

VIZCAYA GARDENS AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC.

LIMITED PROXY

(for the purposes of establishing a quorum and to vote on the issue(s) discussed below)

INSTRUCTIONS: If you do not plan to attend the meeting, it is important that you complete and return this proxy so that a quorum can be obtained. Please fill in your UNIT NUMBER, your HOME ADDRESS, and the NAME of the person you desire to vote on your behalf, the WAY you wish your vote to be cast for the issue(s) listed below, SIGN and RETURN this proxy by mail so that it reaches the Association, c/o MWI Campbell Property Management, Inc., 3500 Gateway Drive, Suite 202, Pompano Beach, Florida 33069 **NO LATER THAN 12:00 (NOON) ON MONDAY MAY 22, 2006.** If the Association has on file a Voting Certificate for the unit, only the voter named in that Voting Certificate may sign this proxy.

I/We, the undersigned, being either all the owners of, or the person designated to vote by a valid Voting Certificate for UNIT _____, VIZCAYA GARDENS AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC. his/her designee or _____, to appear, represent, and cast votes only as I specifically instruct in reference to the following matters.

This proxy is for the purpose of the SPECIAL MEETING of the UNIT OWNERS TO BE HELD ON MONDAY MAY 22, 2006, AT 4:00PM IN THE REC ROOM TO VOTE ON THE ROOF REPLACEMENT APPROVED BY THE BOARD OF DIRECTORS ON APRIL 13, 2006, which is valid for 90 days after the date of the Special Meeting indicated herein.

This proxy can be revoked at any time at the pleasure of the undersigned. The proxy holder may appoint, in writing, a substitute to act in his/her place.

I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as instructed below.

ROOF REPLACEMENT

I vote to replace the roofs with metal standing-seam roofs.

YES _____ NO _____

If your vote is YES, please circle your choice of color.

COLOR (Circle the one you prefer)

1. Terra-cotta / or copper

2. Light green (seafoam)

3. Silver –gray (similar to that of the Pelican Beach Resort of Ft Lauderdale)

The undersigned ratifies and confirms any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and hereby revoke all prior proxies previously executed.

DATED this _____ day of _____, 2006.

UNIT OWNER or DESIGNATED VOTER SIGNATURE

SUBSTITUTION OF PROXY

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

DATED this _____ day of _____, 2006

PROXY HOLDER

Note 1. This Letter and the Limited Proxies have been reviewed by Libo F. Fineberg, Esq., Vizcaya's external legal counsel.

Note 2. www.vizcayapalmaire.com has a menu item # 15 "E-Mail Vizcaya" where Unit Owners can express their opinion.