

**CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF
CAMDEN I CONDOMINIUM**

WHEREAS, the Camden I Condominium Association, Inc. (sometimes herein referred to as the "Association") originally caused to be filed that certain Declaration of Condominium on August 25, 1972 recorded at Official Records Book 2057, Page 610, et. seq. as further amended as by those certain adopted UCO Model Documents Master Amendment recorded in Official Records Book 11019 Page 728 of the Public Records of Palm Beach County, Florida as further amended, hereinafter collectively referred to as the "Declaration", and

WHEREAS, at a duly called and noticed meeting of the membership of the Association, held on March 2, 2021, it was confirmed the requisite membership vote was obtained via written consent to further amend the aforementioned Declaration and thereafter that all other requirements to amend the Declaration were fulfilled, and

WHEREAS, the Amendment recently recorded on March 8, 2021 at Official Records Book 32264 Page 473 was an incomplete version of the adopted Amendment and should not be considered part of the Governing Documents of the Association;

NOW THEREFORE, the undersigned hereby certify that the attached Amendment to the Declaration are a true and correct copy adopted by the membership at the above-referenced meeting.

SEE ATTACHED

Signed, Sealed & Delivered
in the presence of:

Allison Weatherston
Danielle King

CAMDEN I CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit corporation

By:

Print:

Title:

Marilyn Curtis
Marilyn Curtis
President

[notary on following page]

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

The foregoing Amendment to the Declaration was acknowledged before me this day of March
10, 2021, by Marilyn Curtis as President of Camden I Condominium
Association, Inc., a Florida not for profit corporation.

My Commission Expires:

3/31/2024

Allison Weatherspoon

NOTARY PUBLIC

State of Florida



AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF CAMDEN I CONDOMINIUM

WHEREAS, the Camden I Condominium Association, Inc. (sometimes herein referred to as the "Association") originally caused to be filed that certain Declaration of Condominium on August 25, 1972 recorded at Official Records Book 2057, Page 610, et. seq. as further amended as by those certain adopted UCO Model Documents Master Amendment recorded in Official Records Book 11019 Page 728 of the Public Records of Palm Beach County, Florida as further amended, hereinafter collectively referred to as the "Declaration".

WHEREAS, the Association, through a vote of its members and owners, desires to further amend said Declaration and any amendments related thereto in order to provide for the preservation of the values and amenities thus established;

WHEREAS, the Declaration shall be amended as follows (Additions indicated by "underlining"; deletions by "~~strike through~~" and are numerically categorized by general topic). To the extent an Article or a Section is not referenced herein, such Article and/or Section are unaltered by virtue of this amendment with the exception of sequencing of lettered and/or numbered paragraphs, however, to the extent any such language contained in this amendment conflicts or contradicts any terms in any other provisions of the Declaration, the Bylaws, or any other previous amendment(s) the terms herein shall supersede, take priority over, and control in all respects:

Item 1:

XI PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS

- A. SALE OR RENTAL OF UNITS - Association to Have First Right of Refusal and "Future Rental Prohibition" against leasing as pertaining to future Owners.

For purposes of clarification as to any and all existing language in the Declaration as further amended, and notwithstanding anything to the contrary in this Article or the Declaration as amended, no rentals or leases of any unit are permissible at any time under any condition except for those unit owners who own their unit as of the time of the effective date of this Amendment, hereinafter called the "Future Rental Prohibition". Therefore, all existing unit owners as of the effective date of this amendment are "grandfathered" in and are specifically exempt from this Future Rental Prohibition. An existing unit owner shall include the record owner of the unit in accordance with the Palm Beach County Property Appraiser records as well as the following:

- i) where title to a unit was conveyed by a current owner to a trust for estate or tax planning purposes, as determined by the Association, and the owner is the trustee or beneficiary of the trust and the owner occupies the unit;

- ii) where title to a unit was conveyed by a current owner to an immediate family member of the owner by devise or inheritance (an "immediate family member" of an owner, for purposes hereunder, shall be defined as the spouse, parent, grandparent, child, brother or sister of the owner or the parent, grandparent, child, brother or sister of the owner's spouse);
- iii) where title to a unit was conveyed to the Association through the foreclosure of the Association's lien or by deed in lieu of foreclosure to the Association; or
- iv) where title is conveyed to the Association for any other reason.

Notwithstanding anything to the contrary in this Amendment, subsequent to the effective date of this Amendment in the event any new person or party acquires, receives, or is assigned any form of ownership, shareholder interest, membership interest, partnership interest, or beneficial interest in any corporate entity, limited liability company, partnership, or trust which owns any particular unit, such event shall constitute a conveyance of title to the unit triggering the application of the Future Rental Prohibition to the subject unit. However, such instance shall not include the death of an individual shareholder, member, partner, or other such beneficial holder of any interest in any corporate entity, limited liability company, partnership, or trust which owns any particular unit where such interest passes to an immediate family member of the owner by devise or inheritance.

