

**PROPOSED AMENDMENTS
TO THE DECLARATION OF CONDOMINIUM OF
GALEN BREAKERS - A CONDOMINIUM
AND TO THE BY-LAWS OF
GALEN BREAKERS - A CONDOMINIUM, INC.**

(Additions shown by underlining; deletion shown by ~~strike-throughs~~)

1. Proposed Amendment to Article IV of the Declaration of Condominium as follows:

IV. IDENTIFICATION OF UNITS

The Condominium property consists of the land described in Article III hereof, all easements and rights appurtenant thereto, together with the buildings and other improvements constructed thereon, which includes the units, common elements and limited common elements. In addition, the Condominium property shall include as a common element any interest in real or personal property acquired by the Condominium Association in accordance with the provisions of Florida Statutes. The principal improvement on the real property submitted herewith to Condominium ownership consists of a nine-story apartment building. The ground floor (first floor) consists of entrance foyers, elevator landings, undercover parking, a lobby, storage and equipment rooms, and other facilities as demonstrated on the Survey, plot Plan and Graphic Description of Improvements recorded herewith. There is also an Association apartment on the first floor which shall constitute a limited common element of the Condominium, the use of which shall be determined by the Board of Directors of the Condominium Association hereinafter mentioned, in accordance with the applicable provisions of this Declaration and of the By-Laws of the Condominium Association. There are eight apartments on each of floors 2 through 9 inclusive, except for the third floor which consists of seven apartments, as a result of the combination of Unit 3C and 3D. The apartments on each floor are identified by the letters A, through H, preceded by a number, corresponding to the number of the floor on which the apartment is located. Each of said apartments consists of two bedrooms and two baths in addition to other living areas contained within the boundaries described in the Survey, Plot Plan and Graphic Description of Improvements recorded herewith. Each apartment contains in addition an attached and screened terrace or porch. Each of said apartments (not including the Association's apartment on the ground floor), together with its attached terrace or porch is a Condominium unit, and each of said units is subject to private ownership.

2. Proposed Amendment to Article VII of the Declaration of Condominium as follows

VII. MEMBERSHIP IN THE CONDOMINIUM ASSOCIATION AND VOTING RIGHTS OF OWNERS OF UNITS

Every owner of a Condominium parcel, whether he has acquired title by purchase from the Developer, the Developer's Grantee, successors or assigns or by gift, conveyance or by operation of law, is bound to and hereby agrees that he shall accept membership in the Condominium Association described in Article X, of this Declaration and does hereby agree to be bound by this Declaration, the By-Laws of the Condominium Association and the rules and regulations enacted pursuant thereto and the provisions and requirements of the Condominium Act and of lawful amendments thereto. Membership is automatic upon acquisition of ownership of a Condominium unit and may not be transferred apart and separate from a transfer of the ownership of the unit. Membership shall likewise automatically terminate upon sale or transfer of the unit, whether voluntary or involuntary.

The owner of every Condominium parcel shall accept ownership of said parcel subject to restrictions, easements, reservations, conditions and limitations now of record and affecting the land and improvements constituting Condominium property. Subject to the provisions and restrictions set forth in the By-Laws of the Condominium Association, each unit owner is entitled to one vote in the Condominium Association for each unit owned by him, except for Unit 3C/3D, which is a combined unit, the unit owner shall be entitled to two votes. If a person or corporation owns more than one unit, he or it shall be entitled to one vote for each unit owned. Voting rights and qualification of voters and membership in the corporation are more fully stated, qualified and determined by the provisions of the charter of the Association and by its By-Laws, which By-Laws are attached hereto and made a part hereof as Exhibit #3.

3. Exhibit #2, Schedule A and Schedule B of the Declaration is hereby modified as follows:

SCHEDULE A

<u>UNIT NUMBER</u>	<u>COMMON ELEMENTS</u>
3C/3D	1.34274-2.79927
3D	1.45653

SCHEDULE B

EACH of the ~~64~~ 63 condominium units mentioned in Schedule A above, to wit: units 2 A through 9 H inclusive shall bear, and have attributable to it, the same share of the common expenses and common surplus of the Condominium, which share stated as a percentage is 1.5625%, except that combined Units 3C/3D shall be 3.125%.

SCHEDULE A above sets forth the undivided share of the common elements of the Condominium, as a percentage, attributable to and appurtenant to each of the units. These percentages are set forth opposite and to the right of the identifying designation (number and letter) of the Unit to which they appertain.

