



RETURN TO
 Katherine Fico
 19 Canterbury A
 CENTURY VILLAGE
 WEST PALM BEACH, FL 33417

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 OR BK 23778 PG 0392
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 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0392 - 394; (3pgs)

**CERTIFICATE OF AMENDMENT TO
 THE 1999 MODEL DOCUMENTS
 AMENDED DECLARATION OF CONDOMINIUM AND BYLAWS OF
 CANTERBURY A CONDOMINIUM**

WHEREAS, the original **Declaration of Condominium for Canterbury A Condominium** was duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1996** at Page **1720**, and

WHEREAS, the **Bylaws** for Canterbury A Condominium Association, Inc , are attached as an Exhibit thereto, and

WHEREAS, the **1999 UCO Model Documents**, an amended **Declaration of Condominium for Canterbury A Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **11019** at Page **756** and the Bylaws in ORB **11019** at Page **792**;

WHEREAS , at a duly called and noticed meeting of the membership of Canterbury A Condominium Association, Inc , a Florida not-for-profit corporation, was held on _____, the aforementioned Amended Declaration of Condominium and Bylaws were amended pursuant to the provisions of said Amended Declaration and Bylaws

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

**AMENDMENTS TO
 THE 1999 UCO MODEL DOCUMENTS
 AMENDED DECLARATION OF CONDOMINIUM AND BYLAWS OF
 CANTERBURY A CONDOMINIUM**

1. The following Amendment to Article XI, "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" of the 1999 UCO Model Documents recorded on June 4th, 2007 in Official Records of Palm Beach County, ORB 21799, at Page 1664, is hereby deleted and repealed in its entirety as follows:

...

A SALE OR RENTAL OF UNITS – Association to Have First Right of Refusal

~~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 or to already approved transfers of ownership. However, this Amendment shall apply to approved purchasers of units after the effective date of this amendment as provided in Section 718.110(13) Florida Statutes 2005.~~

2. Article XI of the Declaration "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is hereby amended as follows:

A SALE OR RENTAL OF UNITS – Association to Have First Right of Refusal

Provided, however, no lease of any unit shall be less than four (4) months and no unit 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 or to already approved transfers of ownership. However, this Amendment shall apply to approved purchasers of units after the effective date of this amendment as provided in Section 718.110(13) Florida Statutes.

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 any ownership interest (legal or equitable) in more than two (2) units in the Condominium, including, without limitation, individually, jointly or as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any ownership interest in or to a unit . . .

B MORTGAGE AND OTHER ALIENATION OF UNITS

1 A unit owner may not mortgage his unit, nor any interest therein, without the approval of the Association or Management Firm, except for a first mortgage to an Institutional Mortgagee, as hereinbefore defined. The approval of any other mortgagee may be conditioned upon the mortgage holder subordinating the mortgage behind the Association's lien rights for unpaid assessments or upon conditions determined by the Board of Directors of the Association or Management Firm, and said approval, if granted, shall be in recordable form, executed by two Officers of the Association or Management Firm.

3 Article XIII of the Declaration, "USE AND OCCUPANCY" is hereby amended as follows:

The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests while he is residing, who may visit for 30 days per year, and for no other purpose. Only the owner's immediate family may occupy the unit in the owner's absence, with prior approval of the Board of Directors.

4 Article IV of the Bylaws, "DIRECTORS" is hereby amended as follows:

~~Section 1 Election, Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of not less than five (5) and not more than seven (7) persons as provided in the Articles of Incorporation if applicable. The term of each Director's service shall extend until the next annual meeting of the members and thereafter, until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. Notwithstanding any other provision contained in these Bylaws, as amended, or in the Declaration of Condominium, as amended, all Directors shall be members of the Association. The Board members shall be elected by the unit owners at the annual meeting under alternate election procedures of Section 718.112 of the Condominium Act as follows:~~

~~a- All unit owners wishing to run for the Board must submit a written request to the Secretary at least 30 days prior to the annual meeting.~~

~~b- At least 14 days prior to the annual meeting the Secretary shall deliver to each unit owner the Notice of annual meeting and list the declared candidates for the board. Said notice shall include a general proxy form which will allow unit owners to vote by general proxy for the Board candidates and all other issues on the agenda. All proxies shall comply with Article II Section 4 of these Bylaws.~~

~~c- At the annual meeting further nominations for the Board may be made from the floor. The candidates receiving the highest number of votes for the Board vacancies shall be elected to the Board for one year. As an example, if seven persons run for the Board with five vacancies then unit owners shall vote for only five persons. Those five persons out of the seven candidates receiving the most votes shall be elected.~~

~~d- An annual meeting to elect the Board may not proceed without first establishing a quorum of at least 51% of the total voting interests in person and/or by proxy. If a quorum is not established the meeting may be adjourned not more than 60 days.~~

WITNESS my signature hereto this 19 day of March, 2010, at Palm Beach County, Florida

CANTERBURY A CONDOMINIUM ASSOCIATION, INC.

Ronald Massa

Witness

RONALD MASSA

(PRINT NAME)

By Katherine Fico, President
Katherine Fico

Attest Louise Gerson, Vice-President

Louise Gerson

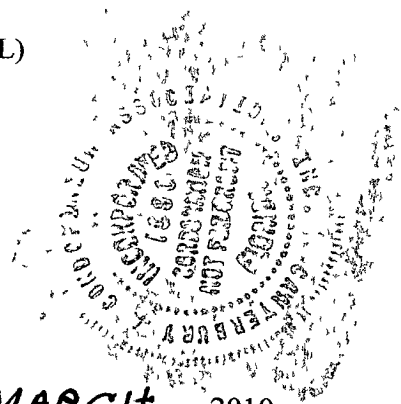
Mildred Levine

Witness

MILDRED I. LEVINE

(PRINT NAME)

(CORPORATE SEAL)



STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19 day of MARCH, 2010, by Katherine Fico, President, and Louise Gerson, Vice President Both are personally known to me and [] did or [X] did not take an oath The President (please check one of the following) [] is personally known to me or [X] has produced _____ (type of identification) as identification and (please check one of the following) [] did or did not take an oath, the Vice President (please check one of the following) [] is personally known to me or [] has produced _____ (type of identification) as identification and (please check one of the following) [] did or [X] did not take an oath

Mary E. Patrick, (Signature)

MARY E. PATRICK, (Print Name)

Notary Public, State of Florida at Large

My Commission Expires

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission # DD564033
Expires JULY 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC-STATE OF FLORIDA
Patrick
DD564033
08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.