



CFN 20070067698  
OR BK 21399 PG 1288  
RECORDED 02/09/2007 13:17:48  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1288 - 1306; (19pgs)

PREPARED BY AND RETURN TO:

Richard B. MacFarland, Esquire  
Broad and Cassel  
7777 Glades Road, Suite 210  
Boca Raton, Florida 33434

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
VILLA LAGO, A CONDOMINIUM**

This Second Amendment (“**Second Amendment**”) to Declaration of Condominium of Villa Lago, a Condominium is made and executed this 8 day of February, 2007 by RCR HOLDINGS II, LLC, a Florida limited liability company (“**Developer**”).

**BACKGROUND**

Developer submitted certain real property to condominium form of ownership pursuant to the Florida Condominium Act, by recording that certain Declaration of Condominium of Villa Lago, a Condominium, in Official Records Book 21354, Page 1406, as amended by that certain Amendment to Declaration of Condominium of Villa Lago, a Condominium (the “**Amendment**”), recorded in Official Records Book 21365, Page 1842 of the Public Records of Palm Beach County (collectively the “**Declaration**”). The Developer, by this Second Amendment, wishes to replace recorded pages 34,35,36,37,38 and 39 of **Exhibit “A”** to the Declaration, which were modified in the Amendment, in order to correct scrivener’s errors therein, and in addition, to replace the copy of the Articles of Incorporation which was recorded as **Exhibit “C”** to the Declaration in their entirety with an Amended and Restated Articles of Incorporation. Developer is the owner of at least two thirds (2/3) of the Residences in the Condominium as of the date of this Amendment, and hereby amends this Declaration pursuant to Section 9.01 thereof.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. The above recitals are true and correct and are incorporated herein by reference. Capitalized terms which are not defined in this Second Amendment shall have the same meaning as defined in the Declaration.

2. Pages 34,35,36,37,38 and 39 of **Exhibit “A”** to the Declaration, as amended by the Amendment, are hereby deleted in their entirety and replaced by new pages 34,35,36,37,38 and 39, attached hereto as **Exhibit “1”** to this Second Amendment.

3. **Exhibit “C”** of the Declaration is hereby deleted and replaced in its entirety with the Amended and Restated Articles of Incorporation attached hereto as **Exhibit “2”** to the Second Amendment.

IN WITNESS WHEREOF, this Second Amendment has been executed by the Developer as of the day and year set forth below.

WITNESSES:

RCR HOLDINGS II, LLC, a Florida limited liability company

[Signature]  
Name: Bobby D Angelo  
[Signature]  
Name: SUWAN LEVIN

By: [Signature]  
James Comparato, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_ day of February, 2007 by James Comparato, as the Manager of RCR HOLDINGS II, LLC, a Florida limited liability company. He/She is personally known to me or has produced her Florida driver's license as identification.



(Notary Seal)

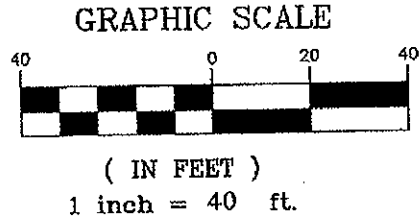
[Signature]  
Notary Public  
Name Claudette Diamond  
Commission Expires June 19, 2007

---

**EXHIBIT "1"**

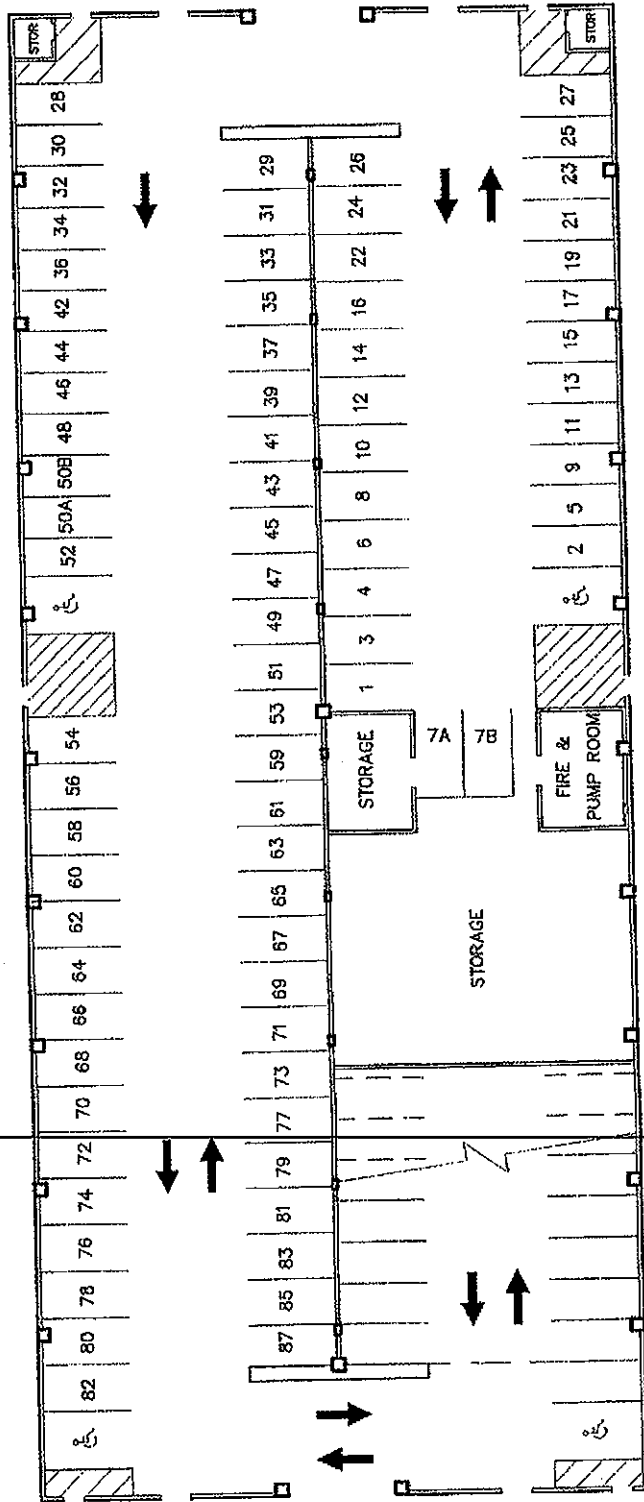
Exhibit "A"

