

This instrument prepared by:
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**CERTIFICATE OF AMENDMENT TO THE 1999 UCO MODEL DOCUMENTS MASTER
DECLARATION OF CONDOMINIUM FOR ANDOVER M, A CONDOMINIUM**

I HEREBY CERTIFY that the Amendments attached as Exhibit "1" to this Certificate was duly adopted by the membership as an amendment to the 1990 UCO Model Documents Master Declaration of Condominium for Andover M, a Condominium recorded in Official Records Book 11019, at Page 755, of the Public Records of Palm Beach County, Florida. The original Declaration of Condominium of Andover M, a Condominium was recorded in Official Records Book 1905, at Page 1901, of the Public Records of Palm Beach County, Florida.

DATED this 5 day of November, 2025.

As to witnesses:

ANDOVER M CONDOMINIUM ASSOCIATION,
INC.

Enid Berlof
Witness #1 Signature

BY: Barbara Gelblat
Barbara Gelblat, President

ENID BERLOF
Printed Name Witness #1
310 ANDOVER M, WPB 33417
Address Witness #1 FL

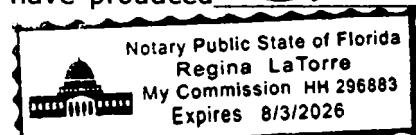
L. Balute
Witness #2 Signature

Attest: Melissa Merlini
Melissa Merlini, Secretary

L. BALASTRIERE
Printed Name Witness #2
380 ANDOVER M WPB, FL 33417
Address Witness #2

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by [X] means of physical presence or [] online notarization this 5 day of November, 2025, by Barbara Gelblat, as President and Melissa Merlini, as Secretary of Andover M Condominium Association, Inc., who affirmed that the said execution was made freely and voluntarily under authority duly vested in them by said corporation. They are personally known to me or have produced DL and _____ as identification.



Regina LaTorre

NOTARY PUBLIC
State of Florida at Large.
My Commission Expires:

(SEAL)

**AMENDMENTS TO THE DECLARATION OF
CONDOMINIUM OF ANDOVER M CONDOMINIUM**

(Words underlined are added and words ~~lined through~~ are deleted.)

Item #1: Amendment to Article XI of the Declaration:

XI
PROVISIONS RELATING TO SALE OR RENTAL OR OTHER
ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS

A. SALE OR RENTAL OF UNITS - Should a unit owner wish to sell, lease or rent his Condominium parcel (which means the unit, together with the undivided share of the common elements appurtenant thereto), he shall, after accepting any offer to purchase, sell or lease, or rent, his Condominium parcel, deliver to the Board of Directors of the Association, a written notice containing the executed lease or purchase agreement and the terms of the offer he has received or which he wishes to accept, the name and address of the person (s) to whom the proposed sale, lease or transfer is to be made, and such other information (to be requested within five days from receipt of such notice) as may be required by the Board of Directors of the Association. The Board of Directors of the Association, is authorized to waive any or all of the references aforementioned.

The Board of Directors of the Association, within thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors or Management Firm, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice), or object to the sale, leasing or renting to the prospective purchaser, tenant or lessee, for good cause, which cause need not be set forth in the notice from the Board of Directors or Management Firm to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, rental or lease.

Failure of the Board of Directors to object for good cause, shall be deemed consent by the Board of Directors to the transaction specified in the unit owner's notice, and the unit owner shall be free to make or accept the offer specified in his notice, and sell, lease or rent said interest pursuant thereto; to the prospective purchaser or tenant named therein, within ninety (90) days after his notice was given.

The consent of the Board of Directors of the Association or the Management Firm shall be in recordable form, signed by two Officers of the Association or the Management Firm, and shall be delivered to the purchaser or lessee. Should Board of Directors fail to act, as herein set forth and within the time provided herein, the Board of Directors of the Association or the Management Firm shall, nevertheless, thereafter prepare and deliver its written approval, in recordable form, as aforesaid and no

conveyance of title or interest whatsoever shall be deemed valid without the consent of the Board of Directors or Management Firm as herein set forth.

