

✓ Barbara Sibley  
216 Canterbury J  
W. Palm Beach, FL  
33417

Amendment  
to the  
Declaration of Condominium  
of  
Canterbury J Condominium Association  
As Recorded in Official Records  
Palm Beach County, Florida;

Book 2137, Page 1610

and Amended in;

4/14/78, Book 2870, Page 1047-1049  
6/30/81, Book 3551, Page 478-486  
7/15/81, Book 3561, Page 824  
3/14/85, Book 4515, Page 1048-1049  
4/11/85, Book 5173, Page 1469  
3/08/89, Book 5990, Page 751-752  
6/26/90, Book 6612, Page 1787-1801  
1/28/99, Book 10899, Page 1625

herein (unless substantially reworded) the following shall apply:

A. Words in the text which are lined through with hyphens indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

C. Whenever an ellipsis ( . . . ) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

1. Article XI of the Declaration of Condominium entitled "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS B. MORTGAGE AND OTHER ALIENATION OF UNITS" is amended as follows:

2. ~~No~~ After judicial sale of a unit, ~~nor~~ ~~or~~ any interest therein, through foreclosure or other judicial process, shall be valid unless: (a) ~~The sale is to a~~ and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser, ~~or (b) The sale is a result of a public sale with open bidding.~~

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6. Special Provisions re Sale, Leasing, mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management firm:

(a) An Institutional First Mortgage holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, ~~shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, or occupy said parcel, without prior offer to the Board of Directors of the Association or Management Firm, and without the prior written approval of the said Board of Directors or Management Firm. The provisions of Section A. and B, No. 1-5, of this Article XI, ~~shall be inapplicable~~ apply to such Institutional First Mortgagee, or the Management Firm, of the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

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2. Article VII of the Declaration of Condominium entitled "METHOD OF AMENDMENT DECLARATION" is amended as follows:

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting ~~no less than three-fourths (3/4ths)~~ fifty-one per cent (51%) of the total vote of the members of the Association: those present in person or proxy provided a quorum is present.

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3. Article IV of the By-Laws entitled "DIRECTORS" is 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 ~~such number of persons as equal the condominium units in the Condominium created by virtue of the Declaration of Condominium to which these By-Laws are attached. It is the general intention of the Association to have as a directors a unit owner from each unit. All Directors shall be members of the Association, provided, however, that until one of the events in Article III, Section 6 of these By-Laws first occurs, all Directors shall be designated by the Developer and need not be members. All Officers of a Corporate unit owner shall be deemed to be members of the Association so as to qualify as a Director herein: 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. The first Board of Directors may be three (3) in number, notwithstanding the proviso hereinbefore set forth. 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 the By-Laws.

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.

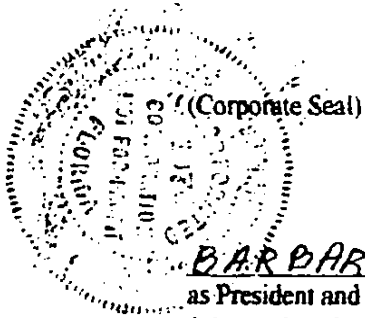
d. An annual meeting to elect the Board may not proceed without first establishing a quorum of at least 51% of the total voting interest in person and / or by proxy. If a quorum is not established the meeting may be adjourned not more than 60 days.

We hereby certify that this amendment was properly noticed and approved by in excess of 75% vote of the Membership at a duly called meeting on December 19, 1999.

CANTERBURY J. CONDOMINIUM ASSOCIATION, INC.

BY Barbara A. Sibley President

Attest: Harold Weiss Secretary



BEFORE ME, the undersigned authority, this day personally appeared

BARBARA SIBLEY and HAROLD WEISS

as President and Secretary respectively of Canterbury J Condominium Association, Inc. who by me first duly cautioned and sworn upon oath, have acknowledged that they have executed this instrument, and that said instrument is the free act and deed of said association.

Witness by hand and seal this 21 day of December, 1999



Libby Keen  
Libby Keen  
MY COMMISSION # CCB64928 EXPIRES  
August 22, 2003  
BORNED THROUGH FARM INSURANCE, INC.

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