# VILLA LAGO A CONDOMINIUM



**BLDG. 1**  
6 STORY

**BLDG. 2**  
6 STORY



FLOOR ELEVATION= VARIES  
CEILING ELEVATION= VARIES

LEGEND:

- CE == COMMON ELEMENT
- LCE == LIMITED COMMON ELEMENT
- - - == UNIT BOUNDARIES

PREPARED BY:  
DAVIS & PURMORT, INC.  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441  
PHONE (954) 421-9101

GARAGE  
1ST FLOOR  
(LIMITS OF UNITS)  
SHEET 34 OF 44  
FEBRUARY 07, 2007

Exhibit "A"

# VILLA LAGO A CONDOMINIUM

GRAPHIC SCALE

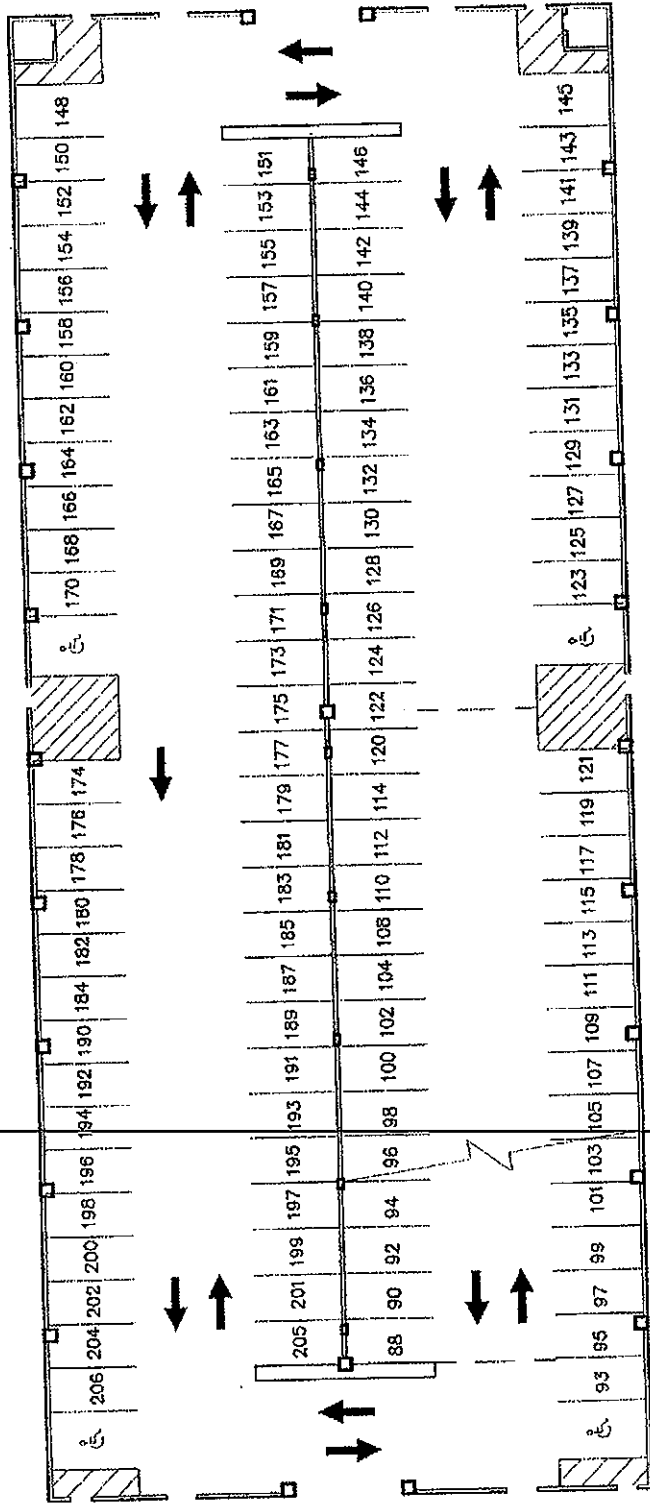


( IN FEET )  
1 inch = 40 ft.