The sub-leasing or sub-renting of a unit owner's interest shall be prohibited. The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease be used, or in the alternative, the Board of Directors' approval of the Lease form to be used shall be required. After approval as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated. Where an authorized Corporate entity is the owner of a unit it must designate the occupants of the unit as it desires, and for such period of time as it desires, in compliance with the provisions of this Article XI. No lease of any unit shall be for a period of less than six (6) months or more than twelve (12) months and no unit may be leased more than once in a twelve (12) month period measured from the most recent lease of the unit.

Notwithstanding any provision in this Declaration to the contrary, subsequent to the effective date of this amendment, no unit owner shall have an ownership interest in more than two (2) units in the Association. For purposes of this Article, a person shall be considered as having an ownership interest in a unit if any member of his family, by legal or blood relationship, is the owner of a unit in the Association. Additionally, if a person has any interest in a trust which holds title to a unit shall be counted toward the number of unit the person owns in the Association.

All unit owners, other than first mortgagees of record and the Association, who take title to units after the effective date of this amendment ~~are~~ prohibited from leasing any unit during the first ~~twelve~~ (12) twenty-four (24) months following the date of conveyance or transfer of title or other ownership interest in the unit.

Subsequent to the effective date of this amendment, and except for as provided herein, only natural persons may acquire any ownership interest in or to any Unit except for (1) personal trusts created for the purpose of estate or financial planning, (ii) the Association, and (iii) mortgagees acquiring a Unit through foreclosure or deed in lieu of foreclosure.

Item #2: Amendment to Article XIII of the Declaration regarding occupancy in the Owner's absence:

The owner of a unit shall occupy and use his apartment unit as a single family dwelling, for himself and the adult members of his family, and his social guests, who may visit for a maximum of 30 days per year, while he is residing in the unit, and for no other purpose. Only the owner's adult immediate family members which are defined as the owner's parents, siblings, spouse, and children ~~children~~ may occupy the unit in the owner's absence, with prior ~~approval of~~ notice to the Board of Directors with the name(s), age(s), relationship(s) and date(s) they will be visiting, which shall not exceed the maximum of 30 days per year. In addition, adult persons providing services in the Unit may use the unit in the owner's absence for a maximum of 30 days per year with prior notice to the Board of Directors with the name, age and services being provided in the Unit and the date(s) the person will be using the unit.

Item #3: Amendment to Article XIII of the Declaration regarding pets:

XIII
USE AND OCCUPANCY

* * *

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except dogs and cats, aquarium fish, or birds; 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 thirty (30) days written notice from the Board of Directors of the Association. Further, any pet must be on a leash while outside the unit and no more than two (2) of the permitted house pets, except aquarium fish, shall kept within a unit. All dogs will be limited to thirty-five (35) pounds.

* * * *

Item #4: Amendment to Article XIII of the Declaration to add the following new restriction:

The Association has determined that secondhand smoke can drift into units from porches and balconies and from the common elements and that it is necessary to protect the health of the non-smoking residents in the Association. Effective upon the recording of this amendment, smoking shall be prohibited on the limited common elements and the indoor and outdoor common elements. No unit owner shall smoke, or permit smoking by any occupant, visitor, agent, tenant, invitee, guest, friend, or family member anywhere on the property which is prohibited herein. Smoking shall include the inhaling, exhaling, burning, breathing, carrying, or possession of any lighted or electronic cigarette, cigar, pipe, any product containing any amount of tobacco, or other similar heated, smoldering or lit product. Notwithstanding the said prohibition against smoking, the Board may designate (or remove from designation) an outdoor area for smoking. The Board of Directors shall have the authority and power to enact rules and regulations which it deems necessary to enforce this restriction. Smoking in violation of paragraph shall constitute a nuisance.