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This instrument prepared by:  
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**CERTIFICATE OF AMENDMENT TO THE 1999 UCO MODEL DOCUMENTS  
EXHIBIT TO AMENDMENT TO THE DECLARATION  
AND BYLAWS FOR CAMBRIDGE F CONDOMINIUM**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an amendment to the 1999 UCO Model Documents Exhibit to Amendment to the Declaration and Bylaws for Cambridge F Condominium. The original Declaration of Condominium of Cambridge F Condominium was recorded in Book 1985 Page 793 of the Public Records of Palm Beach County, Florida.

DATED this 11 day of MAY, 2011.

WITNESSES:

CAMBRIDGE F CONDOMINIUM  
ASSOCIATION, INC.

Leonard Massa  
Signature

By: Frank Dorcich, President

LEONARD MASSA  
Print Name

Mildred Levine  
Signature

By: Dan Gladstone V. P.  
Secretary V. PRESIDENT

MILDRED LEVINE  
Print Name

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss:

The foregoing instrument was acknowledged before me this 11 day of MAY, 2011, by Frank Dorcich President, and Dan Gladstone as Secretary of Cambridge F Condominium Association, Inc., who are Personally Known or Produced Identification ✓.

Type of Identification Produced CV-ID

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

NOTARY PUBLIC (SEAL)

Sign Mary E. Patrick

Print MARY E. PATRICK

State of Florida  
My Commission Expires

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**1999 UCO Model Documents  
Exhibit to Amendment to the Declaration and Bylaws  
For Cambridge F Condominium**

**As Recorded in Official Records Book 1985, Page 792**

**Public Records of Palm Beach County, Florida:**

As used herein (unless substantially reworded) 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 next typewritten material appears.

**Those portions of the Declaration and Bylaws which are listed below constitute changes and deviations from the 1999 UCO Model Documents passed by the membership with the Model Documents:**

**1, 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 six (6) months and no unit may be leased more than once in a twelve (12) month period. Additionally, no unit may be rented or leased for a twenty-four (24) month period following the closing date of the sale of that unit, except in the event that the Association becomes the owner of record of any unit through foreclosure due to the delinquency in the payment of assessments or as a result of exercising the Association's right of first refusal. Any renting or leasing of a unit after said twenty-four (24) month period shall be restricted as further provided in this Declaration.

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 XIII of the Declaration "Use and Occupancy" is amended to read:**

The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests, while he is residing, who may visit for a maximum of 30 days per year, and for no other purpose. Therefore, the leasing of units to others as a regular business, speculative, investment, or other similar purposes is not permitted. Only the owner's adult children may occupy the unit in the owner's absence, with prior approval of the Board of Directors.

**3. Article IV of the Bylaws, "Directors" is hereby amended to read:**

Section 1. Number, Term and Qualifications. The affairs of the Association shall be governed by a

**EXHIBIT 1**

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. At the annual meeting the membership shall vote on the exact number of Board members to be elected at the next annual meeting. Should the membership fail to determine the exact number of Board members then the number shall be five (5) for the next annual meeting election. 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. Notwithstanding any other provision contained in these Bylaws, as amended, or in the Declaration of Condominium, as amended, all Directors shall be members of the Association.

...

**4. Article V, Section 1, of the Bylaws, "Officers" is Substantially Reworded as follows (See Section 1 for Present Text):**

**Section 1. Non-Owner or Non-Resident Owner May Not be an Officer.** Notwithstanding any other provision contained in these Bylaws, as amended, or in the Declaration of Condominium, as amended, all officers shall be members of the Association, and any member of this Association who is not a resident within a unit contained in this Association may not be elected or appointed as an officer.

**5. Article XIII of the Declaration "Use and Occupancy" is amended as follows:**

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except; ~~with the written consent of and subject to the Rules and Regulations adopted for the keeping of said pets, by the Board of Directors;~~

1. specially trained service animals for the hearing or sight impaired;
2. aquarium fish; and
3. 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 three (3) days written notice from the Board of Directors of the Association.

**6. Article XI of the Declaration "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is hereby amended as follows:**

.....

2. ~~No~~ After judicial sale of a unit, ~~nor~~ or any interest therein, through foreclosure or any other judicial process, shall be valid unless: (a) ~~The sale is to a~~ and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser. ~~or, (b) The sale is a result of public sale with open biddings.~~

.....

6. Special Provision re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management firm:

- (a) An Institutional First Mortgagee holding a mortgage on a Condominium parcel, or the

Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, ~~shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, ~~or occupy said parcel without prior offer to the Board of Directors or Management Firm, and~~ without the prior written approval of the ~~said~~ Board of Directors or Management Firm. The provisions of Section A. and B., No. 1-5, of this Article XI, shall be ~~inapplicable~~ apply to such Institutional First Mortgagee, or the Management Firm, and without the prior written approval of the ~~said~~ Board of Directors or Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

**7. Article XIII of the Declaration "Use and Occupancy" is amended to read:**

No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this Condominium, except that children may be permitted to visit and temporarily reside for reasonable periods, not in excess of 30 days, in any calendar year.

Housing for Older Persons

This Condominium shall be "housing for older persons", as such term is defined in the Federal Fair Housing Amendment Act of 1988.

To demonstrate the intent by the Association to provide housing for persons over fifty five (55) years of age and older and inasmuch as this Association was designed as part of an adult community, it shall be required, as of the effective date of this amendment, that at least eighty (80) percent of the units must be occupied by at least one (1) person fifty five (55) years of age or older per unit. This amendment shall include any units under leasehold, if any.

The Board upon application and review, may grant exceptions to occupancy and allow a limited number of persons under the age of fifty five (55) years to occupy units within the condominium when this Board finds undue hardship to the applicant.

All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of age. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or in any way subject to Federal laws on housing.