

RETURN TO:
Peter Locilento
150 Bedford F
CENTURY VILLAGE
WEST PALM BEACH, FL 33417

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OR BK 24373 PG 0395
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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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**CERTIFICATE OF AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM
AND BYLAWS FOR BEDFORD F CONDOMINIUM**

I HEREBY CERTIFY that the Amendments attached as Exhibit "I" to this Certificate were duly adopted as amendment to the 1999 UCO Model Documents Master Declaration of Condominium and Bylaws for Bedford F. The Original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, at Page 755 and the Bylaws for Bedford F 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 Bedford F was recorded in Official Records Book 1865 at Page 738 of the Public Records of Palm Beach County, Florida.

WITNESS my signature hereto this 17 day of Feb., 2011, at Palm Beach County, Florida.

Bedford F CV Condominium Association, Inc.

By: *Gerald Shukwit*
Gerald Shukwit, President

Attest: *Marie Guidice*
Marie Guidice, Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 17 day of February, 2011, by Gerald Shukwit, as President, and Marie Guidice, as Secretary, of Bedford F CV 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: _____

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

Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission #DD998267
Expires: JULY 08, 2014
(SEALED THRU ATLANTIC BONDING CO., INC.)

EXHIBIT "I"

AMENDMENTS TO THE 1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM AND BYLAWS FOR BEDFORD F 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 Bedford F 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 Bedford F was recorded in Official Records Book 1865 at Page 738 of the Public Records of Palm Beach County, Florida.

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

1. Article X of the Declaration "ASSESSMENTS" is amended as follows:

... Provided, however, if a mortgage is recorded on or after April 1st, 1992 then ~~a first mortgagee shall be responsible for up to six (6) months of assessments as provided in the Condominium Act.~~ the liability of a first mortgagee or its successor or assignees who acquire title to a unit by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due before the mortgagee's acquisition of title is limited to the lesser of:

1. The unit's unpaid common expenses and regular periodic assessments which accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the association; or

2. One percent of the original mortgage debt. The provisions of this paragraph apply only if the first mortgagee joined the association as a defendant in the foreclosure action. Joinder of the association is not required if, on the date the complaint is filed, the association was dissolved or did not maintain an office or agent for service of process at a location which was known to or reasonably discoverable by the mortgagee.

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.

...

In no event may any person or entity (except for the Association acquiring a unit in any manner, or an institutional mortgagee acquiring a unit through foreclosure or deed in lieu of foreclosure) own or have any ownership interest (legal or equitable) in more than two (2) units in the Condominium, including, without limitation, individually, jointly or as a partner, officer,

director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any ownership interest in or to a unit.

Notwithstanding anything else stated herein, owners who acquire their units after the effective date of this amendment shall be prohibited from leasing their units for one year 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. The provisions of this amendment shall not apply to leases already reviewed and approved by the Association, or to existing owners, as of the effective date of this amendment.

3. Article IV. DIRECTORS, of the Bylaws is amended as follows:

Section 1. ~~Election~~, Number, Term and Qualifications.

Associations 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.~~

....

Section 5. Disqualification and Resignation of Directors.

.... No member shall continue to serve on the Board, or as an officer, should he be more than ~~thirty (30)~~ ninety (90) days delinquent in the payment of an assessment, or any monetary obligation to the Association, and said delinquency shall automatically constitute a resignation, ~~effective when such resignation is accepted by the Board of Directors.~~ and deemed to have abandoned the office, creating a vacancy in the office to be filled according to law.

BEDFORD F CONDO ASSOCIATION INC

2011 – 2012

OFFICERS

GERALD SHUKWIT – PRESIDENT

PETER LOCILENTO – VICE PRESIDENT

Administrative Assistant – Anne Davis

MARIE GUIDICE – SECRETARY/TREASURER

Administrative Assistant – Grace Mannion

ANTONIO IELZZUI – BOARD MEMBER

CLAIRE MARATHAS – BOARD MEMBER

BOARD OF DIRECTORS

MARIE GUIDICE

ANTONIO IELUZZO

PETER LOCILENTO

CLARIE MARATHAS

GERALD SHUKWIT

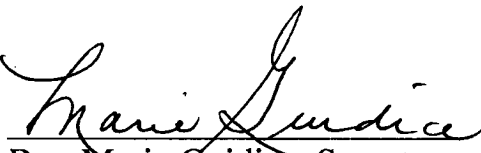
Bedford F CV Condominium Association, Inc.
A Corporation Not-for-Profit

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The undersigned Secretary of the Association, being first duly sworn, deposes and says that the notice of the special membership meeting was mailed or hand delivered to each unit owner at the address last furnished to the Association in accordance with the requirements of Section 718.112(2)(d) Paragraph 2, F.S., at least fourteen days prior to the special meeting.

Dated this 16th day of February, 2011.


By: Marie Guidice, Secretary

The foregoing Affidavit was acknowledged before me on this 16th day of February, 2011, by Marie Guidice, the Secretary of Bedford F CV Condominium Association, Inc.


Notary Public

My Commission Expires:

(SEAL)

