

PREPARED BY AND RETURN TO:
Diane S. Guthrie
SPIELVOGEL AND GOLDMAN, P.A.
Post Office Box 1366
Merritt Island, Florida 32952

CERTIFICATE OF AMENDMENT
OF
DECLARATION OF CONDOMINIUM
ESTABLISHING
TWIN TOWERS, a Condominium

THIS IS TO CERTIFY THAT:

TWIN TOWERS, INC., hereinafter called the "Developer", in accordance with the provisions of ARTICLE XXIX, of the Declaration of Condominium establishing Twin Towers, a Condominium, recorded in Official Records Book 1777, at Page 50, Public Records of Brevard County, Florida, does hereby amend and modify the said Declaration of Condominium, as follows:

ITEM I

Exhibit "F" to the original Declaration of Condominium consisting of the By-Laws of Twin Towers Homeowners Association, Inc., shall be and is hereby amended in accordance with Exhibit "1" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the above stated Developer has caused these presents to be signed and sealed this 11 day of September, 1979.

TWIN TOWERS, INC.

By: Kenneth L. Rodgers
Kenneth L. Rodgers, President

(CORPORATE SEAL)

ATTEST:

Mary D. Wester
Mary D. Wester, Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 11th day of September, 1979, by Kenneth L. Rodgers, President, and Mary Wester, Secretary, respectively, of Twin Towers, Inc., a Florida corporation, on behalf of the corporation.

Sandra J. Sanders
NOTARY PUBLIC, State of Florida at
Large

My Commission Expires:

OFFL RECS 2097 PAGE 2380

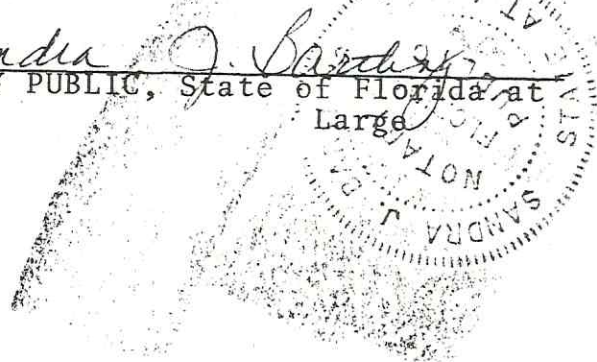
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STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 11th
day of September, 1979, by Kenneth L. Rodgers and Mary D. Wester.

Sandra J. Bartholomew
NOTARY PUBLIC, State of Florida at
Large



My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires June 5, 1982
Bonded By American Fire & Casualty Company

AMENDMENT TO BY-LAWS
OF
TWIN TOWERS HOMEOWNERS ASSOCIATION, INC.,
a corporation not-for-profit

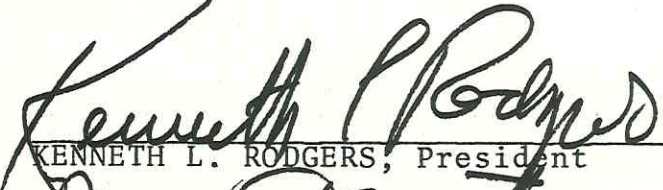
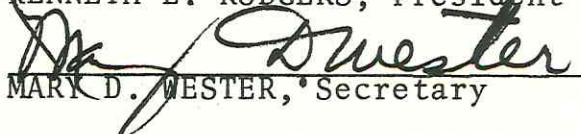
WE, Kenneth L. Rodgers and Mary D. Wester, as President and Secretary, respectively, of Twin Towers, Inc., Developer, do hereby certify that the following resolution amending the By-Laws of Twin Towers Homeowners Association, Inc., was adopted on August 30, 1979, at a joint meeting of the stockholders and directors of Twin Towers, Inc., a Florida corporation, to-wit:

BE IT RESOLVED, that Paragraph 3A of the By-Laws of Twin Towers Homeowners Association, Inc. be amended as follows:

3. ANNUAL AND SPECIAL MEETING OF MEMBERS

- a. The Annual Meeting of Members shall be held at the office of the ASSOCIATION, at 8:00 P.M. Eastern Standard Time, or at such other place and time as the Board of Directors may designate, on ~~Monday~~ ~~October~~ the first Thursday in February of each year for the purpose of electing Directors and of transacting such other business as may be authorized to be transacted by the Members, provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding business day.

IN WITNESS WHEREOF, the undersigned as President and Secretary, respectively, of Twin Towers, Inc., have set their hands and seals this 11 day of September, 1979.

 (SEAL)
KENNETH L. RODGERS, President
 (SEAL)
MARY D. WESTER, Secretary

OFFL' REGS 2097 PAGE 2381

Exhibit 1

RECORDED AND VERIFIED
Clerk
CLERK OF CIRCUIT COURT
BREVARD COUNTY, FLA.

