

CFN 20200085343

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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0282 - 286; (5pgs)

**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

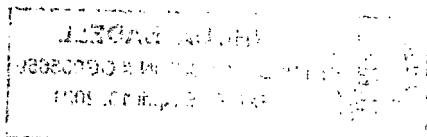
WHEREAS, at a duly called and noticed meeting of the membership of **Camden N Condominium Association, Inc.**, a Florida not-for-profit corporation, held **March 01, 2020**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration of Condominium.

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.

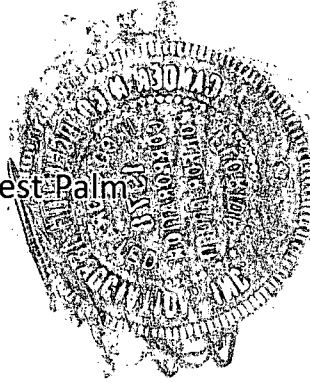
SEE ATTACHED

* * * * *

[Signature page to follow]



Camden N Condominium Association, Inc.



WITNESS my signature hereto this 5 day of MARCH, 2020, at West Palm Beach, Palm Beach County, Florida.

**CAMDEN N CONDOMINIUM
ASSOCIATION, INC.**

Linda Graft
Witness

Linda Graft
(Print Name)

Diane Zinnanti
Witness

DIANE Zinnanti
(Print Name)

By: Suzanne Cuerrier
President

Suzanne Cuerrier

Attest Faye Garretson
Secretary

Faye Garretson.

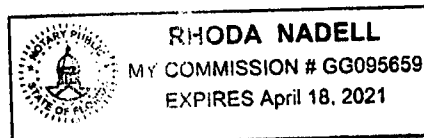
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____ 2020, by Suzanne Cuerrier and Faye Garretson, as Pres. and Secretary, 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 I – Submission Statement

...

J. Condominium Property means ~~and includes~~ the lands, leaseholds, and
personal property that are subjected to condominium ownership, in a
~~Condominium~~, whether or not contiguous, and all improvements ~~thereof~~ thereon,
and all easements and rights appurtenant thereto, intended for use in connection
with the Condominium.

...

M. Condominium Unit or Unit means a part of the Condominium property
which is to be subject to ~~private~~ exclusive ownership. This includes exclusive
ownership of all repairs, renovations and alterations effected within a unit by
current or former owners.

N. Unit Owner or Owner of a Unit, or Parcel Owner means ~~the~~ a record owner
of legal title to a Condominium parcel.

...

W. Damages Caused by an Insurable Event: Damages caused by events such as
a hurricane, fire or flood.

X. Damages Caused by a Non-insurable Event: Damages caused by events such
as wear and tear, intentional acts or negligence

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 XIV - MAINTENANCE AND ALTERATIONS

...

C. Each owner agrees as follows:

...

2. Not to make or cause to be made any structural addition or alteration to his unit or to the common elements. Alterations within a unit may be made with the prior written consent of the Association and all Mortgagees holding a mortgage on his unit. "Alterations" are defined as those renovations that change the original configuration of the unit as described in Exhibit No. 1 of the original Declaration and associated original building drawings.

3. To make no alterations, decorations, repair, replacement or change of the common elements, or to any outside or exterior portion of the building (s) whether, within a unit or part of the common elements. Any unit owner, authorized agent or contractor who desires to alter, repair, remove, convert, or replace any electrical, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Palm Beach building official and obtain the required permit for the work. Such permits must be posted as required by the Palm Beach building official and copies provided to the association within 10 days of work completion. These records will be held with the association records. Said parties shall comply with the Rules and Regulations adopted by the Board of Directors. The A unit owner shall be liable for all non-insurable event damages to another unit, the common elements or the Condominium property, caused by the current or former unit owner's, his contractor, sub-contractor, guest, or employee, whether said damages are caused by negligence, accident or otherwise.

...

G. Unit owners are responsible to ensure pest control service technicians engaged by the association are granted access to their units during the scheduled treatment / inspections. Should a unit owner fail to participate in the association's pest control program, they shall be responsible to ensure their unit remains pest free. A unit infested with pests constitutes an ongoing nuisance and a health hazard to all of the residents in the building and shall be addressed by the board as per article XIV D above.

NOT A CERTIFIED COPY