

RETURN TO:
Lucy Lancot
222 Berkshire K
CENTURY VILLAGE
WEST PALM BEACH, FL 33417

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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 BERKSHIRE K 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 Berkshire K. The Original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, at Page 755 and the Bylaws for Berkshire K 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 Berkshire K was recorded in Official Records Book 2035 at Page 1940 of the Public Records of Palm Beach County, Florida.

WITNESS my signature hereto this 1st day of November, 2010, at Palm Beach County, Florida.

Berkshire K Condominium Association, Inc.

By: Lucie Lancot Pres.
Lucie Lancot, Pres.

Attest: Irene King
Irene King, Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this ____ day of _____, 2010, by Lucie Lancot, as President, and Irene King, as Secretary, of Berkshire K 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: CV-ID

Mary E. Patrick, (Signature)

NOTARY PUBLIC-STATE OF FLORIDA



Mary E. Patrick

Commission #DD998267

Expires: JULY 09, 2014

Notary Public, State of Florida at Large
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:

(SEAL)

EXHIBIT "I"

AMENDMENTS TO THE 1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM AND BYLAWS FOR BERKSHIRE K 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 Berkshire K 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 Berkshire K was recorded in Official Records Book 2035 at Page 1940 of the Public Records of Palm Beach County, Florida.

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

1. The following Amendment to Article XI, of the Declaration of Condominium, "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units", of the 1999 UCO Model Documents Master Declaration of Condominium and Bylaws for Berkshire K Condominium, recorded on March 8th, 2006 in Official Records Book 20026 at Pages 1439-1440, is hereby rescinded.

"..... Directors may grant permission to an owner to ~~lease~~ his or her apartment one time during the ownership of an apartment to a specified lessee.

Provided, however, each unit owner shall use such an apartment as a private dwelling for himself or herself and his or her immediate family, and for no other purpose, including business purposes. Therefore, the leasing of apartments to others as a regular practice for business, speculative investment, or other similar purposes is prohibited.

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. 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 lease of any unit shall be less than three (3) 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.

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.~~