Additionally, if a new owner who does not fall within any of the enumerated exceptions i)-iv) above acquires title to a unit that is subject to a lease, the subject lease may continue for the remainder of its unexpired term but in no case longer than twelve (12) months and the lessee must vacate the unit upon the expiration of the remaining lease term. If the lease is permitted to continue for its remaining term but in no case longer than twelve (12) months the Future Rental Prohibition for such unit shall immediately apply upon the expiration of such lease term.

Notwithstanding anything to the contrary in this Article, even if the Future Rental Prohibition does not apply to an existing owner, the Association continues to be entitled to and maintain its normal and regular right to approve and disapprove of any prospective tenant/lessee in accordance with the Association's regular application processes.

At no time may an owner, even if exempt from the Future Rental Prohibition, rent or lease their unit more than one time in any such twelve (12) month period. 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. This provision of this Amendment shall not apply to lessees 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 as stated herein.

Separate and apart from an approved tenant/lessee, no unit shall be occupied by any person other than the owner or the applicable owner's immediate family members or guests unless the unit owner is also occupying the unit. As used herein, "guest" shall include those persons who have a principal residence other than the unit. A family member [excluding spouses] or guests who occupy the unit for a period of more than twenty (20) days shall be deemed a tenant/lessee for purposes of this Declaration and all amendments (regardless of whether a lease exists or rent is paid) and shall be subject to the provisions of the Declaration and all amendments.

In the event any unit owner wishes to sell, rent or lease his unit, the Association shall have the option to purchase, rent or lease said unit, upon the same conditions as are offered by the unit owner to a third person. Any attempt to sell, rent or lease said unit without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void, and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee.

Should a unit owner wish to sell, lease or rent his Condominium parcel (which means the unit, together with the undivided share of the common elements appurtenant thereto), he shall, before accepting any offer to purchase, sell or lease, or rent, his Condominium parcel, deliver to the Board Directors of the Association, a written notice containing the executed lease or purchase agreement and the terms of the offer he has received or which he wishes to accept, the name and address of the person (s) to whom the proposed sale, lease or transfer is to be made, and such other information (to be requested within five days from receipt of such notice) as may be required by the Board of Directors of the Association. The Board of Directors of the Association is Authorized to waive any of the references aforementioned.

The Board of Directors of the Association, within thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors of Management Firm, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice), or object to the sale, leasing or renting to the prospective purchaser, tenant or lessee, for good cause, which cause need not be set forth in the notice from the Board of Directors or Management Firm to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, rental or lease.

Failure of the Board of Directors to object for good cause, shall be deemed consent by the Board of Directors to the transaction specified in the unit owner's notice, and the unit owner shall be free to make or accept the offer specified in his notice, and sell, lease or rent said interest pursuant thereto, to the prospective purchaser or tenant named therein, within ninety (90) days after his notice was given.

The consent of the Board of Directors of the Association or Management Firm shall be in recordable form, signed by two Officers of the Association or the Management Firm, and shall be delivered to the purchaser or lessee. Should Board of Directors fail to act, as herein set forth and within the time provided herein, the Board of Directors of the Association or the Management Firm shall, nevertheless, thereafter prepare and deliver its written approval, in recordable form, as aforesaid and no conveyance of title or interest whatsoever shall be deemed valid without the consent of the Board of Directors or Management Firm as herein set forth.

The sub-leasing or sub-renting of a unit owner's interest shall be prohibited. The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease be used, or in the alternative, the Board of Directors' approval of the Lease form to be used shall be required. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated. Where a Corporate entity is the owner of a unit it must

designate the occupants of the unit as it desires, and for such period of time as it desires, in compliance with the provisions of this Article XI.

The sub-leasing or sub-renting of a unit owner's interest shall be subject to the same limitations as are applicable to the leasing or renting the unit prohibited. The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease or Sub-Lease be used, or in the alternative, the Board of Directors' approval of the Lease or Sub-Lease form to be used shall be required. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated. Where a Corporate entity is the owner of a unit it must designate the occupants of the unit as it desires, and for such period of time as it desires, in compliance with the provisions of Section A of this Article XI. The foregoing shall not be deemed an assignment or sub-leasing of a unit, and shall be deemed to be in compliance with the provisions of the first paragraph of Article XIII of this Declaration.

~~Provided, however, each owner shall use such 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 not permitted. To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his or her apartment one time during the ownership of the apartment, to a specified lessee.~~

~~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 leases.~~

IN WITNESS WHEREOF, the ASSOCIATION has caused this Amendment to the Declaration to be duly executed and its corporate seal to be hereunto affixed this 10 day March, 2021.

CAMDEN I CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit corporation

Signed, Sealed & Delivered
in the presence of:

Allison Weatherspan
Allison Weatherspan
Danielle Ring
Danielle Ring

By: Marilyn Curtis
Print: Marilyn Curtis
Title: President

[notary on following page]

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

The foregoing Amendment to the Declaration was acknowledged before me this day of March
10, 2021, by Marilyn Curtis as President of Camden I Condominium
Association, Inc., a Florida not for profit corporation.

My Commission Expires:

3/31/2024

Allie Wahne
NOTARY PUBLIC
State of Florida

