

This instrument was prepared by:
MARK D. FRIEDMAN, ESQ.
Becker & Pollakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM AND 1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM OF
CHATHAM B CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Chatham B Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2179** at Page **614**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach for Chatham B Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **11019** at Page **756**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Chatham B Condominium Association, Inc.**, a Florida not-for-profit corporation, held **January 13, 2013**, 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.

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

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

**XIV
MAINTENANCE AND ALTERATIONS**

C. Each unit owner agrees as follows:

1. To maintain in good condition and repair, his unit and all interior surfaces within or surrounding his unit, including the screened porch (such as the surfaces of the walls, ceilings and floors) whether or not part of the unit or the limited common elements, and the entire interior of his unit, and to maintain and repair the fixtures and equipment therein, which includes but is not limited to the following, where applicable; - air conditioning and heating units, refrigerators, stoves, fans, hot water heaters (which shall be replaced by the unit owner at the unit owner's sole cost and expense on the tenth anniversary of the installation of the hot water heater in the unit), dishwashers, and all other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water-lines with the unit, electric panels, electric wiring and electric outlets and fixtures within the unit, and including those within the screened porch; interior doors, windows, screening and glass, including screening on the screened porch, sliding glass doors, including the operating mechanisms, all exterior doors, except the painting of exterior doors shall be a common expense of the Condominium; replace lights on screened porch and pay for all his utilities – i.e., electric, water, sewage and telephone. Where a unit is carpeted, the cost of maintaining and replacing the carpeting shall be borne by the unit owner.

* * *

XV

LIMITED COMMON ELEMENTS


Those areas reserved for the use of certain unit owners or a certain unit owner, to the exclusion of other unit owners, are designated as "limited common elements", and are shown and located on the Surveys, Exhibit No. 1 to the original Declaration. In addition, any portion of the Condominium Property outside of the Unit boundaries for which the unit owner is designated as the party responsible for maintenance, repair or replacement, shall be deemed a Limited Common Element. Any expense for the maintenance, repair or replacement relating to limited common elements, which has not been specifically designated as the unit owner's responsibility in this Declaration of Condominium, shall be treated as and paid for as part of the common expenses of the Association. Should said maintenance, repair or replacement be caused by the negligence or misuse by a unit owner, his family, guests, servants and invitees, he shall be responsible therefore, and the Management Firm, or the Association, shall have the right to levy an assessment against the owner of said unit, which assessment shall have the same force and effect as all other special assessments. Where ~~the screened porch or balcony immediately adjacent to a unit, shall be a limited common element of the unit which has the exclusive use of such porch or balcony.~~ limited common elements consists of a screened porch, the unit owner who has the right to the


exclusive use of said screened porch or balcony shall be responsible for the maintenance, care and preservation of the paint and surface of the exterior walls within the guidelines established by the Board from time to time, including floor and ceiling within said exterior screened porch, and the maintenance, care, preservation, repair and replacement of the screening on the said screened porch, and the maintenance, repair and replacement of the fixed and/or sliding glass doors in the entrance way to said screened porch, and the replacement of light bulbs on said screened porch, and wiring, electrical outlets and fixtures thereon. All exterior doors of the units shall be a limited common elements of the unit and it shall be the responsibility of the unit owner, with the exception of painting the exterior surface of the exterior doors, to maintain and repair such exterior door and, when maintenance and repair proves insufficient, to replace such exterior door at the unit owner's sole cost and expense in accordance with the guidelines established by the Board of Directors from time to time. The Board of Directors of the Association, shall assign specific parking spaces to unit owners in the limited common element parking area shown and designated on Exhibit No. 1 to the original Declaration.

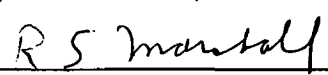
* * * * *

WITNESS my signature hereto this 17th day of January, 2013, at West Palm Beach, Palm Beach County, Florida.

**CHATHAM B CONDOMINIUM
ASSOCIATION, INC.**


Witness
EDIE LEVINE
(PRINT NAME)

By: 
President


Witness
R.S. MARSHALL
(PRINT NAME)

Attest 
Secretary

[Notary page to follow]

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 17th day of January 2013, by Edward H. Black and William L. Todd, as President and Secretary, respectively, of **Chatham B Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced Fl. Driver License as identification and did take an oath.

Marilyn Lanflisi (Signature)

MARILYN LANFLISI (Print Name)
Notary Public, State of Florida at Large



MARILYN LANFLISI
MY COMMISSION # DD 948941
EXPIRES: December 29, 2013
Bonded Thru Budgetary Services

ACTIVE: 4408701_1

NOT A CERTIFIED COPY