



RETURN TO:
DOROTHY SCHORNICK
19 Andover A
CENTURY VILLAGE
WEST PALM BEACH, FL 33417

CFN 20100110013
OR BK 23757 PG 1587
RECORDED 03/24/2010 10:52:55
Palm Beach County, Florida
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Pgs 1587 - 1588; (2pgs)

**CERTIFICATE OF AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM
AND BYLAWS FOR ANDOVER A CONDOMINIUM**

I HEREBY CERTIFY that the Amendments attached as Exhibit "I" to this Certificate were duly adopted as amendments to the 1999 UCO Model Documents Master Declaration of Condominium and Bylaws for Andover A. The Original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, at Page 755 and the Bylaws for Andover A Condominium was recorded in Official Records Book 11019 at Page 792 of the Public Records of Palm Beach County, Florida. The original Declaration of Condominium for Andover A was recorded in Official Records Book 1912 at Page 827 of the Public Records of Palm Beach County, Florida.

WITNESS my signature hereto this 16 day of MARCH 2010, at Palm Beach County, Florida.

Andover A Condominium Association, Inc.

Marie Oliver
Signature
MARIE OLIVER
Print Name

By: William H. Champion
(Print Name) William H. Champion V.P.
Title

Beverly Lyne
Signature
BEVERLY LYNE
Print Name

By: Regina Seabolt
(Print Name) Regina Seabolt Treasurer
Title

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 16 day of MARCH, 2010, by Wm. Champion, as President, and Regina Seabolt, as Treas (Title), of V.Pres.

Andover A Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are Personally Known or have Produced Identification ✓.

Type of Identification Produced: CV-ID

Mary E. Patrick (Signature)
MARY E. PATRICK (Print)

Notary Public, State of Florida at Large

My Commission Expires:

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission # DD564033
Expires: JULY 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

EXHIBIT "I"

**AMENDMENTS TO THE
1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM
AND BYLAWS FOR ANDOVER A CONDOMINIUM**

The Original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, at Page 755 and the Bylaws for Andover A Condominium was recorded in Official Records Book 11019 at Page 792 of the Public Records of Palm Beach County, Florida.

(Additions shown by "underlining", deletions shown by "strikeout", unaffected text indicated by "...")

Article XI of the Declaration "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS" is hereby amended as follows:

A. SALE OR RENTAL OF UNITS – Association to Have First Right of Refusal.

....

Notwithstanding anything else stated herein, owners who acquire their units after the effective date of this amendment shall be prohibited from renting or leasing their units for two (2) years from the date of acquiring ownership. However, the Board of Directors may, but shall not be obligated to, grant an exception to avoid undue hardship to an owner who acquires his unit by inheritance.

B. MORTGAGE AND OTHER ALIENATION OF UNITS

1. A unit owner may not mortgage his unit, nor any interest therein, without the approval of the Association or Management Firm, except for a first mortgage to an Institutional Mortgagee, as hereinbefore defined. The approval of any other mortgagee may be conditioned upon the mortgage holder subordinating the mortgage behind the Associations lien rights for unpaid assessments or upon conditions determined by the Board of Directors of the Association or Management Firm, and said approval, if granted, shall be in recordable form, executed by two Officers of the Association or Management Firm.

* * *

Article IV of the Bylaws, "Directors" is hereby amended as follows:

Section 1. Election, Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of ~~not less than five (5) and not more than seven (7)~~ persons as provided in the Articles of Incorporation if applicable. The term of each Director's service shall extend until the next annual meeting of the members and thereafter, until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. ~~The Board members shall be elected by the unit owners at the annual meeting under alternate election procedures of Section 718.112 of the Condominium Act as follows:~~

~~a. All unit owners wishing to run for the Board must submit a written request to the Secretary at least 30 days prior to the annual meeting.~~

~~b. At least 14 days prior to the annual meeting the Secretary shall deliver to each unit owner the Notice of annual meeting and list the declared candidates for the board. Said notice shall include a general proxy form which will allow unit owners to vote by general proxy for the Board candidates and all other issues on the agenda. All proxies shall comply with Article II Section 4 of these Bylaws.~~

~~c. At the annual meeting further nominations for the Board may be made from the floor. The candidates receiving the highest number of votes for the Board vacancies shall be elected to the Board for one year. As an example, if seven persons run for the Board with five vacancies then unit owners shall vote for only five persons. Those five persons out of the seven candidates receiving the most votes shall be elected.~~

~~d. An annual meeting to elect the Board may not proceed without first establishing a quorum of at least 51% of the total voting interests in person and/or by proxy. If a quorum is not established the meeting may be adjourned not more than 60 days.~~