RECORD & RETURN TO: J. RODNEY RUNYONS
P.O. Box 757
Cocoa Beach, FL 32931
(305) 783-2218

AMENDMENT TO DECLARATION OF CONDOMINIUM

TWIN TOWERS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, pursuant to the authority reserved in the Declaration of Condominium, establishing TWIN TOWERS, A Condominium, recorded in Official Records Book 1777, page 50-170 of the Public Records of Brevard County, Florida, Article XXIX, and in accordance with Florida Statute 718.110, hereby amends said Declaration above-described as follows:

TWIN TOWERS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, amends Article XXIX of the Declaration of Condominium by deleting the following language from the third sentence of paragraph A of said Article: "Not less than seventy-five per cent (75%) of the membership in the Association."

And substituting therefore the following language: "Not less than sixty-six and two-thirds per cent (66-2/3%) of the membership in the Association."

WITNESSES:

TWIN TOWERS HOMEOWNERS ASSOCIATION, INC.

Dorothy C. Loehfelm
Ruby W. Kissler

By: Robert H. Loehfelm
President
S. E. Puhakka (SEAL)
Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

REC FEE \$ 10.00 REC'D PAYMENT AS
DOC ST. \$ _____ INDICATED FOR CLASS
INT TAX) \$ _____ "C" INTANGIBLE & DOC
SER CHG) \$ _____ STAMP TAXES. SIGNED
REFUND) \$ _____
Clerk Circuit Court Brevard Co. Florida *[Signature]*

I HEREBY CERTIFY that on the date below, before me, an officer duly authorized to take acknowledgments, personally appeared S. E. PUHAKKA & ROBERT LOEHFELM well known to be the President of TWIN TOWERS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, and he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses, freely and voluntarily, under the authority vested in him by said corporation.

WITNESS my hand and official seal in said County and State last aforesaid this 24 day of February, 1982.

Nancy W. Tely
Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires March 20, 1982

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C E R T I F I C A T E

A meeting of the members of TWIN TOWERS HOMEOWNERS ASSOCIATION, INC. Board of Directors was held at the Twin Towers Condominium, Twin Towers Atlantic Room, 2020 North Atlantic Avenue, Cocoa Beach, Brevard County, Florida 32931, on the 7th day of January, 1981, at 3:00 o'clock p.m. Robert Loehfelm, the President, called the meeting to order, and present were: Robert Loehfelm, President; Charlotte Maher, Vice-President; Hugh Flynn, Secretary; and Martin Fried, Director.

At the meeting last described above, the President, Robert Loehfelm, duly moved that the following Amendment be placed on the ballot for the election to be held at the annual meeting on February 5, 1981: AMENDMENT TO DECLARATION OF CONDOMINIUM. The motion was duly seconded and approved by unanimous vote.

A meeting of the members of TWIN TOWERS HOMEOWNERS ASSOCIATION, INC. was held at the Twin Towers Condominium, Twin Towers Atlantic Room, 2020 North Atlantic Avenue, Cocoa Beach, Brevard County, Florida 32931, on the 5th day of February, 1981, at 8:00 o'clock p.m.

Hugh Flynn, Secretary, gave Robert Loehfelm, the President, a copy of the Proof of Notice of Meeting, and Robert Loehfelm, the President, called the meeting to order.

A motion was duly made and seconded to leave the Amendment issue last referred to above open and said motion was approved by unanimous vote, after it was determined that there were 135 votes, either in person or by proxy, approving the proposed Amendment and 14 disapproving the proposed Amendment.

A meeting of the members of the Board of Directors of TWIN TOWERS HOMEOWNERS ASSOCIATION, INC. was held at the Twin Towers Condominium, Twin Towers Atlantic Room, 2020 North Atlantic Avenue, Cocoa Beach, Brevard County, Florida 32931, on the 26th day of February, 1981, at 4:00 o'clock p.m. Those present were Robert Loehfelm, President; Charlotte Maher, Vice-President; Hugh Flynn, Secretary; Victor Houghton, Treasurer;

and Martin Fried, Director. Robert Loehfelm, the President, called the meeting to order and gave a special report regarding the proposed Amendment last referred to above. Additional ballots were received after the February 5, 1981, meeting last referred to above, providing necessary votes on the Amendment to allow passage of said proposed Amendment in the following proportions: 145 approved, 14 disapproved. A motion was duly made and seconded and approved by unanimous vote of the Board of Directors to accept the additional votes, and the proposed Amendment was therefore passed.

WITNESSES:

TWIN TOWERS HOMEOWNERS
ASSOCIATION, INC.

