

✓ PREPARED BY AND RETURN TO:
JAY STEVEN LEVINE, P.A.
2500 North Military Trail, Suite 490
Boca Raton, Florida 33431
(561) 999-9925

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
CAMBRIDGE AT HUNTERS RUN, A CONDOMINIUM AND THE ARTICLES OF
INCORPORATION OF CAMBRIDGE AT HUNTERS RUN CONDOMINIUM
ASSOCIATION, INC. WHICH ARE AN EXHIBIT THERETO**

WHEREAS, the Declaration of Condominium of Cambridge at Hunters Run, Condominium with exhibits was recorded at Official Record Book 4029, Page 1629, Public Records of Palm Beach County, Florida;

WHEREAS, Article VII of the Declaration provides that the Declaration may be amended by the vote of not less than two-thirds of the voting interests of the entire membership of the Association;

WHEREAS, Article XII of the Articles of Incorporation coupled with F.S. 617.1002 provides that the Articles may be amended by the vote of not less than a majority of the entire membership of the Board of Directors and not less than two-thirds of the voting interests of the entire membership of the Association;

WHEREAS, on AUGUST 21, 2001, not less than a majority of the entire membership of the Board of Directors approved of the amendments to the Declaration and Articles of Incorporation in the particulars as set forth in Exhibits "1" and "2" to this certificate;

WHEREAS, at a membership meeting held on August 21, 2001, not less than two-thirds of the voting interests of the entire membership of the Association voted to approve the amendments to the Declaration and Articles in the particulars as set forth in Exhibits "1" and "2" to this certificate;

WHEREAS, there are no holders of an Approved Mortgage as that term is defined in Article XI.B.2 of the Declaration; and

WHEREAS, the certificate of amendment to the Articles of Incorporation shall be filed with the Secretary of State and then the certificate and Exhibits "1" and "2" shall be recorded in the Public Records of Palm Beach County, Florida.

NOW, THEREFORE, the Declaration of Condominium and Articles of Incorporation shall be amended in the particulars as stated in Exhibits "1" and "2" attached hereto; these amendments shall run with the real property known as Cambridge at Hunters Run, a Condominium, and shall be binding on all parties having any right, title, or interest in the

said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration and Articles of Incorporation shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

I **HEREBY CERTIFY** that the amendments attached to this Certificate have been approved by the votes required by the Declaration and Articles of Incorporation.

DATED this 11th day of September, 2001.

WITNESSES:

Peter A. Stigler
Print: PETER A. STIGLER
Lisa Turner
Print: LISA TURNER

**CAMBRIDGE AT HUNTERS RUN
CONDOMINIUM ASSOCIATION, INC.**

By: Marvin Fass
Print Name: MARVIN FASS President

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

I **HEREBY CERTIFY** that on the 11th day of September, 2001 before me personally appeared MARVIN FASS as president of **CAMBRIDGE AT HUNTERS RUN CONDOMINIUM ASSOCIATION, INC.**, who is personally known to me and who did not take an oath and who executed the aforesaid Certification as his/her free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:



Sign: Marcy L. McFaul
My commission expires: 9-14-03

Exhibit "1"

AMENDMENT TO THE DECLARATION OF CONDOMINIUM

As used herein 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.

1. **Article VII of the Declaration of Condominium shall be amended to read as follows:**

"VII

AMENDMENT OF DECLARATION OF CONDOMINIUM

- A. ~~Except as provided in Article I hereof, and except~~ Except as to matters described in Paragraphs B, C, and D ~~and E~~ of this Article VII, this Declaration of Condominium may be amended by only the affirmative vote of not less than ~~two-thirds (2/3)~~ a majority of voting interests of the Unit Owners. Such amendment shall be evidenced by a certificate executed by the Condominium Association in recordable form in accordance with the Condominium Act, and a true and correct copy of such amendment shall be mailed by certified mail to ~~the Developer and to~~ all holders of Approved Mortgaged (as said term is defined in Article XI B hereof). The amendment shall become effective upon the recording of such certificate in the Public Records of Palm Beach County, Florida, provided, however, such certificate shall not be so recorded until thirty (30) days after the mailing of a copy thereof to ~~the Developer and~~ all holders of Approved Mortgages, unless such thirty (30) day period is waived in writing by ~~Developer~~ and all holders of Approved Mortgages.
- B. ~~Except as provided in Article I and Paragraph E of this Article VII hereof, no~~ No amendment to this Declaration of Condominium shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to any Unit, or change the undivided share in the Common Elements appurtenant to any Unit, or change the proportion or percentage by which any Unit Owner shares the

Common Expenses or owns the Common Surplus, or change any Unit Owner's voting rights in the Condominium Association unless the Owners of all such Units and the holders of all Approved Mortgages (as said term is defined in Article XI B 2 hereof) which are liens upon such Units shall consent in writing thereto.

