



CFN 20180099151

OR BK 29714 PG 1262

RECORDED 03/16/2018 10:28:57

Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 1262 - 1267; (6pgs)

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM AND
1999 UCO MODEL DOCUMENTS CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION 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 Pam 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 11, 2018**, 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]

Camden N Condominium Association, Inc.

WITNESS my signature hereto this 15 day of MARCH, 2018, at West Palm Beach, Palm Beach County, Florida.

**CAMDEN N CONDOMINIUM
ASSOCIATION, INC.**

Diane Zinnanti

Witness

By: [Signature]
President

DIANE Zinnanti

(Print Name)

Johanna Carecia

Witness

Attest [Signature]
Secretary
TREASURER

Johanna Carecia

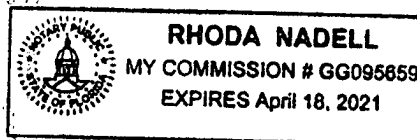
(Print Name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15 day of MARCH, 2018, by M.D. Suzanne Cuerrier and Seymour KAUFMAN as President and Treasurer 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 CV ID as identification and did take an oath.

Rhoda Nadell (Signature)

RHODA NADELL (Print Name)
Notary Public, State of Florida at Large



Camden N Condominium Association, Inc.

**AMENDMENT # 1 TO THE
DECLARATION OF THE 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 paragraph after Section A of Article XI)

No Unit may be rented or leased for a twenty-four (24) month period following the closing date of the sale of that Unit. This restriction shall not apply to Units acquired by the Association while the Units are owned by the Association. If at the time of transfer of any interest in title a Unit is already rented or leased, pursuant to a rental/lease agreement entered into by the previous Owner, the aforementioned twenty-four (24) month period during which the Unit may not be rented or leased shall commence at the expiration of the current term of the existing lease or rental agreement which may not be renewed or extended.

No portion of a Unit may be rented. A Unit shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably withheld. No Unit Owner may lease his or her Unit more than once in a twelve (12) month period, measured from the commencement of the most recent prior lease. No lease may be for a term of less than six (6) months or more than twelve (12) months.

A Unit shall be considered rented or leased any time it is occupied by a tenant. The Association shall have the right to require that a substantially uniform form of lease or rental agreement be used. The lease or rental agreement shall include a provision granting the Association authority and standing to evict any renter or lessee of a Unit Owner who is in breach or violation of this Declaration, the By-Laws or the rules and regulations of the Association. In the event the Association

Camden N Condominium Association, Inc.

approves a rental or lease, such approval of a lease or rental shall not release the Unit Owner from any obligation under this Declaration, and the tenant shall have the right to use the facilities and Common Elements to the exclusion of the Unit Owner. Regardless of whether or not expressed in the applicable lease, if any, a Unit Owner shall be jointly and severally liable with his tenants to the Association for any amount which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant or for acts and omissions of the tenant(s) or occupant(s) (whether or not subject to a lease or rental agreement) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association. All tenants shall comply with and be subject to the provisions of this Declaration, the By-Laws and the Act and the provisions of same shall be deemed expressly incorporated into any lease of a Unit.

~~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.~~

Any renting or leasing 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.~~

The provisions of this Amendment shall not apply to leases or rental agreements which, at the effective date of this Amendment, are already reviewed and approved by the Association or to already approved transfers of ownership. However, this Amendment shall apply to the approved purchasers of Units after the effective date of this Amendment as provided in Section 718,110(13) Florida Statutes.

Camden N Condominium Association, Inc.

The provisions of this Amendment shall not apply to a Unit Owner who is less than 55 years of age where said Unit Owner legally inherits the Unit in question. This exemption ceases when said Unit Owner turns 55.

AMENDMENT # 2 TO THE
DECLARATION OF THE 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**

(Strike the following paragraphs that were part of the Amendment to the Declaration of Condominium of Camden N Condominium Association, Inc. that was approved at the meeting of the membership held March 17, 2012 and recorded in the Public Records of Palm Beach Count, Florida on the 05/30/2012, in Official Records Book **25231** at Page **1910**, CFN 20120212791):

~~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~~

Camden N Condominium Association, Inc.

~~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.~~