

PREPARED BY AND RETURN TO:
Brennan Grogan, Esq.
Florida Association Attorneys
824 W. Indiantown Road
Jupiter, Florida 33458
(561) 627-3585

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
COVENTRY H, A CONDOMINIUM**

WHEREAS, the UCO Model Documents were recorded in Official Record Book 11019, at Page 755, Public Records of Palm Beach County, Florida, and incorporated as the Declaration of Condominium of Coventry H, a Condominium, in Official Record Book 19484 at Page 1215, Public Records of Palm Beach County, Florida (the "Declaration").

WHEREAS, Article VII of the Declaration of Condominium provides that amendments to the Declaration be approved by at least fifty-one percent (51%) of members present in person or by proxy provided a quorum is present;

WHEREAS, on June 23, 2024, the Association obtained the written consent and approval of at least fifty-one percent (51%) of the members with a voting interest to the amendment attached as "Exhibit 1";

NOW, THEREFORE, the Declaration of Condominium shall be added and amended in the particulars as stated in Exhibit "1" attached hereto; the amendment shall be known as an amendment to the Declaration of Condominium of Coventry H and shall run with the real property known as Coventry H, a Condominium, and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration of Condominium shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENT

I HEREBY CERTIFY that the amendment attached to this Certificate has been approved by 51% of the members of the Association with a voting interest.

DATED this 26 day of June, 2024.

WITNESSES:

COVENTRY H CONDOMINIUM
ASSOCIATION, INC.

Samuel Lieberman
Printed Name of Witness #1

By:

David Weiss
David Weiss, President

[Signature]
Signature of Witness #1

Lisa Gabet Lieb
Printed Name of Witness #2

Lisa Gabet Lieb
Signature of Witness #2

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

SWORN TO AND SUBSCRIBED BEFORE ME by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2024, by David Weiss, who is personally known to me or who has produced _____ (if left blank, personal knowledge existed) as identification and who did take an oath, and who executed this Certificate of Amendment, as his/her free act and deed as such duly authorized officer; and that the execution of this Certificate of Amendments the act and deed of the corporation.

WITNESS my official seal in the County of Palm Beach, State of Florida, the date and year stated above.

NOTARY PUBLIC:

Sign: [Signature]

(SEAL) 6/28/24
YITTEL LIEBERMAN
NOTARY PUBLIC, State of New York
No. 0116225405
Qualified in Kings County
Commission Expires 7/22/2026

My commission expires: 7/22/2026

EXHIBIT "1"

I. AMENDMENT TO THE DECLARATION OF CONDOMINIUM

As used herein 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.

I. AMENDMENT TO THE DECLARATION OF CONDOMINIUM

1. Article XI of the Declaration of Condominium shall be amended and read as follows:

"A. SALE OR RENTAL OF UNITS – Association to have First Right of Refusal.

...
...
...

Provided, however, no unit may be rented or leased for a ~~twenty-four (24)~~ twelve (12) month period following the closing date of the sale of that unit. Any renting or leasing of a unit after said ~~twenty-four (24)~~ twelve (12) month period shall be restricted as further provided in this Declaration.

~~The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association or already approved transfers of ownership. However, this Amendment shall apply to approved purchasers of units after the effective date of this amendment as provided in Section Florida 718.110(13) Florida Statutes 2005."~~