- ~~E.~~ ~~No amendment to this Declaration of Condominium shall be made which shall, in the judgment of Developer, impair or prejudice the rights or privileges of Developer in any manner without the specific written approval of Developer.~~
- ~~DC.~~ ~~Except as provided in Articles I and XXI A hereof, no~~ No amendment to this Declaration of Condominium shall be made which shall materially impair or prejudice the rights, priorities or security of the holder of any Approved Mortgage (as said term is defined in Article XI B 2 hereof) unless the two institutions holding the highest number of Approved Mortgages which are liens upon Units in the Condominium on the date sixty (60) days prior to the date that such amendment is adopted by Unit Owners shall consent in writing to such amendment.
- ~~E.~~ ~~Without limiting Developer's rights with respect to other changes, Developer reserves the right to change any unsold Unit presently designated as a Type IV Unit to a Type VIII Unit and any Unit presently designated as a Type VIII Unit to a Type IV Unit. The Developer, without the consent of the Condominium Association, the holders of the Approved Mortgages, or the Owners of Units may amend this Declaration of Condominium to change the undivided share in the Common Elements appurtenant to the Units.~~

Exhibit "2"

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF
CAMBRIDGE AT HUNTERS RUN CONDOMINIUM ASSOCIATION, INC.

FILED
 SECRETARY OF STATE
 DIVISION OF CORPORATIONS
 01 OCT -2014 8:21

As used herein 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.

1. Article X of the Articles of Incorporation shall be amended to read as follows:

"X

BY-LAWS

The By-Laws of the Condominium Association shall be adopted by the First Board, and thereafter may be altered, amended or rescinded by the affirmative vote of not less than a majority of the total votes of all Members cast at a regular or special meeting of the Membership and the affirmative approval of a majority of the Board of Directors at a regular or special meeting of the Board of Directors. The right to modify, amend or rescind may be restricted in the manner provided for in the By-Laws."

2. Article XII of the Articles of Incorporation shall be amended to read as follows:

"XII

AMENDMENTS

1. ~~Subject to the provisions of Articles XII 2 and 3 hereof, these~~ These Articles of Incorporation may be amended at any meeting of the Members by the affirmative vote of ~~two thirds (2/3) of the total votes~~ a majority of the voting interests of all Members.
2. ~~No amendment shall be made to these Articles of Incorporation which would in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration of Condominium. No amendment to these Articles shall conflict with any provision in the Declaration of Condominium.~~

3. ~~There shall be no amendment to these Articles of Incorporation which shall, in the judgment of Developer, abridge, amend or alter the rights of Developer in any manner without the prior written consent of Developer."~~

CERTIFICATE OF ADOPTION OF THE AMENDMENTS TO
THE ARTICLES OF INCORPORATION

THE UNDERSIGNED, being the duly elected and acting president of CAMBRIDGE AT HUNTERS RUN CONDOMINIUM ASSOCIATION, INC. hereby certifies that the foregoing was approved by not less than two-thirds of the entire membership of the Board of Directors on AUGUST 21, 2001, and was approved by not less than two-thirds of the voting interests of the members of the Association, voted on August 21, 2001 at a meeting of the members. The number of votes was sufficient for approval.

EXECUTED this 11th day of September, 2001.

WITNESSES:

Peter A. Stigphen
Print: PETER A. STIGPHEN
Lisa Turner
Print: LISA Turner

CAMBRIDGE AT HUNTERS RUN
CONDOMINIUM ASSOCIATION, INC.

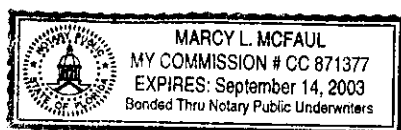
By: Marvin Fass
Print Name: MARVIN FASS President

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

I HEREBY CERTIFY that on the 11th day of September, 2001 before me personally appeared MARVIN FASS as president of **CAMBRIDGE AT HUNTERS RUN CONDOMINIUM ASSOCIATION, INC.**, who is personally known to me and who did not take an oath and who executed the aforesaid Certification as his/her free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:



Sign: Marcy L. McFaul
My commission expires: 9-14-03