**BLDG. 1**  
6 STORY

**BLDG. 2**  
6 STORY



FLOOR ELEVATION= VARIES  
CEILING ELEVATION= VARIES

LEGEND:

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- [Symbol] = UNIT BOUNDARIES

PREPARED BY:  
DAVIS & PURMORT, INC.  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441  
PHONE (954) 421-9101

GARAGE  
2ND FLOOR  
(LIMITS OF UNITS)  
SHEET 35 OF 44  
FEBRUARY 07, 2007

# VILLA LAGO A CONDOMINIUM

GRAPHIC SCALE

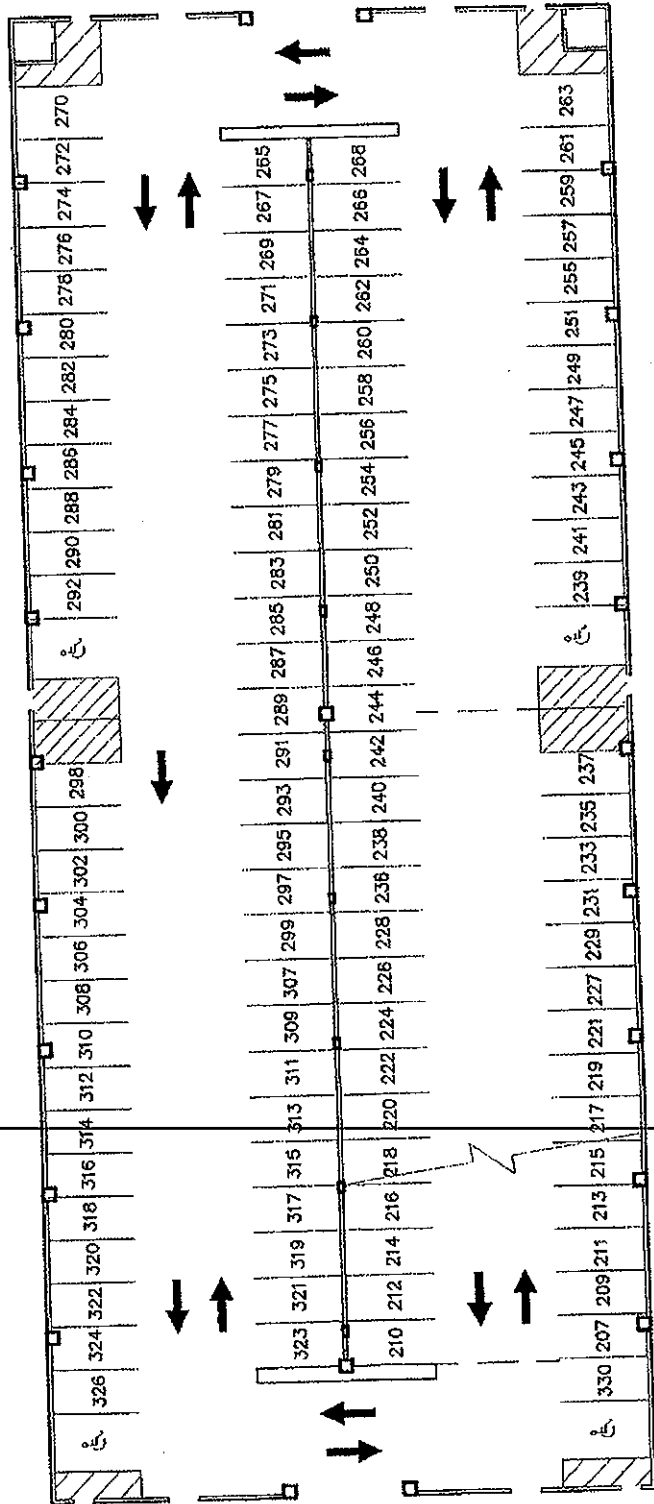


( IN FEET )  
1 inch = 40 ft.



