

This instrument prepared by and
upon recordation return to:
Daniel Wasserstein, Esq.
Wasserstein, P.A.
301 Yamato Road
Suite 2199
Boca Raton, Florida 33431

**CORRECTIVE CERTIFICATE OF AMENDMENT TO THE
AMENDED AND RESTATED BYLAWS
FOR ORIOLE CONDOMINIUM ONE CLUB, INC.**

THIS CORRECTIVE AMENDMENT TO THE AMENDED AND RESTATED BYLAWS FOR ORIOLE CONDOMINIUM ONE CLUB, INC. ("Amendment") is made by Oriole Condominium One Club, Inc., a Florida not-for-profit corporation (the "Association").

RECITALS

A. The Amended and Restated Bylaws (the "Bylaws") for Oriole Condominium One Club, Inc., including all pages thereof, were recorded as Instrument #113841681, et seq., of the Public Records of Broward County, Florida.

B. The Amendment language contained herein was approved by the Members at a Special Meeting of the Members held on December 13, 2023.

C. A Certificate of Amendment to said Bylaws was recorded as Instrument #119296939 of the Public Records of Broward County, Florida, which included Exhibit "A" which contained a scrivener's error in Section 9.2 by inadvertently deleting text in the last paragraph.

D. The Association intends to record this Amendment to include a corrective Exhibit "A."

NOW THEREFORE, the Association hereby declares that every portion of Oriole Condominium One Club is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of these Amendments.

2. Conflicts. In the event that there is a conflict between this Corrective Amendment and the Amended and Restated Bylaws this Corrective Amendment shall control. Whenever possible, this Corrective Amendment and the Amended and Restated Bylaws shall each, respectively, be construed as a single document. Except as modified hereby, the Amended and Restated Bylaws shall remain in full force and effect. In the event that any amendment(s) to the Amended and Restated Bylaws have been recorded prior to this Corrective Amendment, this Corrective Amendment shall be deemed to follow such prior recorded amendment(s) in time and title. In the event of a conflict between this Corrective Amendment and any such prior recorded amendment(s) to the Amended and Restated Bylaws or in the event of a conflict between this Corrective Amendment and any other governing documents, this Corrective Amendment shall control.

3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Amended and Restated Bylaws.
4. Covenant. This Corrective Amendment shall be a covenant running with the land.
5. Corrective Amendment to the Amended and Restated Bylaws:

SEE EXHIBIT "A"

(which is referenced as if fully set forth herein)

IN WITNESS WHEREOF, the Association has caused this Corrective Amendment to the Amended and Restated Bylaws for Oriole Condominium One Club, Inc. to be executed and the undersigned has hereunto set their hand and seal this 11 day of June, 2025.

WITNESSES:

ORIOLE CONDOMINIUM ONE CLUB, INC.

[Signature]
Print Name: Wesley M. Loszewski
Address: 7597 GOLF CLUB CIR

[Signature]
Print Name: Michael Ross
Address: 7597 GOLF CLUB CIR

[Signature]
Print Name: Laura Cortez
Address: 7597 GOLF CLUB CIR

[Signature]
Print Name: Hayden Fetta
Address: 9887 GOLF CLUB #208

By: [Signature]

Name: Larry Fetta
Title: President

By: [Signature]

Name: Diane Gizzi
Title: Secretary

STATE OF FLORIDA)

SS.:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of June, 2025 by Larry Fetta, as President and Diane Gizzi, as Secretary of Oriole Condominium One Club, Inc. on behalf of the corporation, both of whom are personally known to me or have produced license as identification.

My commission expires:
(SEAL)

[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Scott Thibodeau

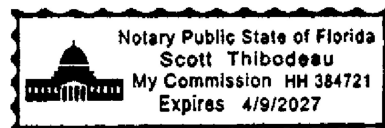


EXHIBIT "A"

NOTE: (underlined words are to be added, ~~strike through~~ words are to be removed).

AMENDED AND RESTATED BYLAWS

Sec. 3.2 The Board of Directors of Oriole Condominium One Club, Inc. shall consist of two (2) ~~Delegates and up to three (3) alternates~~ highest-ranking executive officers from each building that is a member of the Oriole Condominium One Club, Inc., (hereinafter "Building Delegate"). In the event a Building Delegate (Board Member) is unable to attend or vote, the building's next highest ranking executive officer available will serve as the building's Alternate Delegate. The Delegates and alternates must be in good standing and current in all financial obligations to the Association and have board certifications as per the State of Florida.

Sec. 5.2 All nominees for office of Oriole Condominium One Club, Inc. shall be made by November 5th in writing, submitted to the President, Secretary, or the Management Office staff. After nominations for officers are made the names of all candidates for office and the office they are nominated for shall be posted on all bulletin boards within one (1) week following the nominations. ~~Further nominations and elections shall be made at the December meeting of Oriole Condominium One Club, Inc.~~ Only two nominations are permitted per building to serve on the Condo One Executive Board. If there is more than two nominations received and no further volunteers, the current building boards will vote as to allow or not allow more than two representative from one building on the Condo One Executive Board.

Sec. 9.1 The President shall appoint the following standing committees upon consultation with the Executive ~~Committee~~ Board, with committee types being defined on an as-needed basis. Examples include but not limited to:

- A. Beautification
- B. Budget
- C. Bylaws, and Uniform Rules and Regulations
- D. Insurance
- E. Maintenance
- F. ~~Men's Club~~ Fining Committee
- G. ~~Women's Club~~
- H. ~~Starlighter's Club~~
- I. ~~Shuffleboard Club~~

Sec. 9.2 The President shall appoint the following committees on an as required basis.

A. Screening - A Committee consisting of at least one Officer of Oriole Condominium One Club, Inc., and one Officer, Director or alternate from the building which the unit for which the "screening" is being conducted. The committee will review the purchase, or rental application, and any other pertinent material. The committee should satisfy itself that the Applicant has no criminal record. The committee is looking for stability in employment and residence. The Applicant needs a Credit Score of 700 or higher. The Applicant should have no record of bankruptcy, foreclosure or collections. The Applicant needs an income stream capable of meeting maintenance of special assessments requirements which is currently \$40,000.00

annually. Said amount to be increased if required by a simple majority of the Board and amended on the application requirements thus enforcing the new income requirements without further need to amend the By-laws. Any investor who has no intention of residing on the property will also be refused. Approval or disapproval by the Building delegate of an application to purchase, lease, or occupy a unit shall be the binding decision.

The applicant (whether purchaser or renter) needs to provide sustainable income stream capable of meeting the maintenance of assessments as well as any possible special assessments. The current verifiable income shall be \$40,000.00 annually. Applicant must provide three (3) years of income tax returns with supporting W 2's or other documents showing income.

- ~~Sustainable income means income that persists in the event of issues like disability or hospitalization. For example, sourced by social security, pensions, annuities, etc.~~
- ~~Persons lacking stable income may alternatively provide three (3) consecutive year end statements from a well known financial institution(s) evidencing liquid assets equal to three (3) times the value of the property they are purchasing.~~