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 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0387 - 390; (4pgs)

This Instrument Prepared by and Return to:
 KARA TANIS, ESQ.
 KELLEY & GRANT, P.A.
 370 CAMINO GARDENS BLVD., STE. 301
 BOCA RATON, FL 33432
 561-672-1161

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
 CANTERBURY K CONDOMINIUM ASSOCIATION, INC.**

THIS AMENDMENT to the Declaration of Condominium of CANTERBURY K CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as the "ASSOCIATION") is made this 18th day of December, 2017 by the ASSOCIATION pursuant to the terms of its previously recorded Declaration,

WHEREAS, the Declaration of Condominium for CANTERBURY K CONDOMINIUM ASSOCIATION, INC. is recorded at Official Record Book 2128, Page 474, et seq., as amended from time to time, of the Public Records of Palm Beach County, Florida; and,

WHEREAS, at a duly called and noticed special meeting of the Membership of the ASSOCIATION, held on September 2, 2017, the Association's Declaration was amended as set forth in Exhibit "A" attached hereto and incorporated herein by a vote of the Membership pursuant to the requirements of the Association's Governing Documents and of Florida law; and,

WHEREAS, the effective date of the amendment is September 2, 2017; the date of the meeting of the Board of Directors at which the amendment was adopted is September 2, 2017; the date that such Notice of Meeting was given is August 18, 2017; the total number of Directors of the Association at the time of such Meeting is five (5); the total number of Directors approving the amendment is five (5); the amendment was passed with sufficient quorum by a vote of the Membership pursuant to the requirements of the Association's Governing Documents and of Florida law.

NOW THEREFORE, the undersigned hereby certifies that the Amendments set forth and attached hereto as Exhibit "A" are a true and correct copy of the Amendments as amended by the ASSOCIATION:

Except as amended herein, all other terms and conditions of the Declaration, shall remain unchanged and shall remain in full force and effect according to their terms.

These Amendments have been adopted by the ASSOCIATION'S Membership, as authorized by its Governing Documents.

IN WITNESS WHEREOF, the ASSOCIATION'S Board of Directors has caused these Amendments to the Declaration of Condominium of CANTERBURY K CONDOMINIUM ASSOCIATION, INC. to be executed by duly authorized officers this 18th day of December 2017.

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 SIGNATURES TO FOLLOW ON NEXT PAGE

CANTERBURY K CONDOMINIUM ASSOCIATION, INC.

Board Member #1:

By: Richard M Owens Signature RICHARD M OWENS Printed Name PRESIDENT Title

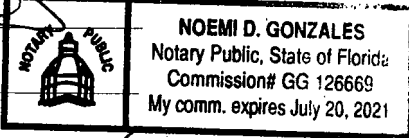
Witness #1: [Signature] Signature
Malini Sawh Printed Name

Witness #2: [Signature] Signature
Amanda Wetzel Printed Name

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was executed before me this 8th day of January, 2018 by Noemi D. Gonzales of CANTERBURY K CONDOMINIUM ASSOCIATION, INC., who, upon being duly sworn, acknowledged to me that he signed the foregoing document and was personally known to me or produced a drivers' license as proof of identity.

WITNESS my hand and official seal at the County and State aforesaid this 8th day of January, 2018.

[Signature]
NOTARY PUBLIC
My commission expires: 

Board Member #2:

By: [Signature] Signature Jana Garcia Printed Name Vice President Title

Witness #1: [Signature] Signature
Malini Sawh Printed Name

Witness #2: [Signature] Signature
Amanda Wetzel Printed Name

STATE OF Florida
COUNTY OF Palm Beach

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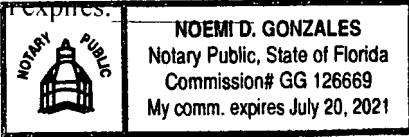
[Signature]
NOTARY PUBLIC
My commission expires: 

EXHIBIT "A"

(Additions indicated by underlining; deletions indicated by ~~strikethroughs~~)

I. Article XIII of the Association's Declaration of Covenants, Conditions and Restrictions:

Use and Occupancy

In no event may any apartment owner lease or rent his or her apartment more than once ~~during~~ the period of his or her ownership per year.

I. Leasing Cap

No more than six (6) units shall be rented at any given time. The aforementioned provision shall not apply to units owned or acquired by the Association. However, upon the transfer of title to a unit in any manner, the new owner of the unit shall be subject to the provisions of this Paragraph. This amendment shall be effective upon recording. Notwithstanding the foregoing, all owners of units, whether owners at the time of the recording of this amendment or otherwise, shall be subject to all other provisions of this Article with respect to leasing.

In the event that any unit is subject to this cap on leases, requests for approval of leases shall be processed as follows:

(A) All owners subject to this cap on leases who desire to lease their unit (whether presently or prospectively in the future), which lot are not currently subject to a lease, shall submit their names to the board president in writing to be placed on a lease priority list. The president shall document the date and time the owner's request to rent has been received. After the initial lease priority has been established, all owners requesting to be added to the list shall be added to the bottom of the list in the order that such request is received.

(B) Renewals of existing leases shall have priority over new leases. In the event that any existing lease, which lease has not yet expired pursuant to the terms of the lease, is up for renewal, the owner and tenant must make application to the Association for approval of such renewal at least thirty (30) days prior to the renewal. If the renewal is approved, the tenant shall be allowed to remain in the Lot for another lease term. If the application is submitted fewer than thirty (30) days prior to the renewal date, the renewal shall be rejected, and, in order to lease his or her unit (whether to the same or different tenants) the owner shall be required to request that his or her name be placed on the lease priority list --at which time leasing of the unit shall be governed as if the unit is to be newly leased. If a timely application for renewal is rejected for cause (for example, because the tenant has violated the Association's governing documents), the owner shall similarly be required to request that his or her name be placed on the lease priority list in order to re-lease the unit.

(C) In the event that an existing lease expires, is not renewed, or is rejected by the Board, and if such expiration or rejection causes the number of leased units to drop below six (6) units, the Board President shall contact each person on the lease priority list in writing to determine if that person would like to submit a lease of their unit for consideration by the Board of Directors. If any owner is not reachable or does not respond to the President's inquiry within forty-eight (48) hours, then the President shall contact the next person on the lease priority list. Owners desirous of leasing their unit must provide an email address to the Association as the means of communication for the purpose of leasing under this amendment. Any owner declining

the opportunity to submit a lease for approval shall retain his or her position on the lease priority. In the event that any owner accepts the opportunity to submit a lease for approval (which acceptance must be provided to the President in writing within forty-eight (48) hours of receiving the initial inquiry), that owner shall be given twenty-one (21) days to provide the Association with a valid lease and a properly completed lease application for approval. If the lease is rejected, the owner submitting said lease shall be placed at the bottom of the lease priority list, and the President shall contact the next owner on the lease priority list to determine if that owner would like to submit a lease for consideration—at which point the process will continue as described above until a lease is approved by the Board. The Association is under no obligation to maintain a minimum number of leased units.

(D) The Board President reserves the right to delegate maintenance of the lease priority list to another board member, the Association's property manager, Association's attorney, or similar entity or person. It is the owner's responsibility requesting permission to lease his or her unit to contact such appropriate party for lease permission and/or obtain a position on the lease priority list.

II. One Year Waiting Limit on Leases

No owner shall be permitted to lease his/her/its unit unless and until he/she/it has continuously owned the unit for a period not less than one (1) year. The date and time of public records recording of the unit deed, or other lawfully recognized method of transferring real property title in Florida, in the Official Records of Palm Beach County, Florida shall govern computation of time for purposes of this provision.

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