**BLDG. 1**  
6 STORY

**BLDG. 2**  
6 STORY



FLOOR ELEVATION= VARIES  
CEILING ELEVATION= VARIES

LEGEND:

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- [Hatched Box] = UNIT BOUNDARIES

PREPARED BY:  
DAVIS & PURMORT, INC.  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441  
PHONE (954) 421-9101

GARAGE  
3RD FLOOR  
(LIMITS OF UNITS)  
SHEET 36 OF 44  
FEBRUARY 07, 2007

Exhibit "A"

# VILLA LAGO A CONDOMINIUM

GRAPHIC SCALE

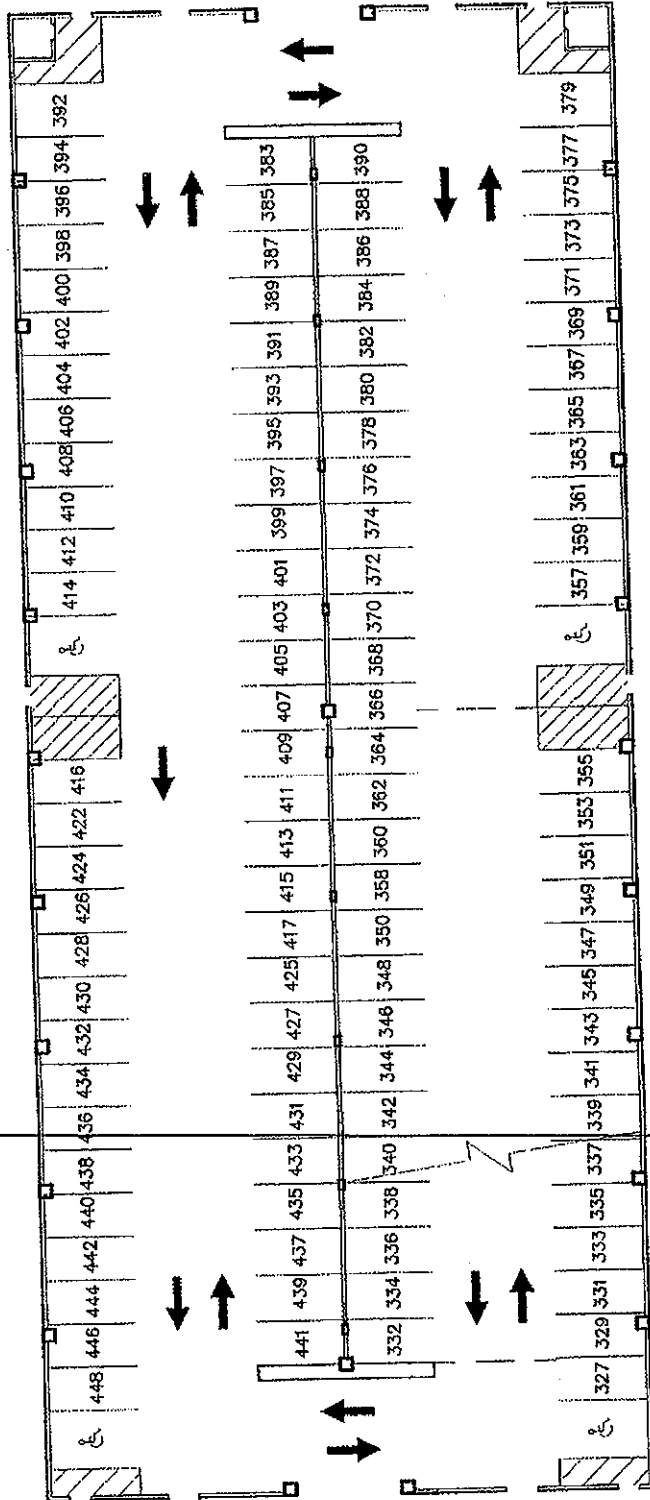


( IN FEET )

1 inch = 40 ft.



**BLDG. 1**  
6 STORY



**BLDG. 2**  
6 STORY

FLOOR ELEVATION= VARIES  
CEILING ELEVATION= VARIES

LEGEND:

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- = UNIT BOUNDARIES

PREPARED BY:  
DAVIS & PURMORT, INC.  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441  
PHONE (954) 421-9101

GARAGE  
4TH FLOOR  
(LIMITS OF UNITS)  
SHEET 37 OF 44  
FEBRUARY 07, 2007

Exhibit "A"