4. The Plot plan of the Third Floor made a part of the original Declaration as Exhibit #1 is amended in accordance with the attached plan reflecting the combination of Units 3C and 3D.

5. Proposed Amendment to Article VI, Section B of the By-Laws as follows:

B) The owner(s) of a unit shall be entitled to cast one vote at all meetings of the members, except for Unit 3C/3D, which is a combined unit, the unit owner shall be entitled to two votes. If a condominium parcel is owned by more than one owner, there shall nevertheless be only one membership assigned to such parcel, and the vote for such membership shall be cast by the person designated in writing by all of the owners of said parcel, and in the absence of such a writing, any owner of the unit is entitled to vote unless challenged by another owner of the unit, and in the case of such challenge, such vote shall not be counted.

11-6

FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF THE DISTRICT OF COLUMBIA, ON NOVEMBER 11, 1963.

PLAN REVISIONS
 This plan is subject to the provisions of the District of Columbia Code, Title 46, Chapter 28, Section 2801, which provides that the Board of Commissioners may, from time to time, amend or repeal any ordinance, resolution, or order of the Board of Commissioners, and such amendments or repeals shall be subject to the same provisions as the original ordinance, resolution, or order.

CERTIFICATE
 I, the undersigned, being a duly qualified and licensed architect, do hereby certify that the above described plan is a true and correct copy of the original plan as filed in my office on the date hereon, and that I am not aware of any amendments or corrections thereto.

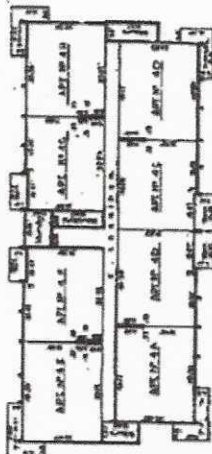
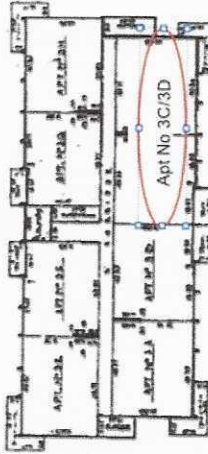
By *Donald H. Phillips*
 DONALD H. PHILLIPS ARCHITECT, INC.
 ARCHITECTS
 1100 K STREET, N.W.
 WASHINGTON, D.C. 20004

1963-10-18

The attached plan of GATED BREAKERS - A CONDOMINIUM is filed in the Office of the Clerk of the District Court of the District of Columbia, Department of the District of Columbia, on this 11th day of November, 1963, for the purpose of recording the same.

