 of the aforesaid Declaration, is proposed to be amended by adding new paragraph 12.31.1 as follows:

12.31.1 Any lease of a unit shall, as a condition of such lease and by operation of this Section, be deemed to include an assignment by the Owner to the Association of the Owner's right to demand and collect rent payments from the leased unit directly from the tenant, if the Owner becomes delinquent for more than thirty (30) days in the payment of any general or special assessments due the Association. Such assignment shall continue until the Owner has paid all delinquent assessments, late charges, accrued interest and any attorneys' fees that are due and owing to the Association. If a tenant fails to remit rent payments to the Association pursuant to a demand made in accordance with this Section, then the Association, in its own name and as the agent of the Owner, shall have the right, but not the obligation, to have the tenant and all other occupants removed from the unit by an injunction action or any other action permitted under the law or in this Declaration. This amendment shall apply to all leases entered into on or after the date of this Amendment.



CFN 20110106799  
 OR BK 24432 PG 1292  
 RECORDED 03/29/2011 16:34:11  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 1292 - 1294; (3pgs)

This instrument was prepared by:  
**PETER C. MOLLENGARDEN, ESQUIRE**  
 Rosenbaum Mollengarden Janssen & Siracusa  
 250 S. Australian Avenue - Suite 5  
 West Palm Beach, FL 33401  
 (W-C 195)

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF  
 COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE**

WHEREAS, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODBINE (the "Declaration") has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 8271 at Page 9; and

WHEREAS, the Board of Directors of WOODBINE MASTER ASSOCIATION, INC. (the "Association"), a Florida not-for-profit corporation, is comprised of 10 Directors;

WHEREAS, at a meeting of the Board of Directors of the Association duly called and noticed on February 9, 2011, and held on February 24, 2011, Article 12, Section 12.31(i) of the Declaration was amended pursuant to the provisions of the Declaration by the affirmative vote of 10 Directors and Article 12, Section 12.31(ii) of the Declaration was amended pursuant to the provisions of the Declaration by the affirmative vote of 9 Directors;

WHEREAS, the amendments to the Declaration shall be effective sixty (60) days after the recording of this Certificate;

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration are a true and correct copy of the amendments as approved and adopted by the Board of Directors of Woodbine Master Association, Inc. pursuant to the provisions of the Declaration:

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

ARTICLE 12  
 USE RESTRICTIONS

\*\*\*

Section 12.31 Rental and Leasing. The Board of Directors of the Master Association shall have the right, but not the obligation to adopt rules and regulations governing the rental or leasing of Units and Lots within the Properties including, without limitation, establishing minimum lengths for the terms of rental or leases and limits upon the frequency of rentals or leases. The rules and regulations governing rentals and leases may vary between specific residential areas of the Properties and/or on the basis of building type (single family, condominiums, etc.) as the Board of Directors of the Master Association, in its sole discretion, deems appropriate. Such rules and regulations need not be approved by the Member of the Master Association nor recorded. The Woodbine Master Board of Directors ("the Board") has the authority to disallow a homeowner to rent his/her property to a specific individual based upon criteria adopted by the Board and in the Board's discretion. The Woodbine Master Board of Directors ("the Board") has the authority to require approval of any occupant of a home after 30 days of occupancy. The Master Association Board of Directors ("the Board") reserves the right to revoke approval or evict an occupant who habitually violates the rules of the community or commits a criminal act leading to one or more arrests.

i. Owners shall not be permitted to lease or rent Units for the first twelve (12) consecutive months of ownership measured from the date of the deed or other instrument conveying any interest in the Unit, provided that Units acquired by the Association through foreclosure or otherwise and Units transferred by Owners to trusts for estate or tax planning purposes shall be exempt from this provision.

ii. Leased or rented Units in each Sub-Association shall not at any time exceed fifteen percent (15%) of the total number of Units in the Sub-Association; provided that Units owned by the Association shall not be included in the total number of Units in the Sub-Association for the purpose of calculating the fifteen percent (15%) limitation on leases or rentals within a Sub-Association. Additionally, the Association shall be exempt from the fifteen percent (15%) limitation on leases or rentals within any Sub-Association and may lease or rent Units owned by the Association as determined by the Board of Directors.

\* \* \*

WITNESS my signature hereto this 5 day of MARCA, 2011, at Palm Beach County, Florida.

WOODBINE MASTER ASSOCIATION, INC.

Dar Ferguson  
Witness ARMANDO PRESTI

DARL FERGUSON  
(PRINT NAME)

Wendy Henderson  
Witness

Wendy Henderson  
(PRINT NAME)

By: [Signature]  
President

Attest: \_\_\_\_\_  
Secretary

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 5 day of MARCH, 2011, by ARMANDO PRESTI and \_\_\_\_\_, as President and Secretary, respectively, of **WOODBINE MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced FZ DR LLC as identification and did take an oath.



RICHARD BARTH  
MY COMMISSION # DD 741693  
EXPIRES: January 26, 2012  
Bonded Thru Budget Notary Services

(Signature) [Signature]

Name) RICHARD BARTH (Print

Notary Public, State of Florida at Large