

This Instrument Prepared By:
ROD TENNYSON, ESQ.
1450 Centrepark Blvd
Suite 100
West Palm Beach, FL 33401

04/28/2003 16:07:34 20030238608
OR BK 15129 PG 0102
Palm Beach County, Florida

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS OF
Easthampton A CONDOMINIUM**

As Recorded in Official Records Book 1718, Page 1073
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 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 75% vote of the Membership at a duly called meeting on FEBRUARY 4, 2003 to include the following inserts to the Master Amendment and Declaration:

1. The Association: (choose one) ☒ shall ☐ shall not be incorporated.
2. There is no "Pool Area" as described in Articles XIV and XIX of the Master Declaration.
3. See attached exhibit.

Easthampton A Condominium Association, Inc.

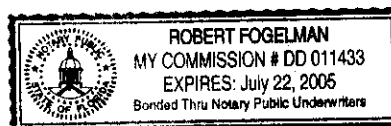
By: Joan Caneva
President
Attest: Irene Sarro
Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 27th day of MARCH, 2003, by JOAN CANEVA, President, and IRENE SARRO, Secretary. Both are personally known to me and [] did or [] did not take an oath. The President (please check one of the following) [☒] is personally known to me or [] has produced _____ (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath; the Secretary (please check one of the following) [☒] is personally known to me or [] has produced _____ (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath.

Robert Fogelman
Notary Public
ROBERT FOGELMAN
Printed Notary Name
My Commission Expires: 7-22-05

cv\form-amd.wpd



1999 UCO Model Documents

Exhibit to Amendment to the Declaration and By-Laws for Easthampton A Condominium

Those portions of the Declaration and By-Laws which are listed below constitute changes and deviations from the 1999 UCO Model Documents passed by the membership with the Model Documents:

1. Article XI of the Declaration "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is amended to read:

The Board of Directors of the Association, within thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors or Management Firm, shall either consent to or reject the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice), from the Board of Directors or Management Firm to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, rental or lease. Therefore, the leasing of units to others as a regular practice for business, speculative, investment, or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his or her apartment once in a twelve (12) month period for no less than six (6) consecutive months and one day. The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.

.....

2. After judicial sale of a unit or any interest therein, though foreclosure or other judicial process, the sale and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser.

.....

6. Special Provisions re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management Firm:

(a) An Institutional First Mortgage holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, may not sell, lease or otherwise

transfer said unit, including the fee ownership thereof, and/or mortgage said parcel, or occupy said parcel, without the prior written approval of the Board of Directors or Management Firm. The provisions of Section A. and B, No. 1-5, of this Article XI, shall apply to such Institutional First Mortgagee, or the Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as afore described in this paragraph. After judicial sale of a unit, or any interest therein, through foreclosure or other judicial process, the sale and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser.

NOT A CERTIFIED COPY