

This instrument was prepared by:  
**Mark D. Friedman, Esq.**  
Becker & Poliakoff, P.A.  
625 North Flagler Drive – 7<sup>th</sup> Floor  
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
CHATHAM D CONDOMINIUM**

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WHEREAS, the **Declaration of Condominium for Chatham D Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2191** at Page **537**; and

WHEREAS, the **Amended and Restated Declaration of Condominium for Chatham D Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **30659** at Page **1578**; and

WHEREAS, at a duly called and noticed **meeting** of the membership of **Chatham D Condominium Association, Inc.**, a Florida not-for-profit corporation, held **February 27, 2022**, the aforementioned **Amended and Restated Declaration of Condominium** was amended pursuant to the provisions of said **Amended and Restated Declaration of Condominium**.

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

**AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
CHATHAM D CONDOMINIUM**

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

16. **OCCUPANCY AND USE RESTRICTIONS.** In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

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16.8 Leasing Moratorium. No Unit Owner acquiring title after the effective date of this amendment may lease his or her Unit for a period of ~~twelve (12)~~ twenty-four (24) consecutive months from the date title is acquired. This ~~twelve (12)~~ twenty-four (24) 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 as titleholders with the Unit Owner or to a trust where such transfers were undertaken for the purpose of estate planning. The only other exceptions to the foregoing moratorium are Units obtained by beneficiaries or heirs of the previous unit owner when title was acquired through inheritance or devise. This restriction shall not apply to Units acquired by the Association or the Long-Term Lessor while the Units are owned by the Association or Long-Term Lessor. If at the time of transfer of any interest in title a Unit is already leased pursuant to a lease agreement entered into by the previous Owner, the aforementioned ~~twelve (12)~~ twenty-four (24) month period during which the Unit may not be leased shall commence at the expiration of the current term of the existing lease which may not be renewed or extended.

\* \* \* \* \*

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

**CHATHAM D CONDOMINIUM ASSOCIATION, INC.**

Carolyn M. Spuranza  
Witness

CAROLYN M. SPURANZA  
(PRINT NAME)

By: Waretta M. Peet  
President

Domenick R. Guarascio  
Witness

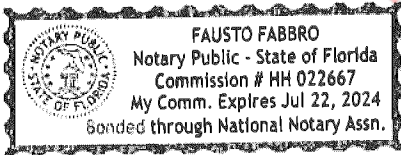
DOMENICK R. GUARASCIO  
(PRINT NAME)

Attest Jordan Sculle  
Secretary

[Notary page to follow]

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 IWANETHA PATT and JILLIAN SCHIULLI, as PRES and SEC, respectively, of **Chatham D Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced CV & DL as identification and did take an oath.



[Signature] (Signature)

FAUSTO FABBRO (Print Name)

Notary Public, State of Florida at Large

NOT A CERTIFIED COPY