Dorothy C. Loehfelm

By: Robert H. Loehfelm
President

Ruby W. Kessler

By: S. E. Puhakka
Secretary

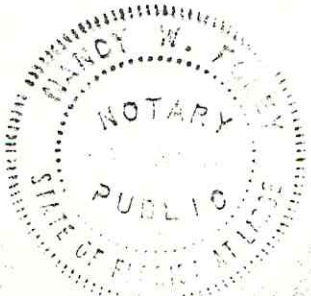
STATE OF FLORIDA)
)
COUNTY OF BREVARD)

I HEREBY CERTIFY that on the date below, before me, an officer duly authorized to take acknowledgments, personally appeared S.E. PUHAKKA, well known to be the Secretary of TWIN TOWERS HOMEOWNERS ASSOCIATION, INC. and acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily, under the authority vested in him by said corporation.

WITNESS my hand and official seal in said County and State last aforeasid this 24 day of February, 1982.

Nancy W. Foley
Notary Public, State of Florida

My Commission Expires:
My Commission Expires March 20, 1982
Bonded By American Fire & Casualty Company.



RECORDED
IN OFFICIAL RECORDS BOOK
1777, PAGE 50
BREVARD COUNTY, FLORIDA

CERTIFICATE OF AMENDMENT
OF
DECLARATION OF CONDOMINIUM
ESTABLISHING
TWIN TOWERS, a Condominium

Prepared by Helen H. Toth, Corp.
609-N 2020 N. Edgewater, Corp.
Coconut Beach, FL 32931

THIS IS TO CERTIFY THAT:

TWIN TOWERS HOMEOWNERS ASSOCIATION, INC., in accordance with the provisions of ARTICLE XXIX, of the Declaration of Condominium establishing Twin Towers, a Condominium, recorded in Official Records Book 1777, at Page 50, Public Records of Brevard County, Florida, does hereby amend and modify the said Declaration of Condominium as follows:

ITEM I

Exhibit "F" to the original Declaration of Condominium consisting of the By-Laws of Twin Towers Homeowners Association, Inc., shall be and is hereby amended in accordance with Exhibits "1", "2" and "3" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the above stated Corporation has caused these presents to be signed and sealed this 21st day of February, 1985.

TWIN TOWERS HOMEOWNERS
ASSOCIATION, INC.

BY: James H. Gooch
James H. Gooch, President



(CORPORATE SEAL)

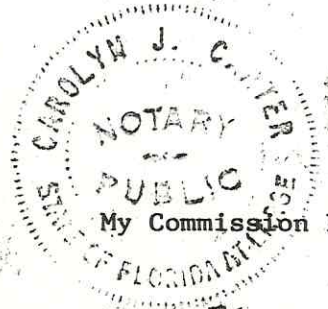
ATTEST:

Helen N. Toth
Helen N. Toth, Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 21st day of February, 1985, by James H. Gooch, President, and Helen N. Toth, Secretary, respectively, of Twin Towers Homeowners Association, Inc., a Florida Corporation, on behalf of the corporation.

Carolyn J. Carter
NOTARY PUBLIC, State of Florida at Large



Notary Public, State Of Florida At Large
My Commission Expires June 5, 1987
Bonded By SAFECO Insurance Company of America

REC FEE \$	21.00	REC'D PAYMENT AS
DOC ST. \$		INDICATED FOR CLASS
INT TAX \$		"C" INTANGIBLE & DOC
SER CHG \$		STAMP TAXES. SIGNED
REFUND \$		

Clerk Circuit Court Brevard Co. Florida [Signature]

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AMENDMENTS TO BY-LAWS
OF
TWIN TOWERS HOMEOWNERS ASSOCIATION, INC.,
a corporation not-for-profit

We, James H. Gooch and Helen N. Toth, as President and Secretary, respectively, of Twin Towers Homeowners Association, Inc. do hereby certify that the following resolutions amending the By-Laws of Twin Towers Homeowners Association, Inc., were voted upon and passed on February 7, 1985, at a joint meeting of the Stockholders and Directors of Twin Towers Homeowners Association, Inc. and adopted on February 14, 1985 at the Board of Directors Meeting of the Twin Towers Homeowners Association, Inc., a Florida Corporation, to-wit:

BE IT RESOLVED, that section 6, (Fiscal Management) paragraph c of the By-Laws of Twin Towers Homeowners Association, Inc. be amended as follows:

- c. The Board of Directors of ASSOCIATION shall establish an annual budget in advance of each fiscal year which shall correspond to the calendar year. Such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the ASSOCIATION, including a reasonable allowance for contingencies and reserves, such budget shall take into account projected anticipated income which is to be applied in reduction of the amounts required to be collected as an assessment each year. As a common expense of the ASSOCIATION, there shall be included the cost of maintaining leaseholds, memberships or other possessory or use interests in lands or facilities providing enjoyment, recreation or other use or benefit to owners of PRIVATE DWELLINGS all as may be now or hereafter acquired by lease or agreement in form and content and containing provisions satisfactory to the Board of Directors of ASSOCIATION. Notice of the Meeting of the Board of Directors at which the annual budget will be considered shall be given by the Secretary of the ASSOCIATION or other officer of the ASSOCIATION in the absence of the Secretary, such notice shall be given to each Member not less than ~~thirty-(30)-days nor more than sixty-(60)-days~~ fourteen (14) days nor more than thirty (30) days prior to such Meeting and such notice shall be written or printed and shall state the date, time and place of such Meeting. Upon adoption of such annual budget by the Board of Directors of the ASSOCIATION, the assessments for said year shall be established based upon such budget.

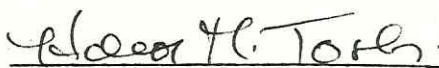
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JAMES H. GOOCH, PRESIDENT

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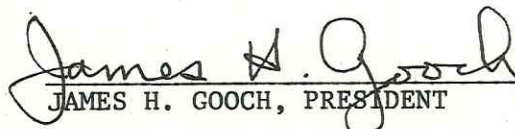



HELEN N. TOTH, SECRETARY

BE IT RESOLVED, that section 3 (Annual and Special Meeting of Members) paragraph c of the By-Laws be amended as follows:

c. Notice of all Meetings of Members, Regular or Special shall be given by the President, Vice-President or Secretary of the ASSOCIATION, or other officer of the ASSOCIATION in the absence of said officers, to each Member, unless waived in writing, such notice to be written or printed and to state the time and place and object for which the Meeting was called. Such notice shall be given to each Member not less than fourteen (14) days nor more than thirty (30) days prior to the date set for such Meeting, which notice shall be mailed or presented personally to each Member within said time. If presented personally, receipt of such notice shall be signed by the Member, indicating the date on which said notice was received by him, and further indicating that said member waives the right to receive notice of such meeting by ~~Certified~~ Mail. If mailed, such notice shall be deemed to be properly given when deposited in the United States mails addressed to the Member at his postoffice address as it appears on the records of the ASSOCIATION (Register of Owners) as of the date of mailing such notice, the postage thereon prepaid. ~~Such notice shall be sent by Certified Mail.~~ Proof of such mailing shall be given by the Affidavit of the person giving the notice and shall become a part of the Official Records of the ASSOCIATION. In addition to mailing or personally delivering notice of said Meeting to each member, the person giving notice of said Meeting shall post in a conspicuous place on the Condominium property, a notice of said Meeting at least fourteen (14) days prior to said Meeting. Any member may by written waiver of notice signed by such Member, waive such notice, and such waiver, when filed in the records of the ASSOCIATION, whether before or after the holding of the Meeting, shall be deemed equivalent to the giving of such notice to such Member. If any Meeting of Members cannot be organized because a quorum has not attended, or because the greater percentage of the Membership required to constitute a quorum for particular purposes has not attended, whenever the latter percentage of attendance may be required as set forth in the Articles of Incorporation, these Bylaws or the Declaration of Condominium, the Members who are present, either in person or by proxy, may adjourn the Meeting from time to time until a quorum, or the required percentage of attendance if greater than a quorum, is present.

CODING: Words in ~~struck-through~~ type are deletions from existing law; words in underscoring type are additions.



JAMES H. GOOCH, PRESIDENT


HELEN N. TOTH, SECRETARY

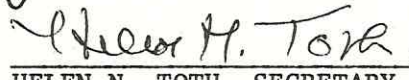
BE IT RESOLVED, that section 3 (Annual and Special Meeting of Members) paragraph a of the By-Laws of Twin Towers Homeowners Association, Inc. be amended as follows:

- a. The Annual Meeting of Members shall be held at the office of the ASSOCIATION, at 8:00 P.M. Eastern Standard Time, or at such other place and time as the Board of Directors may designate, on the ~~first-Thursday-in-February~~ third Thursday in February of each year for the purpose of electing Directors and of transacting such other business as may be authorized to be transacted by the Members, provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding business day.

CODING: Words in ~~struck-through~~ type are deletions from existing law; Words in underscored type are additions.



JAMES H. GOOCH, PRESIDENT



HELEN N. TOTH, SECRETARY

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 21st
day of February, 1985, by James H. Gooch and Helen N. Toth.



Carolyn J. Carr
NOTARY PUBLIC, State of Florida at
Large

My Commission Expires:

Notary Public, State Of Florida At
My Commission Expires June 6, 1988
Bonded By SAFECO Insurance Company of America