

This instrument was prepared by:
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Becker & Poliakoff, P.A.
625 North Flagler Drive, 7th Floor
West Palm Beach, FL 33401
(W-C112)

**CORRECTIVE CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
ANDOVER C CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Andover C Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1912**, at Page **919**; and

WHEREAS, a Certificate of Amendment to the Declaration of Condominium for Andover C Condominium was recorded on **May 28, 2007**, at Official Records Book **21777**, Page **964**; and

WHEREAS, though inadvertent, the aforementioned recorded Certificate of Amendment, which amendments were passed by the membership by the requisite vote, does not reference the correct Official Record Book and Page of the original Declaration of Condominium.

NOW, THEREFORE, the undersigned files this Corrective Certificate of Amendment and certifies that the aforementioned recorded Certificate of Amendment to the Declaration of Condominium (attached hereto) is hereby corrected, ratified and reaffirmed.

* * * * *

WITNESS my signature hereto this 8th day of February, 2016, at West Palm Beach, Palm Beach County, Florida.

**ANDOVER C CONDOMINIUM
ASSOCIATION, INC.**

Lynn Pizzirusso
Witness
LYNN PIZZIRUSSO
(PRINT NAME)

Margaret Koslowsky
Witness
Margaret Koslowsky
(PRINT NAME)

By: Barbara Marsh
Barbara Marsh President

Attest: Carmelo Pizzirusso
Carmelo Pizzirusso Secretary

[Notary page to follow]

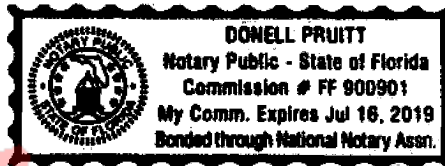
ACTIVE: 8107345_1

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 8th day of February 2016, by Barbara Marsh and Carmela Pizzinuso, as President and Secretary, respectively, of Andover C Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

[Signature] (Signature)

Donell Pruitt (Print Name)
Notary Public, State of Florida at Large



ACTIVE: 8107345_1

EXHIBIT

SCHEDULE OF AMENDMENTS
TO DECLARATION OF CONDOMINIUM OF
ANDOVER C CONDOMINIUM

As Recorded in Official Records,
Palm Beach County, Florida

Book 1912, Page 827

As used herein (unless substantially reworded) the following shall apply:

A. Words in the text which are ~~lined through~~ with hyphens indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

C. Whenever an ellipsis (...) appears in the text, this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

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

.....
2. ~~No~~ After judicial sale of a unit, nor or any interest therein, through foreclosure or any other judicial process, shall be valid unless: (a) If the sale is to a and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser. or, (b) ~~The sale is a result of public sale with open biddings.~~

.....
6. Special Provision re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management firm:

(a) An Institutional First Mortgagee holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, ~~shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, or occupy said parcel ~~without prior offer to the Board of Directors or Management Firm,~~ and without the prior written approval of the said Board of Directors or Management Firm. The provisions of Section A. and B., No. 1-5, of this Article XI, shall ~~be inapplicable~~ apply to such Institutional First Mortgagee, or the Management Firm, and without the prior written approval of the said Board of Directors or Management Firm, or

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Sharon R. Beck, CLERK & COMPTROLLER

the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

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

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

.....
Provided, however, no unit may be rented or leased for a twenty-four (24) month period following the closing date of the sale of that unit. Any renting or leasing of a unit after said twenty-four (24) month period shall be restricted as further provided in this Declaration.

The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association or to already approved transfers of ownership. However, this Amendment shall apply to approved purchasers of units after the effective date of this amendment as provided in Section 718.110(13) Florida Statutes 2005.

3. Article XIII of the Declaration "Use and Occupancy" is amended as follows:

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except:

1. specially trained dogs for handicapped unit owners who are hearing or sight impaired;
2. no more than one house cat;
3. aquarium fish;
4. birds;

~~except with the written consent and subject to the Rules and Regulations adopted for the keeping of said pets, by the Board of Directors; provided that they are not kept, bred or maintained for any commercial purposes, and further provided that such house pets causing or creating a nuisance or unreasonable disturbance, shall be permanently removed from the property subject to these restrictions, upon three (3) days written notice from the Board of Directors of the Association.~~

4. ARTICLE IV. DIRECTORS, of the Bylaws is 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.

We hereby certify that the "Schedule of Amendments" was approved by in excess of 75 % vote of the Membership or _____ % of those present in person or represented by proxy (a quorum being present) at a duly called meeting on _____.

ANDREAS CASACCIO Condominium Association, Inc.

By: ANTHONY CASACCIO, President

Attest: ELEANOR PALMISANO, Secretary-Treasurer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 18th day of MAY, 2007 by ANTHONY CASACCIO President, and ELEANOR PALMISANO Secretary. Both are personally known to me and [] did or [] did not take an oath. The President (please check one of the following) [] is personally known to me or [] has produced _____ (type of identification) as identification and (please check one of the following) [] did or did not take an oath; the Secretary (please check one of the following) [] is personally known to me or [] has produced _____ (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath.

Robert Fogelman, Notary Public
ROBERT FOGELMAN, Printed Notary Name
My Commission Expires: 7-28-09

