

This instrument was prepared by:
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West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
COVENTRY E CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Coventry E Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1764** at Page **963**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Coventry "E" Condominium Association, Inc.**, a Florida not-for-profit corporation, held **July 14, 2023** and **adjourned to and reconvened on July 21, 2023**, 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 amendment to the Declaration of Condominium is a true and correct copy of the amendment as amended by the membership.

**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM FOR
COVENTRY E CONDOMINIUM**

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

ARTICLE 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.

* * *

The sub-leasing or sub-renting of a unit owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof. The Association shall have the right to require that a substantially uniform form of Lease or Sub-Lease be used, or in the alternative, the Board of Directors' approval of the Lease or Sub-Lease form to be used shall be required. After approval, as herein set forth, entire units may be rented, provided the occupancy

is only by the Lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated.

Additionally, no unit owner acquiring title after the effective date of this amendment may lease or rent his or her Condominium unit for a period of twenty-four (24) months from the date title is acquired. This twenty-four (24) month period shall run from the date of recording of any instrument transferring any ownership interest in title to the Condominium unit, except for transfers to add members of the Condominium unit owner's immediate family (defined for the purposes of this paragraph as a spouse, parents, or children) as titleholders with the Condominium unit owner or to a revocable or irrevocable living trust where such transfers were undertaken for the purpose of estate planning (Land Trusts are not excluded from the 24 month leasing moratorium). This restriction shall not apply to Condominium units acquired by the Association or the Long-Term Lessor (its successors and assigns) while the Condominium units are owned by the Association or the Long-Term Lessor (its successors and assigns). If at the time of transfer of any interest in title a Condominium unit is already leased or rented pursuant to a lease or rental agreement entered into by the previous owner, the aforementioned twenty-four (24) month period during which the Condominium unit may not be leased or rented shall commence at the expiration of the current term of the existing lease or rental agreement which may not be renewed or extended.

Where a Corporate entity is the owner of a unit it may designate the occupants of the unit as it desires, and for such period of time as it desires, without compliance with the provisions of Section A of this Article XI. The foregoing shall not be deemed an assignment or sub-leasing of a unit, and shall be deemed to be in compliance with the provisions of the first paragraph of Article XIII. of this Declaration.

* * * * *

WITNESS my signature hereto this 12th day of August, 2023, at West Palm Beach, Palm Beach County, Florida.

**COVENTRY "E" CONDOMINIUM
ASSOCIATION, INC.**

By: Stephanie Chesler
Print Name: Stephanie Chesler, President

Attest: Laurie Ziegler
Print Name: Laurie Ziegler, Secretary

Helen Holesha
Witness

Helen Holesha
(PRINT NAME)

Audrey M. Goulding
Witness

AUDREY GOULDING
(PRINT NAME)

[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 12th day of August 2023, by Stephanie Chesler and Laurie Ziegler, as President and Secretary, respectively, of **Coventry "E" Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.

Susan C. Keusch (Signature)

Susan C. Kensch (Print Name)
Notary Public, State of Florida at Large



Susan C. Kensch (Print Name)
Notary Public, State of Florida at Large