# VILLA LAGO A CONDOMINIUM

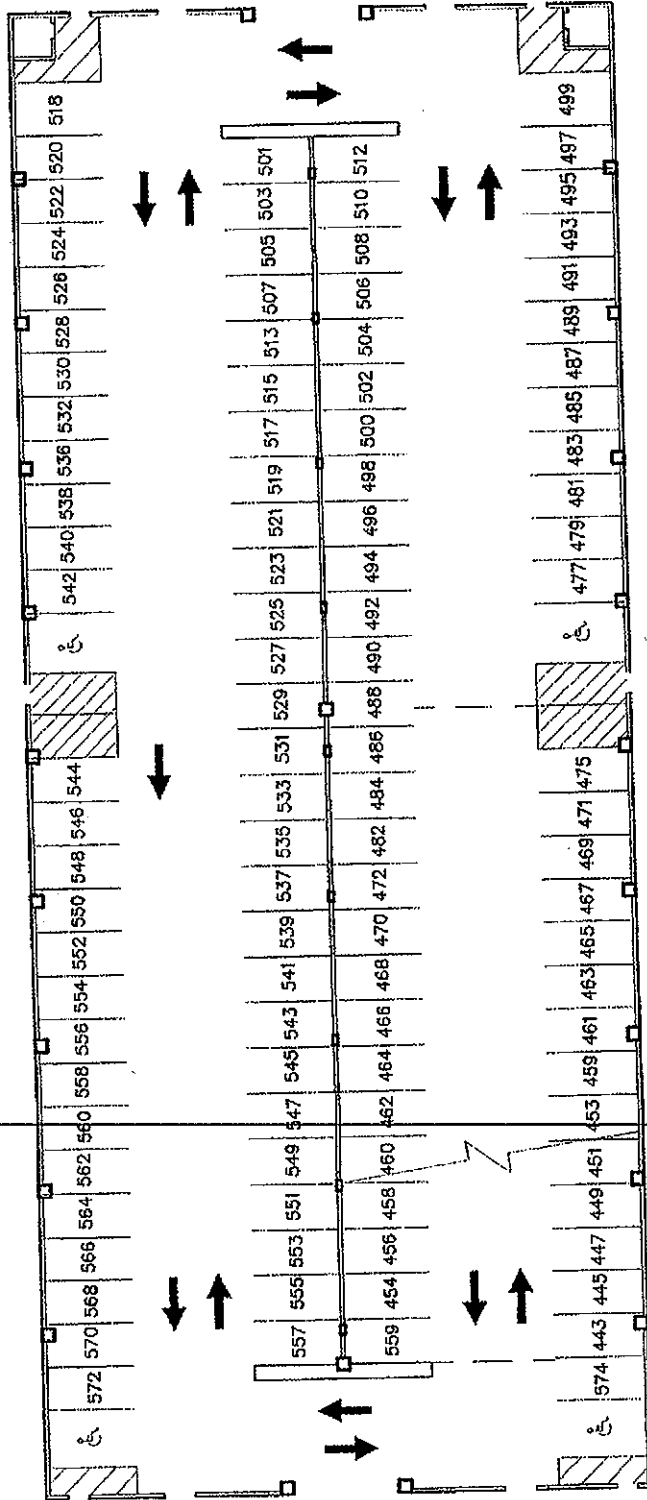
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



**BLDG. 1**  
6 STORY



**BLDG. 2**  
6 STORY

FLOOR ELEVATION= VARIES  
CEILING ELEVATION= VARIES

LEGEND:

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- = UNIT BOUNDARIES

PREPARED BY:  
DAVIS & PURMORT, INC.  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441  
PHONE (954) 421-9101

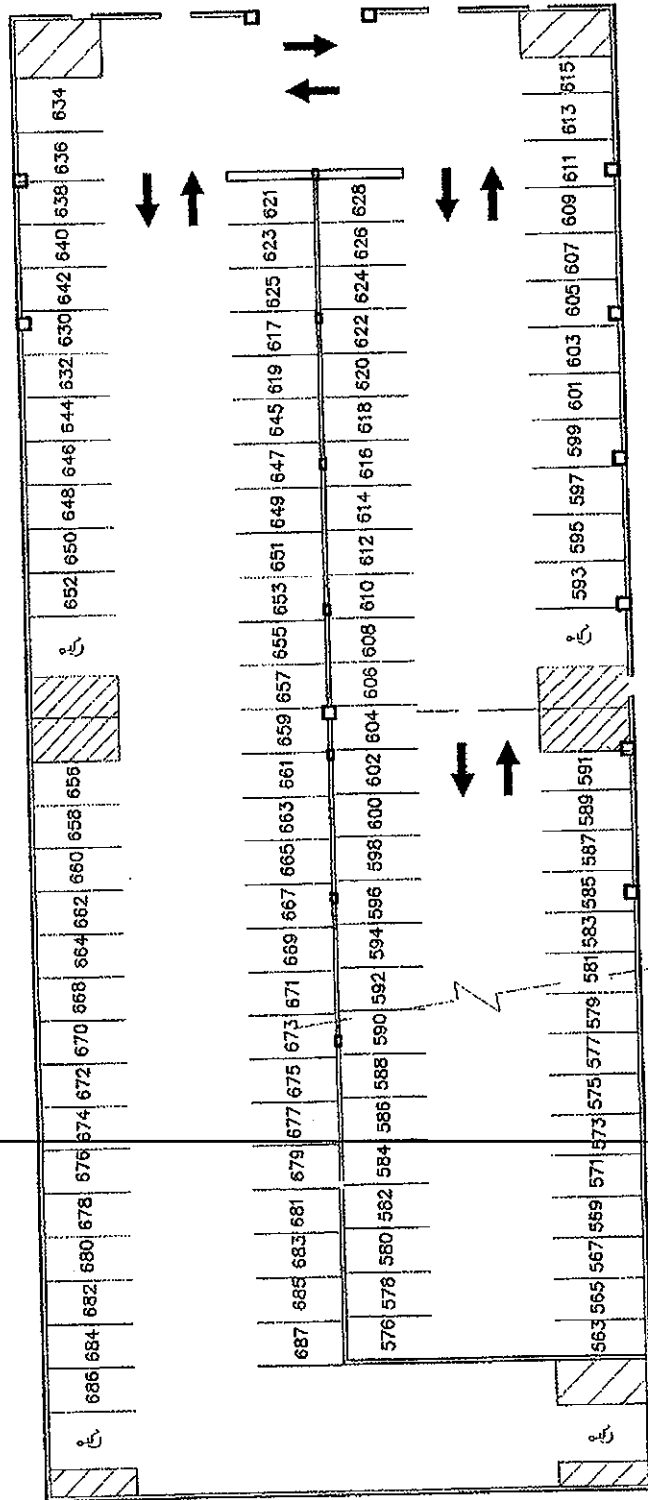
GARAGE  
5TH FLOOR  
(LIMITS OF UNITS)  
SHEET 38 OF 44  
FEBRUARY 07, 2007