RECORDING OFFICER
 District of Columbia

SHEET 1 OF 5



APARTMENT DIMENSIONS

APARTMENT NO.	APARTMENT DIMENSIONS
1	11'-0" x 11'-0"
2	11'-0" x 11'-0"
3	11'-0" x 11'-0"
4	11'-0" x 11'-0"
5	11'-0" x 11'-0"
6	11'-0" x 11'-0"
7	11'-0" x 11'-0"
8	11'-0" x 11'-0"
9	11'-0" x 11'-0"
10	11'-0" x 11'-0"
11	11'-0" x 11'-0"
12	11'-0" x 11'-0"
13	11'-0" x 11'-0"
14	11'-0" x 11'-0"
15	11'-0" x 11'-0"
16	11'-0" x 11'-0"
17	11'-0" x 11'-0"
18	11'-0" x 11'-0"
19	11'-0" x 11'-0"
20	11'-0" x 11'-0"
21	11'-0" x 11'-0"
22	11'-0" x 11'-0"
23	11'-0" x 11'-0"
24	11'-0" x 11'-0"
25	11'-0" x 11'-0"
26	11'-0" x 11'-0"
27	11'-0" x 11'-0"
28	11'-0" x 11'-0"
29	11'-0" x 11'-0"
30	11'-0" x 11'-0"
31	11'-0" x 11'-0"
32	11'-0" x 11'-0"
33	11'-0" x 11'-0"
34	11'-0" x 11'-0"
35	11'-0" x 11'-0"
36	11'-0" x 11'-0"
37	11'-0" x 11'-0"
38	11'-0" x 11'-0"
39	11'-0" x 11'-0"
40	11'-0" x 11'-0"
41	11'-0" x 11'-0"
42	11'-0" x 11'-0"
43	11'-0" x 11'-0"
44	11'-0" x 11'-0"
45	11'-0" x 11'-0"
46	11'-0" x 11'-0"
47	11'-0" x 11'-0"
48	11'-0" x 11'-0"
49	11'-0" x 11'-0"
50	11'-0" x 11'-0"
51	11'-0" x 11'-0"
52	11'-0" x 11'-0"
53	11'-0" x 11'-0"
54	11'-0" x 11'-0"
55	11'-0" x 11'-0"
56	11'-0" x 11'-0"
57	11'-0" x 11'-0"
58	11'-0" x 11'-0"
59	11'-0" x 11'-0"
60	11'-0" x 11'-0"
61	11'-0" x 11'-0"
62	11'-0" x 11'-0"
63	11'-0" x 11'-0"
64	11'-0" x 11'-0"
65	11'-0" x 11'-0"
66	11'-0" x 11'-0"
67	11'-0" x 11'-0"
68	11'-0" x 11'-0"
69	11'-0" x 11'-0"
70	11'-0" x 11'-0"
71	11'-0" x 11'-0"
72	11'-0" x 11'-0"
73	11'-0" x 11'-0"
74	11'-0" x 11'-0"
75	11'-0" x 11'-0"
76	11'-0" x 11'-0"
77	11'-0" x 11'-0"
78	11'-0" x 11'-0"
79	11'-0" x 11'-0"
80	11'-0" x 11'-0"
81	11'-0" x 11'-0"
82	11'-0" x 11'-0"
83	11'-0" x 11'-0"
84	11'-0" x 11'-0"
85	11'-0" x 11'-0"
86	11'-0" x 11'-0"
87	11'-0" x 11'-0"
88	11'-0" x 11'-0"
89	11'-0" x 11'-0"
90	11'-0" x 11'-0"
91	11'-0" x 11'-0"
92	11'-0" x 11'-0"
93	11'-0" x 11'-0"
94	11'-0" x 11'-0"
95	11'-0" x 11'-0"
96	11'-0" x 11'-0"
97	11'-0" x 11'-0"
98	11'-0" x 11'-0"
99	11'-0" x 11'-0"
100	11'-0" x 11'-0"

GATED BREAKERS - A CONDOMINIUM

DONALD H. PHILLIPS ASSOC. INC.
 ARCHITECTS
 1100 K STREET, N.W.
 WASHINGTON, D.C. 20004

SCALE: 1/8" = 1'-0"

NOTES:

