



**Associa®**

Association Services of Florida

L'ETOILE HOMEOWNERS' ASSOCIATION  
NOTICE OF SPECIAL MEETING

On September 9, 2009, at 7:00 PM, at the Springhill Suites Ft. Lauderdale Airport, a Special Meeting of the Membership of L'Etoile Homeowners' Association, Inc. shall be held for the purpose of voting on a proposed amendment, and such other business as may lawfully be conducted.

Thirty (30%) percent of the Membership must be present, in person or by proxy, to constitute a quorum. Should a quorum of the Membership be in attendance, either in person or by proxy, the Association shall conduct the business scheduled for the Special Meeting.

Enclosed with this Notice is a proxy form. The proxy is for the purpose of appointing another person to attend the meeting for you and vote on specific issues only. If you cannot attend the Meeting, please submit your proxy, so that a quorum can be established.

Also find enclosed a voting certificate with instructions.

BY ORDER OF THE BOARD OF DIRECTORS

*Doris Parent*

Dated: 8/20, 2009.

Meeting to be held:	Wednesday, September 9, 2009
Time:	7:00 PM
Where:	Springhill Suites 151 SW 18 Court Dania, FL 33024

**L'ETOILE HOMEOWNER'S ASSOCIATION, INC.**  
**NOTICE OF SPECIAL MEMBERSHIP MEETING**

August 18, 2009

TO ALL MEMBERS:

Please be advised that a Special Membership Meeting of your Association will be held for the purpose of proposing an amendment for the purpose of saving your Association money on Attorney related costs, and such other business as may lawfully be conducted will be held on:

This amendment is for the purpose of charging home owners for the related Attorney fees when they are in violation of the Rules and Regulations.

- \*\* Every owner of the Association will have to continue to pay for the legal fees that result from the owners who are in violation being sent to the Attorney for compliance.
- \*\* In addition, for large attorney costs, special assessments may be required, which will be charged to homeowners. Please help the Board to keep costs down by having the owners who are in violation pay for their own legal fees.

Thirty percent (30%) of all association members (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is, therefore, *VERY IMPORTANT* that you either attend or provide a Proxy.

Your proxy can be sent by email, fax or mail. Below please find the methods to deliver your proxy:

Email: [dparent@associaflorida.com](mailto:dparent@associaflorida.com)  
Fax: 954-922-9199  
Mail: L'Etoile HOA  
c/o Association Services of Florida  
10112 USA Today Way  
Miramar, FL 33025

Sincerely,

**ASSOCIATION SERVICES OF FLORIDA**  
An Associa member company  
As Managing Agent for: L'ETOILE HOA

PROPOSED AMENDMENT TO THE  
DECLARATION OF COVENANTS, RESTRICTIONS  
AND EASEMENTS FOR  
L'ETOILE AT EMERALD POINTE

(additions indicated by underlining, deletions by "----",  
and unaffected language by ". . .")

***To modify the affirmative vote of the Membership required to amend the Declaration of Covenants, Restrictions and Easements, Article XVIII, Section 6 of the Declaration is amended as follows:***

ARTICLE XVIII.  
GENERAL PROVISIONS

. . .

Section 6. AMENDMENTS. This Declaration may be amended by the Association as follows: ~~(a) by the affirmative vote or written consent of a majority of the voting interests of the Membership present in person or by proxy at a meeting at which a quorum is present. of the Owners holding not less than sixty-six and two-thirds percent (66-2/3%) of the voting power of the Class A Membership and the affirmative vote of the Class B Membership (so long as the Class B Membership exists); or (b) by the affirmative vote of the Class "B" Membership; provided, however, that no amendment shall be permitted which has a material adverse effect upon substantial rights of the Declarant or a First Mortgagee without the prior written consent of the Declarant or First Mortgagee, as appropriate. Without in any way limiting the generality of clause (b) above, as long as it is the Class B member or owns one or more Lots, the Declarant shall have an absolute right to make any amendments to this Declaration requested or required by the Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Government National Mortgage Association, Veterans Administration, Federal Housing Administration, or other governmental or quasi-governmental body which owns or expects to own one or more institutional mortgages or to insure the payment of one or more institutional mortgages or~~

~~requested or required by any institutional mortgagee or prospective institutional mortgagee to enhance the salability of institutional mortgages owned by it to one or more of the foregoing. Nothing contained herein shall affect the right of the Declarant to make such amendments or Supplemental Declarations as may otherwise be permitted herein. Notwithstanding anything in this Section 6 to the contrary and for so long as Class B Membership shall exist, and in the event that a Dwelling Unit is encumbered by an Institutional Mortgage which has been insured or guaranteed by the Federal Housing Administration or the Veterans Administration, the following actions shall require the prior approval of either agency: annexation of additional lands to the L'Etoile at Emerald Pointe Complex, mortgage or dedication of Common Properties; amendments to the Declaration, provided, however, that such approval shall specifically not be required where the amendment or other change is made to add or declare as Lots or Common Properties any property identified in this Declaration, or to correct errors or omissions, or is required by any governmental authority; or any merger, consolidation or dissolution of the Association. This Section may not be amended.~~

# VOTING CERTIFICATE

To the Secretary of  
L'Etoile Homeowners' Association, Inc.  
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit No. \_\_\_\_\_ have designated \_\_\_\_\_ (Name of Voting Member) as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Covenants, Restrictions and Easements and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (1) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Member (NOT A THIRD PERSON).
- (2) Unit owned by AIA Corporation, Inc., a corporation. Voting Certificate must be filed designating person entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (3) Unit owned by John Jones only. No voting certificate required.
- (4) Unit owned by John and Jane Doe, husband and wife. Voting Certificate optional.

This Certificate is made pursuant to the Declaration of Covenants, Restrictions and Easements and By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Member, not a third person.

**LIMITED PROXY**

The undersigned hereby appoints \_\_\_\_\_ as my proxy (or, if I have not appointed a proxy above, I hereby appoint the Secretary of the Association, on behalf of the Board of Directors), with full powers of substitution, for all matters to come before the Special Meeting of the Membership of L'Etoile Homeowners' Association, Inc. to be held on \_\_\_\_\_, 2009 at \_\_\_\_\_ p.m., at \_\_\_\_\_, and any lawful adjournment thereof. The proxy shall vote as specifically directed below. For all other matters, as provided by law, my proxy shall have general powers to exercise my vote, on my behalf.

I hereby instruct my proxy to vote as follows as to the following issues:

***Whether to reduce the affirmative vote of the Membership required to amend the Declaration of Covenants, Restrictions and Easements to a majority of the Membership present in person or by proxy at a meeting at which a quorum is present:***

FOR                        AGAINST           

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Unit \_\_\_\_\_

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

(The following information is not to be completed by the owner)

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Dated: \_\_\_\_\_, 2009.

\_\_\_\_\_  
PROXY