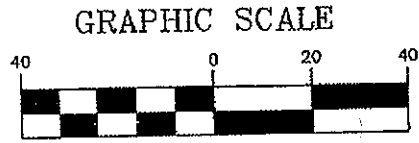
Exhibit "A"

# VILLA LAGO A CONDOMINIUM

**BLDG. 1**  
6 STORY



**BLDG. 2**  
6 STORY



( IN FEET )  
1 inch = 40 ft.



FLOOR ELEVATION= \_ VARIES  
CEILING ELEVATION= \_ VARIES

LEGEND:

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- = UNIT BOUNDARIES

PREPARED BY:  
DAVIS & PURMORT, INC.  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441  
PHONE (954) 421-9101

GARAGE  
6TH FLOOR  
(LIMITS OF UNITS)  
SHEET 39 OF 44  
FEBRUARY 07, 2007

---

**EXHIBIT "2"**

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Amended and Restated Articles of Incorporation, filed on February 7, 2007, for VILLA LAGO CONDOMINIUM ASSOCIATION AT RENAISSANCE COMMONS, INC., a Florida corporation, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H07000034941. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N07000000295.

Authentication Code: 107A00009662-020807-N07000000295-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Eighth day of February, 2007



Kurt S. Browning  
Secretary of State

AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF

Villa Lago CONDOMINIUM ASSOCIATION at Renaissance Commons, INC.

(A FLORIDA CORPORATION NOT-FOR-PROFIT)  
(Document # N07000000295)

The members of the Villa Lago Condominium Association at Renaissance Commons, Inc., a Florida corporation not-for-profit (the "Association") have duly adopted the following Amended and Restated Articles of Incorporation pursuant to the provisions of Sections 617.1001, Florida Statutes, to supercede the original Articles of Incorporation and any amendments thereto:

WHEREAS, the Association was incorporated on January 10, 2007;

WHEREAS, the Developer was the sole owner of all units in the Condominium on January 29, 2007 and thus the only member of the Association as of January 29, 2007;

WHEREAS, these Amended and Restated Articles of Incorporation of the Association were approved by a consent of the Developer as the sole member of the Association on January 29, 2007 and no other voting group is entitled to vote on the amendment;

WHEREAS, the votes cast by the members were sufficient to approve these Amended and Restated Articles of Incorporation;

The Corporation's Amended and Restated Articles of Incorporation are as follows:

\* \* \*

EXPLANATION OF TERMINOLOGY

---

Any terms contained in these Articles which are defined in the Declaration of Condominium ("Declaration") creating Villa Lago, A CONDOMINIUM, shall have the meaning of such terms set forth in the Declaration.

ARTICLE I

NAME

AI-2



The name of this Association shall be Villa Lago CONDOMINIUM ASSOCIATION at Renaissance Commons, INC., whose present address is 1700 Renaissance Commons Blvd., Boynton Beach, FL 33426.

ARTICLE II

PURPOSE OF ASSOCIATION

The purpose for which this Association is organized is to maintain, operate and manage the Condominium and to operate, lease, trade, sell and otherwise deal with the personal and real property thereof.

ARTICLE III

POWERS

The Association shall have the following powers which shall be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not-for-profit and all powers set forth in the Florida Statutes Chapter 718, Florida Statutes Chapter 607, and Florida Statutes Chapter 617 which are not in conflict with or limit the terms of the Declaration, these Articles and the By-Laws of the Act.