1. All dimensions are in feet and inches.
2. All measurements are to the center of the wall unless otherwise noted.
3. All measurements are to the center of the door unless otherwise noted.
4. All measurements are to the center of the window unless otherwise noted.
5. All measurements are to the center of the balcony unless otherwise noted.
6. All measurements are to the center of the terrace unless otherwise noted.
7. All measurements are to the center of the parking space unless otherwise noted.
8. All measurements are to the center of the storage area unless otherwise noted.
9. All measurements are to the center of the utility area unless otherwise noted.
10. All measurements are to the center of the laundry area unless otherwise noted.
11. All measurements are to the center of the storage area unless otherwise noted.
12. All measurements are to the center of the utility area unless otherwise noted.
13. All measurements are to the center of the laundry area unless otherwise noted.
14. All measurements are to the center of the storage area unless otherwise noted.
15. All measurements are to the center of the utility area unless otherwise noted.
16. All measurements are to the center of the laundry area unless otherwise noted.
17. All measurements are to the center of the storage area unless otherwise noted.
18. All measurements are to the center of the utility area unless otherwise noted.
19. All measurements are to the center of the laundry area unless otherwise noted.
20. All measurements are to the center of the storage area unless otherwise noted.
21. All measurements are to the center of the utility area unless otherwise noted.
22. All measurements are to the center of the laundry area unless otherwise noted.
23. All measurements are to the center of the storage area unless otherwise noted.
24. All measurements are to the center of the utility area unless otherwise noted.
25. All measurements are to the center of the laundry area unless otherwise noted.
26. All measurements are to the center of the storage area unless otherwise noted.
27. All measurements are to the center of the utility area unless otherwise noted.
28. All measurements are to the center of the laundry area unless otherwise noted.
29. All measurements are to the center of the storage area unless otherwise noted.
30. All measurements are to the center of the utility area unless otherwise noted.
31. All measurements are to the center of the laundry area unless otherwise noted.
32. All measurements are to the center of the storage area unless otherwise noted.
33. All measurements are to the center of the utility area unless otherwise noted.
34. All measurements are to the center of the laundry area unless otherwise noted.
35. All measurements are to the center of the storage area unless otherwise noted.
36. All measurements are to the center of the utility area unless otherwise noted.
37. All measurements are to the center of the laundry area unless otherwise noted.
38. All measurements are to the center of the storage area unless otherwise noted.
39. All measurements are to the center of the utility area unless otherwise noted.
40. All measurements are to the center of the laundry area unless otherwise noted.
41. All measurements are to the center of the storage area unless otherwise noted.
42. All measurements are to the center of the utility area unless otherwise noted.
43. All measurements are to the center of the laundry area unless otherwise noted.
44. All measurements are to the center of the storage area unless otherwise noted.
45. All measurements are to the center of the utility area unless otherwise noted.
46. All measurements are to the center of the laundry area unless otherwise noted.
47. All measurements are to the center of the storage area unless otherwise noted.
48. All measurements are to the center of the utility area unless otherwise noted.
49. All measurements are to the center of the laundry area unless otherwise noted.
50. All measurements are to the center of the storage area unless otherwise noted.
51. All measurements are to the center of the utility area unless otherwise noted.
52. All measurements are to the center of the laundry area unless otherwise noted.
53. All measurements are to the center of the storage area unless otherwise noted.
54. All measurements are to the center of the utility area unless otherwise noted.
55. All measurements are to the center of the laundry area unless otherwise noted.
56. All measurements are to the center of the storage area unless otherwise noted.
57. All measurements are to the center of the utility area unless otherwise noted.
58. All measurements are to the center of the laundry area unless otherwise noted.
59. All measurements are to the center of the storage area unless otherwise noted.
60. All measurements are to the center of the utility area unless otherwise noted.
61. All measurements are to the center of the laundry area unless otherwise noted.
62. All measurements are to the center of the storage area unless otherwise noted.
63. All measurements are to the center of the utility area unless otherwise noted.
64. All measurements are to the center of the laundry area unless otherwise noted.
65. All measurements are to the center of the storage area unless otherwise noted.
66. All measurements are to the center of the utility area unless otherwise noted.
67. All measurements are to the center of the laundry area unless otherwise noted.
68. All measurements are to the center of the storage area unless otherwise noted.
69. All measurements are to the center of the utility area unless otherwise noted.
70. All measurements are to the center of the laundry area unless otherwise noted.
71. All measurements are to the center of the storage area unless otherwise noted.
72. All measurements are to the center of the utility area unless otherwise noted.
73. All measurements are to the center of the laundry area unless otherwise noted.
74. All measurements are to the center of the storage area unless otherwise noted.
75. All measurements are to the center of the utility area unless otherwise noted.
76. All measurements are to the center of the laundry area unless otherwise noted.
77. All measurements are to the center of the storage area unless otherwise noted.
78. All measurements are to the center of the utility area unless otherwise noted.
79. All measurements are to the center of the laundry area unless otherwise noted.
80. All measurements are to the center of the storage area unless otherwise noted.
81. All measurements are to the center of the utility area unless otherwise noted.
82. All measurements are to the center of the laundry area unless otherwise noted.
83. All measurements are to the center of the storage area unless otherwise noted.
84. All measurements are to the center of the utility area unless otherwise noted.
85. All measurements are to the center of the laundry area unless otherwise noted.
86. All measurements are to the center of the storage area unless otherwise noted.
87. All measurements are to the center of the utility area unless otherwise noted.
88. All measurements are to the center of the laundry area unless otherwise noted.
89. All measurements are to the center of the storage area unless otherwise noted.
90. All measurements are to the center of the utility area unless otherwise noted.
91. All measurements are to the center of the laundry area unless otherwise noted.
92. All measurements are to the center of the storage area unless otherwise noted.
93. All measurements are to the center of the utility area unless otherwise noted.
94. All measurements are to the center of the laundry area unless otherwise noted.
95. All measurements are to the center of the storage area unless otherwise noted.
96. All measurements are to the center of the utility area unless otherwise noted.
97. All measurements are to the center of the laundry area unless otherwise noted.
98. All measurements are to the center of the storage area unless otherwise noted.
99. All measurements are to the center of the utility area unless otherwise noted.
100. All measurements are to the center of the laundry area unless otherwise noted.