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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0068 - 71; (4pgs)

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
BERKSHIRE B CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the declaration of Condominium and Bylaws for Berkshire B Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 11019, at Page 778 and 779,

WHEREAS, the Bylaws for Berkshire B Condominium are attached as an Exhibit thereto, and

WHEREAS, as a duly called and noticed meeting of the membership of Berkshire B Condominium Association, Inc., a Florida not-for-profit Corporation, held on MARCH 20TH, 2016, the aforementioned Declaration of Condominium and Bylaws were amended pursuant to the provisions of said Declaration and Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration and Bylaws are a true and correct copy of the amendment by the membership. As used herein (unless substantially recorded) 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 typewritten material appears,

ARTICLE XV: of the Declaration, entitled "Limited Common Elements" is declared as follows:

A: Limited Common Elements of Patios with Condominium Unit Provisions for Existing Units and future Installation Guidelines

(...Those areas reserved for the use of certain unit owners or a certain unit owner, to the exclusion of other unit owners, are designated as "limited common elements", and are shown and located on the Surveys, Exhibit No. 1 to the original declaration. Any expense for the

maintenance, repair or replacement relating to limited common elements shall be treated as and paid for as part of the common expenses of the Association. Should said maintenance, repair or replacement be caused by the negligence or misuse by a unit owner, his family, guests, servants and invitees, he shall be responsible therefore, and the Management firm, or the Association, shall have the right to levy an assessment against the owner of said unit, which assessment shall have the same force and effect as all other special assessments. Where the limited common element consists of a screened porch, the unit owner who has the right to the exclusive use of said screened porch shall be responsible for the maintenance, care and preservation of the paint and surface of the exterior walls, including floor and ceiling within said exterior screened porch, and the maintenance, care preservation and replacement of the screening on the said screened porch, and fixed and/or sliding glass doors in the entrance way to said screened porch, and the replacement of light bulbs on said screened porch, and wiring, electrical outlets and fixtures thereon. The Board of Directors of the Association, shall assign specific parking spaces to unit owners in the limited common element parking area shown and designated on Exhibit No. 1 to the original Declaration...)

Patios are to be Limited Common Elements at Berkshire B Condo Association. They are to be maintained, installed and kept in parallel line with Patios already installed. The Patio construction should be that of stone/concrete/brick tiles, either individually installed or already set in patterns. The color of the Patio surface must be of a light cream, egg, off-white or white color. Slate, brick color, be it red or brown, or any other surface such as wood, metal or gravel is not permitted.

The Patios are not to exceed a dimension beyond 12' feet from the back of the lanai of the unit owner's Condominium Unit. If there are shrubs/flowers/stones/beds already in existence abutting the building, these items are included in the 12' length of the Patio and the Patio cannot exceed the boundary line already established by the existing Limited Common Element Patios already installed.

The width of all Patios are to be up to 11.6' from one side of the Patio to the opposite end of said Patio, north to south. There can be no structure(s) permanently affixed onto the Patio such as permanent flower beds, dividers, lattice work, benches, permanent seating, or any type of fire pit, barbeque, pergola, umbrella, or any permanent shading items. The Patio must be of a surface that is heavy enough to withstand any type of inclement weather and be built with an incline that all water shall run off away from said Condo. The surface must be kept clean of any weeds, dirt, or other debris. Patios must be maintained that the surface is always level and such that there are no obstacles to trip or cause injury to anyone walking onto said patio.

The owners of any Patio must follow all Berkshire B Condominium Rules and Bylaws as well as all County laws regarding noise and disturbing their neighbors. In the event of a storm, the Owners of the Patio must remove all personal belongings on the structure to avoid damaging theirs or other properties. In the event a Condo is sold and the new owner does not wish to have a

Patio, it will be the sole responsibility of the present Owner to pay to remove the Patio and restore the area with sod.

The By-Laws may be altered, amended or added to at any duty call meeting of the unit owners, provided:

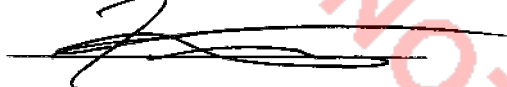
- (1) Notice of all meetings shall contain a statement of the proposed Amendment.
- (2) The Amendment shall be approved by the affirmative vote of the voting members casting not less than (75%) seventy five percent of: and...

WITNESS my signature hereto this 21 day of MARCH, 2016, at Palm Beach County, Florida.

Berkshire B Condominium Association, Inc.

By: Frank LaFountain, President

Attest: Arlynn Abramson, Secretary



STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2016, by Frank LaFountain, President, and Arlynn Abramson, Secretary, of Berkshire B Condominium Association, Inc. a Florida not-for-profit corporation, on behalf of the corporation. They are Personally known _____ or have Produced Identification X.

Type of Identification Produced:

DRIVERS LICENSE
DRIVERS LICENSE

(Signature)

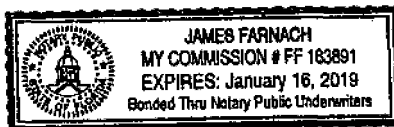
(Print)



JAMES FARNACH

Notary Public, State of Florida

My Commission Expires: 1-16-2019 (SEAL)



CERTIFICATION OF APPROVAL

We hereby certify that this amendment was approved by a majority of vote of the membership of Berkshire B Condominium Association, 46R Berkshire B West Palm Beach, Florida 33417.

By: [Signature], President

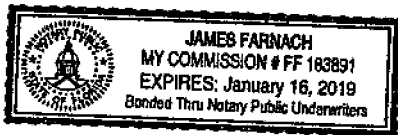
Attest: [Signature], Secretary

State of Florida, County of Palm Beach

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2016 by FRANK LA FOUNTAIN, President and ADAM ADAMSON, 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 DRIVERS LICENSE (type of identification) as identification and (please check one) ☐ did or ☐ did not take an oath. The Secretary (please check one of the following) ☐ is personally known to me or ☒ has produced DRIVERS LICENSE (type of identification) as identification and ☐ did or ☐ did not take an oath.

[Signature] Notary Public

JAMES FARNACH Printed Notary Name



1-16-2019

LCF