B. The Association shall have all of the powers of an owners association under the Act and shall have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

1. to make, establish and enforce reasonable Rules and Regulations governing the Condominium and the use of Units;

2. to make, levy, collect and enforce Special Assessments and Annual Assessments against Owners and to provide funds to pay for the expenses of the Association and the maintenance, operation and management of the Condominium in the manner provided in the Declaration, these Articles, the By-Laws and the Condominium Act and to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Association;

AI-3

3. to maintain, repair, replace and operate the Condominium in accordance with the Declaration, these Articles, the By-Laws and the Act;

4. to reconstruct improvements of the Condominium in the event of casualty or other loss in accordance with the Declaration;

5. to enforce by legal means the provisions of the Declaration, these Articles, the By-Laws and the Act; and,

6. to employ personnel, retain independent contractors and professional personnel and enter into service contracts to provide for the maintenance, operation and management of the Condominium and to enter into such other agreements that are consistent with the purpose of the Association.

#### ARTICLE IV

##### MEMBERS

The qualification of Members, the manner of their admission to membership in the Association, the manner of the termination of such membership and voting by Members shall be as follows:

A. Membership in the Association shall be established by the acquisition of ownership of a Condominium Unit in the property as evidenced by the recording of an instrument of conveyance amongst the Public Records of Palm Beach County, Florida, whereupon, the membership in the Association of the prior Owner thereof, if any shall terminate. New Members shall deliver a trust copy of the recorded deed or other instrument of acquisition of title to the Association.

B. No Member may assign, hypothecate or transfer in any manner his membership in the Association or his share in the funds and assets of the Association except as an appurtenance to his Condominium Unit.

C. With respect to voting, the Members as a whole shall

AI-4

vote. Each Condominium Unit with respect to all matters upon which Owners (other than the Developer) are permitted or required to vote as set forth in the Declaration, these Articles or By-Laws shall be entitled to one vote for each Unit owned (unless altered pursuant to Article XXVI of the Declaration) which vote shall be exercised and cast in accordance with the Declaration, these Articles and the By-Laws.

ARTICLE V

TERM

The term for which this Association is to exist shall be perpetual.

ARTICLE VI

OFFICERS

A. The affairs of the Association shall be managed by a President, one (1) or several Vice Presidents, a Secretary and a Treasurer and, if elected by the Board, an Assistant Secretary and an Assistant Treasurer, which officers shall be subject to the directions of the Board.

B. The Board shall elect the President, the Vice President, the Secretary, the Treasurer and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine appropriate. Such officers shall be elected annually by the Board at the first meeting of the Board; provided, however, such officers may be removed by such Board and other persons may be elected by the Board as such officers in the manner provided in the By-Laws. The President shall be a Director of the Association, but no other officer need be a Director. The same person may hold two (2) offices, the duties of which are not incompatible.

ARTICLE VII

APPOINTMENT OF OFFICERS

The names of the officers who are to serve until the first

AI-5



election of officers by the Board are as follows:

President: James Comparato  
Vice President: Carl E. Klepper, Jr.  
Secretary/Treasurer: Robert D' Angelo

The street address of the initial office of this Corporation is 980 North Federal Hwy, Suite 200 Boca Raton, Fl. 33432.

ARTICLE VIII

BOARD OF DIRECTORS

A. The form of administration of the Association shall be by a Board of three (3) Directors.

B. The names and addresses of the persons who are to serve as the appointed Board of Directors ("Appointed Board") are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Carl E. Klepper, Jr.	980 North Federal Highway, Suite 200 Boca Raton, Florida 33432
Robert D'Angelo	980 North Federal Highway, Suite 200 Boca Raton, Florida 33432
James Comparato	980 North Federal Highway, Suite 200 Boca Raton, Florida 33432

Developer reserves the right to designate successor Directors to serve on the Appointed Board for so long as the Appointed Board is to serve, as hereinafter provided.

---

C. The Appointed Board shall serve until the "Initial Election Meeting," as hereinafter described, which shall be held sixty (60) days after the sending of notice by Developer to the Association that Developer voluntarily waives its right to continue to designate the members of the Appointed Board, whereupon the Appointed Board shall resign and be succeeded by the "Initial Elected Board" (as hereinafter defined).

AI-6





D. Within seventy-five (75) days after the Unit Owners, other than the Developer, are entitled to elect a member of the Board of Administration (Directors) of the Association, the Association, shall call, and give not less than sixty (60) days notice of an election for the members of the Board of Administration. The election shall proceed as provided in Florida Statutes Chapter 718.112(2)(d). The notice may be given by any Unit Owner if the Association fails to do so. Upon election of the first Unit Owner, other than Developer, to the Board of Administration, the Developer shall forward to the Bureau of Condominiums the name and mailing address of the Unit Owner Board Member.

