



CFN 20120212791
OR BK 25231 PG 1910
RECORDED 05/30/2012 15:47:46
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1910 - 1915; (6pgs)

This instrument was prepared by:
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625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM AND 1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM OF
CAMDEN N CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Camden N Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2057** at Page **798**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach for Camden N Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **11019** at Page **755**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Camden N Condominium Association, Inc.**, a Florida not-for-profit corporation, held **March 17, 2012**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration of Condominium are a true and correct copy of the amendments as amended by the membership.

SEE ATTACHED

* * * * *

[Signature page to follow]

WITNESS my signature hereto this 23 day of May, 2012, at West Palm Beach, Palm Beach County, Florida.

**CAMDEN N CONDOMINIUM
ASSOCIATION, INC.**

Ronald Massa
Witness
RONALD MASSA
(PRINT NAME)

By: Hugh R Green
President

Isabelle Schere
Witness
Isabelle Schere
(PRINT NAME)

Attest Eris Dizon
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 23 day of May, 2012, by Hugh R Green and Eris Dizon, as Pres. and Secy., respectively, of **Camden N Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced Florida Drivers License as identification and did take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Phyllis Richland
Commission #DD878935
Expires: MAY 28, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Phyllis Richland (Signature)

(Print Name)

Notary Public, State of Florida at Large

ACTIVE: 3830680_1

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
CAMDEN N CONDOMINIUM ASSOCIATION, INC.**

(Additions shown by "underlining")

Deletions shown by "~~strikeout~~"

... indicates that this portion of the present text remains intact)

**Article XI – Provisions Relating to Sale or Rental or other Alienation or Mortgaging of
Condominium Units**

(Add the following paragraphs before the paragraph beginning "The sub-leasing or
sub-renting of a unit owner's ...)

Once an agreement to ~~rent~~ or lease a unit is approved by the Association the unit
owner shall pay to the Association as a security deposit an amount of money equal
to one month's rent as set forth in the lease agreement. This payment shall be
mailed or hand delivered to the Association President or Treasurer within five (5)
days of the approval date. Failure to deliver said security deposit will render the
Association's approval of the lease null and void.

The Association shall place the security deposit in an interest bearing bank
account. During the course of the lease, should the unit owner become
delinquent (i.e. 30 days beyond the due date) regarding any regular or special
assessment, the Association shall apply the security deposit to the delinquency.

If at the end of the expiration of the lease the unit owner has fully paid all regular
and/or special assessments assessed by the Board then, within ten (10) days of
the expiration of the lease, the Association shall mail to the unit owner's address on
file with the Association any unapplied portion of the security deposit and accrued
interest.

This security deposit requirement shall be separate and apart from any security
deposit under the lease and in no way shall this provision or the payment of the
security deposit make the association a landlord under Chapter 83, Fla. Stat. nor

shall the provisions of §83.49, Fla. Stat. or any other provision of Chapter 83, Fla. Stat. apply to the security deposit.

The foregoing does not apply to year round rentals.

NOT A CERTIFIED COPY

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
CAMDEN N CONDOMINIUM ASSOCIATION, INC.**

(Additions shown by "underlining")

Deletions shown by "~~strikeout~~"

... indicates that this portion of the present text remains intact)

Article XIII — Use and Occupancy

The owner of a unit shall occupy and use his apartment unit as a single private family dwelling, for himself and the adult members of his family, and his social guests while he is residing, pursuant to the guest restrictions found in the Declaration and the Rules promulgated by the Board of Directors from time to time which are not inconsistent with this Declaration, and for no other purpose.

~~Unless the unit is vacant,~~ At least one permanent occupant of the unit must be age fifty-five (55) or older. ~~Otherwise no~~ No person under the age of fifty-five (55) years of age shall be permitted to reside in any of the units or rooms thereof in this condominium except that children under the age of eighteen (18) ~~fifteen (15)~~ may be permitted to visit and temporarily reside for reasonable periods not in excess of 30 days in any calendar year.

Only the owner's adult children may occupy the unit in the owner's absence, with prior approval of the Board of Directors. Guests may only visit the unit while the unit owner is residing in the unit. "Residing in the unit" shall be defined as the unit owner staying in the unit overnight while the guests are present. Guests may not stay in the unit while the unit owner is not residing in the unit. This shall not be deemed to include short periods of absence during the day by the unit owner who may run errands with or without his or her guest. The maximum number of days guests may stay in a unit with the unit owner is thirty (30) days in any twelve (12) month period. This thirty (30) day period is cumulative for all guests and is not intended to be used on a guest-by-guest basis. The twelve month period is not measured on a calendar year basis but is measured from the date when the first guest arrived and began his/her/their stay in the unit with the unit owner. Any individual staying in a unit without the unit owner residing in the unit shall be deemed a tenant and shall be treated as such.

The Board, upon application and review, may grant exceptions when the Board finds undue hardship to the applicant.

All prospective owners, lessees or occupants or is in any way subject to Federal laws on housing.

In no event may more than may permanently occupy a two-bedroom unit.

In no event may any person or entity (except for the Association acquiring a unit in any manner, or an institutional mortgagee acquiring a unit through foreclosure or deed in lieu of foreclosure) own or have ownership interest (legal or equitable) in more than one (1) unit in the Condominium, including, without limitation, individually, jointly or through his or her spouse, a "straw man" or otherwise or a corporate entity as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, trust or any type of entity owning any ownership interest in or to a unit. Such additional transfers shall be considered void.

Notwithstanding the preceding paragraph, any unit owner who owned more than one unit in the Condominium as of January 28, 2012 shall not be required to divest himself of such extra unit(s). However, should this unit owner wish to purchase another unit, he must close on the sale of the units he currently owns prior to the purchase of said other unit.

The unit owner shall not permit or illegal acts in or about the Condominium property.

No animals or pets of any kind written notice from the Board of Directors of the Association.

The unit owner shall not cause facilities or equipment shall be permitted in any unit.

No person shall use the common elements from time to time may be promulgated by the Lessor under the Long-Term Lease.

The initial Rules and Regulations as provided in the By-Laws.