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**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS OF
COVENTRY J CONDOMINIUM ASSOCIATION, INC.**

As Recorded in Official Records Book 1780, page 1493
Public Records of Palm Beach County, Florida:

As used herein (unless substantially reworded) 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.
- C. Whenever an ellipsis (...) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

We hereby certify that the following Amendments to the 1999 UCO Model Documents, Master Amendment recorded in Official Record Book 11019, Page 728, Public Records of Palm Beach County, Florida, which adopts the Master Declaration and By-Laws as recorded in Official Record Book 11019, Page 755, Public Records of Palm Beach County, Florida, were approved by in excess of fifty-one percent (51%) of the Membership at a duly called meeting on January 22, 2018 to include the following inserts to the Master Amendment and Declaration:

SEE ATTACHED EXHIBIT

Witnesses as to President

[Signature]

Tiffany Wright
Print
[Signature]

Michele Raucci
Print
[Signature]

Michele Raucci
Print

Coventry J Condominium Association, Inc.

By: [Signature]

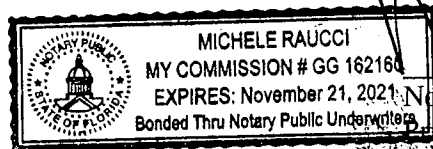
President
Louis Piscitelli

By: [Signature]

Treasurer: RUBEN J. REYNOLDS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was, acknowledged before me this 22nd day of March, 2018 by Louis Piscitelli, President and Ruben Reynolds, Treasurer. Both are personally know to me and () did or (X) did not take an oath. The President is personally known to me or has produced _____ as identification. The Treasurer is personally known to me or has produced _____ as identification.



[Signature]

Notary Public
Printed Notary Name: _____

AMENDMENT TO COVENTRY J CONDOMINIUM ASSOCIATION, INC.

DECLARATION OF CONDOMINIUM

PARAGRAPH XIII- "USE AND OCUPANCY"

(Substantial rewording of declaration. See Article XIII for present text.)

The owner of a unit shall occupy and use one's apartment unit as a single family private dwelling, for oneself and the adult members of one's family who occupy the unit permanently, and one's social guests, and for no other purposes. At least one permanent occupant must be age fifty-five (55) or older, and with an exception for surviving spouses of owners or heirs who take title to a unit through inheritance provided, however, this exception shall apply only so long as eighty (80) percent of all units are occupied by a person fifty-five (55) years of age or older.

A "social guest" or "guests" shall be defined as a person visiting an owner or lessee for no more than thirty (30) days per calendar year and who provides said owner or lessee no payment or consideration of any kind in exchange for the right to occupy the unit. A "social guest" must have a letter from the owner to occupy the unit if said owner is not present; and this letter must be submitted to and approved by the Board of Directors. At the discretion of the Board of Directors, this 30 day period per calendar year may be extended due to extenuating circumstances. This request should also be submitted in writing by the unit owner to the Board of Directors. A "tenant" shall be defined as a person who is paying any consideration, including, but not limited to, exchanging other rights or privileges, or paying maintenance fees or utilities.

All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of age. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or is in any way subject to Federal laws on housing.

In no event may more than three (3) persons occupy a one-bedroom unit and no more than four (4) persons may occupy a two-bedroom unit.

The owner shall not permit or suffer anything to be done or kept in one's unit which will increase the rate of insurance on the Condominium property, or which will obstruct or interfere with the rights of other unit owners, or annoy them by unreasonable noises, or otherwise, nor shall the unit owners commit or permit any nuisance, immoral or illegal acts in or about the Condominium property.

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except an owner or lessee may have up to two birds, one house cat, and aquarium fish. Animals or pets are only allowed with the written consent of and subject to the Rules and Regulations adopted for the keeping of said pets, by the Board of Directors; provided that they are not kept, bred or maintained for any commercial purposes, and further provided that such house pets causing or creating a nuisance or unreasonable disturbance, shall be permanently removed from the property subject to these restrictions, upon three (3) days written notice from the Board of Directors of the Association.

The unit owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, including awnings and/or storm shutters, doors or windows of the buildings; nor shall they grow any type of plant, shrubbery, flower, vine or grass outside their unit; nor shall they place any furniture or equipment outside their unit, except with the prior written consent of the Board of Directors. No clothes line or similar device shall be allowed on any portion of the Condominium property, nor shall clothes be hung anywhere except in such area as is designated by the Board of Directors. No laundry facilities or equipment shall be permitted in any unit.

No person shall use the common elements or any part thereof, or a Condominium unit, or the Condominium property and recreational facilities, or any part thereof, in any manner contrary to or not in accordance with the Rules and Regulations pertaining thereto, as from time to time may be promulgated by the Association. No person shall use the recreational facilities in any manner contrary to or not in accordance with the Rules and Regulations pertaining thereto, as from time to time may be promulgated by the Lessor under the Long-Term Lease.