ARTICLE IX

INDEMNIFICATION

Every Director and every officer of the Association (and the Directors and/or officers as a group) shall be indemnified by the Association against all expenses and liabilities, including counsel fees (at all trial and appellate levels) reasonably incurred by or imposed upon him or them in connection with any proceeding, litigation or settlement in which he may become involved by reason of his being or having been a Director or officer of the Association. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses are incurred. Notwithstanding the above, in instances where a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnifications provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer may be entitled whether by statute or common law.

ARTICLE X

BY-LAWS

---

The By-Laws of the Association shall be adopted by the Appointed Board, and thereafter may be altered, amended or rescinded in the manner provided for in the By-Laws and the Act. As is set forth in the By-Laws, the By-Laws may be amended by the affirmative vote of not less than a majority of the Members present at an Annual Members Meeting or a special meeting of the Members and the affirmative approval of a majority of the Board at a regular or special meeting of the Board. Subject to 718.110(4),

AI-7



and (8), Florida Statutes, notwithstanding anything contained herein to the contrary, while the Developer is entitled to appoint a majority of the Board of Directors, the By-Laws may be amended by a Majority of the Board of Directors, provided that such Amendment shall not increase the proportion of common expenses nor increase the ownership of Common Elements borne by the Unit Owners or change a Unit Owner's voting rights without the consent of the affected by Unit Owners. Subject to 718.110(4), and (8), Florida Statutes, said Amendment need only be executed and acknowledged by the Developer and the consent of the Unit Owners, the Association, the owner and holder of any lien encumbering a Unit in this Condominium, or any others, shall not be required.

ARTICLE XI

AMENDMENTS

A. Prior to the recording of the Declaration amongst the Public Records of Palm Beach County, Florida, these Articles may be amended only by an instrument in writing signed by all of the Directors and filed in the office of the Secretary of State of the State of Florida. The instrument amending these Articles shall identify the particular Article or Articles being amended and give the exact language of such amendment, and a certified copy of such amendment shall always be attached to any certified copy of these articles and shall be an exhibit to the Declaration upon the recording of any such Declaration.

B. After the recording of the Declaration amongst the Public Records of Palm Beach County, Florida, these Articles may be amended in the following manner;

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting (whether of the Board or of the Members) at which such proposed amendment is to be considered; and

2. A resolution approving the proposed amendment may be ~~first passed by either the Board or the Members.~~ After such approval of a proposed amendment by one of said bodies, such proposed amendment must be submitted and approved by the other of said bodies. Approval by the Members must be by a vote of a majority of the Members present at a meeting of the membership at which a quorum (as determined in accordance with the By-Laws) is present and approval by the Board must be by a majority of the Directors present at any meeting of the Directors at which a quorum (as determined in accordance with the By-Laws) is present.



C. A copy of each amendment shall be certified by the Secretary of State and recorded amongst the Public Records of Palm Beach County, Florida.

D. Notwithstanding the foregoing provisions of this Article XII, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of Developer, including the right to designate and select the Directors as provided in Article IX hereof, or the provisions of this Article XII, without the prior written consent therefore by Developer.

E. Except as otherwise provided in Section 718.110(4) and 718.110(8), notwithstanding anything contained herein to the contrary, while the Developer is entitled to appoint a majority of the Board of Directors, these Articles may be amended by a majority of the Board of Directors evidenced by a certificate of the association, provided that such Amendment shall not increase the proportion of common expenses nor decrease the ownership of Common Elements borne by the Unit Owners or change a Unit Owner's voting rights without the consent of the affected Unit Owners. Said Amendment need only be executed and acknowledged by the Association and the consent of the Unit Owners, the owner and holder of any lien encumbering a Unit in this Condominium, ( or any others, shall not be required.)

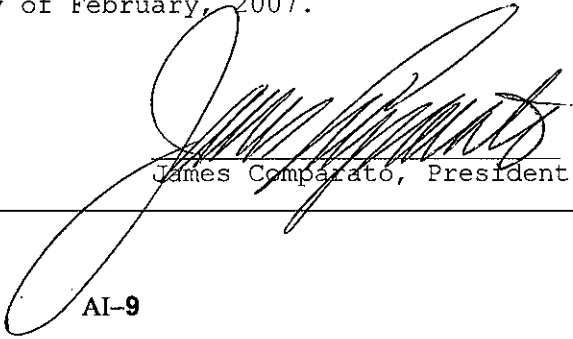
ARTICLE XII

REGISTERED AGENT

The name and address of the Registered Agent is:

Carl E. Klepper  
980 North Federal Highway, Suite 200  
Boca Raton, Florida 33432

IN WITNESS WHEREOF, the undersigned President of the Association has executed these Amended and Restated Articles of Incorporation this 7<sup>th</sup> day of February, 2007.

  
James Comparato, President

AI-9



STATE OF FLORIDA • PALM BEACH COUNTY

I hereby certify that the foregoing is a true copy of the record in my office.

THIS 9 DAY OF Feb., 2007

SHARON R. BOCK  
CLERK & COMPTROLLER

By Sharon R. Bock  
DEPUTY CLERK