

This instrument was prepared by:
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625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
AMENDED DECLARATION OF CONDOMINIUM FOR
CANTERBURY B CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Canterbury B Condominium** has been duly recorded in the **Public Records** of Palm Beach County, Florida, in Official Record Book **1996** at Page **1767**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach Amended Declaration of Condominium for Canterbury B 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 **Canterbury B Condominium Association, Inc.**, a Florida not-for-profit corporation, held **March 5, 2022**, recessed to and reconvened on **March 11, 2022**, the **forementioned Amended Declaration of Condominium** was amended pursuant to the provisions of **said Amended Declaration of Condominium**.

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

**AMENDMENTS TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
CANTERBURY B CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

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.

No unit owner acquiring title after the effective date of this amendment may lease or rent his or her unit for a period of twelve (12) consecutive months from the date title is acquired. This twelve (12) month period shall run from the date of recording of any instrument transferring any ownership interest in title to the unit, except for transfers to add members of the unit owner's immediate family (defined for the purposes of this paragraph as a spouse, parents, or children) as titleholders with the unit owner, or to a trust where such transfers were undertaken for the purpose of estate planning (the foregoing does not include Land Trusts). This restriction shall not apply to units acquired by the Association or the Long Term Lessor (its successors and assigns) while the units are owned by the Association. If at the time of transfer of any interest in title a unit is already leased or rented pursuant to a lease or rental agreement entered into by the previous owner, the aforementioned twelve (12) consecutive month period during which the unit may not be leased or rented shall commence upon the expiration of the current term of the existing lease or rental agreement which may not be renewed or extended.

B. MORTGAGE AND OTHER ALIENATION OF UNITS

4. The foregoing provisions of this Article XI shall not apply to transfers by a unit owner to any member of his immediate family (viz: spouse, children or parents). No person or permitted entity (other than the Association, the Long-Term Lessor, or a Mortgagee taking title by foreclosure or deed in lieu of foreclosure) may own or have any ownership interest, directly or indirectly, jointly or individually, in more than two (2) units in the Condominium operated by the Association including, without limitation, individually, jointly or through his or her spouse, roommate, family member, a "straw man", or otherwise, or a corporate entity 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. Such additional transfers shall be considered void. The foregoing shall not be deemed to allow for business entity ownership if prohibited elsewhere in this Declaration.

* * * * *

[Signature page to follow]

WITNESS my signature hereto this 23 day of March, 2022, at West Palm Beach, Palm Beach County, Florida.

CANTERBURY B CONDOMINIUM ASSOCIATION, INC.

Adrene King
Witness Adrene King
(PRINT NAME)

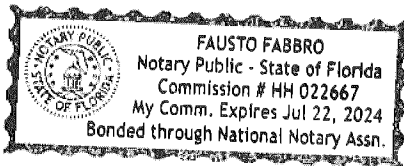
By: [Signature]
President

Carole M. Speranza
Witness Carole M. SPERANZA
(PRINT NAME)

Attest Johanna Caloccia
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of March 2022, by Johanna Caloccia and Calhy Vorew, as PRES and Sec, respectively, of **Canterbury B Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced CV as identification and did take an oath.



[Signature] (Signature)

FAUSTO FABBRO (Print Name)
Notary Public, State of Florida at Large