



This instrument was prepared by:
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**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
CAMDEN J CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Camden J Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 2057 at Page 657; and

WHEREAS, an Amended Declaration of Condominium, recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 11019 at Page 755, was adopted by Camden J Condominium; and

WHEREAS, at a duly called and noticed meeting of the membership of Camden J Condominium Association, Inc., a Florida not-for-profit corporation, held on January 15, 2006, the aforementioned Amended Declaration of Condominium was amended pursuant to the provisions of said Amended Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Amended Declaration and is a true and correct copy of the amendments as amended by the membership:

**AMENDMENTS TO THE
AMENDED DECLARATION OF CONDOMINIUM
CAMDEN J CONDOMINIUM**

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

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.

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 of 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 or all 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 or 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 the 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.

A unit owner(s) cannot lease their unit until the completion of the third year of ownership. No leases of any unit shall be less than six (6) months and no units 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 of such existing leases.

* * *

XII

INSURANCE PROVISIONS

* * *

E. Each individual unit owner shall be responsible for purchasing, at his own expense, Liability Insurance to cover accidents occurring within his own unit, ~~and for purchasing~~ Each individual unit owner shall also purchase insurance upon his own personal property and upon all portions of the condominium unit not covered by the Association's insurance pursuant to Chapter 718, Florida Statutes, as amended from time to time. The unit owner shall provide proof of such insurance by providing a certificate of insurance mailed directly to the Camden J Condominium Association.

WITNESS my signature hereto this 22 day of April, 2006, at West Palm Beach, Palm Beach County, Florida.

Witness

RONALD J. COLLINS
(PRINT NAME)

Witness

ESTELLE SANTNER
(PRINT NAME)

CAMDEN J CONDOMINIUM ASSOCIATION, INC.

By: Eileen Pearlman
President

Attest: Ivette L. Souder
Secretary

Vice-President

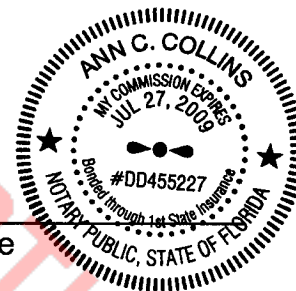
STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 22 day of April 2006, by Eileen Pearlman and Ivette Souder, as President and Vice-President respectively, of Camden J Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

Ann C. Collins (Signature)
Ann C. Collins (Print Name)

Notary Public, State of Florida at Large



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