

This Instrument Prepared By:
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04/28/2003 16:07:34 20030238609
OR BK 15129 PG 0105
Palm Beach County, Florida

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS OF
ANDOVER D CONDOMINIUM**

As Recorded in Official Records Book 1910, Page 733
Public Records of Palm Beach County, Florida:

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.

We hereby certify that the 1999 UCO Model Documents, Master Amendment recorded in Official Record Book 11019, Page 728, Public Records of Palm Beach County, Florida, which adopts the Master Declaration and By-Laws as recorded in Official Record Book 11019, Page 755, Public Records of Palm Beach County, Florida, were approved by in excess of 75% vote of the Membership at a duly called meeting on FEBRUARY 20, 2003 to include the following inserts to the Master Amendment and Declaration:

1. The Association: (choose one) ☒ shall ☐ shall not be incorporated.
2. There is no "Pool Area" as described in Articles XIV and XIX of the Master Declaration.
3. See attached exhibit.

Andover D Condominium Association, Inc.

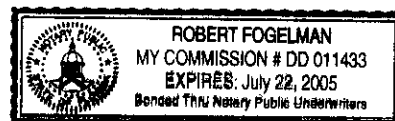
By: Anamjell
President
Attest: Ed Riberio
Secretary VICET PRESIDENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7th day of APRIL, 2003, by FRANK MIDELL, President, and EDRIBERTO RODRIGUES, 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 VA (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 VA (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: 7-22-05

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1999 UCO Model Documents

Exhibit to Amendment to the Declaration and By-Laws for Andover D Condominium

Those portions of the Declaration and By-Laws which are listed below constitute changes and deviations from the 1999 UCO Model Documents passed by the membership with the Model Documents:

1. Article IV of the Bylaws, "Directors" is hereby amended to read:

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.

2. Article XI of the Declaration "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is amended to read:

.....

No lease of any unit shall be less than six (6) months and no unit may be leased more than once in a twelve (12) month period. The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.

.....

2. After judicial sale of a unit or any interest therein, though foreclosure or other judicial process, the sale 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.

.....

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

(a) An Institutional First Mortgage 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, may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or mortgage said parcel, or occupy said parcel, without the prior written approval of the Board of Directors or Management Firm. The provisions of Section A. and B, No. 1-5, of this Article XI, shall apply to such Institutional First Mortgagee, or the Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as afore described in this paragraph. After judicial sale of a unit, or any interest therein, through foreclosure or other judicial process, the sale 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.

3. Article VII of the Declaration "METHOD of AMENDMENT DECLARATION" is amended to read:

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than fifty-one per cent (51%) of those present in person or proxy provided a quorum is present.

NOT A CERTIFIED COPY