

Rod Tennyson, P.A.

1801 AUSTRALIAN AVENUE SOUTH

SUITE 101

West Palm Beach, Florida 33409

APR 15 1995 8:55am 95-127044

PRE 8715 Pg 998

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Amendment
to the
Declarations of Condominium
of

	<u>OR Book</u>	<u>Page</u>
Golf's Edge Condominium A	1749	0243
Golf's Edge Condominium B	1763	0990
Golf's Edge Condominium C	1763	0908
Golf's Edge Condominium D	1785	1370
Golf's Edge Condominium E	1797	0798
Golf's Edge Condominium F	1797	0962
Golf's Edge Condominium G	1797	0880

as amended in ORB 2605 Pages 205-21 and ORB 2050 Page 1182 all in the 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 hypens~~ indicate deletions from the present text.

B. Words in the text which are underlines indicate additions to the present text.

C. Whenever an ellipsis (...) appears in the text this portion of the present text remains intact to the point where the next typewritten material appears.

1. Article XI of the Declarations, Maintenance of Community Interest, is amended as follows:

B. Approval by Association. The approval of the Association that is required for the transfer or ownership of apartments shall be obtained in the following manner:

1. Notice to Association

(a) Sale. An apartment owner intending to make a bona fide sale of his apartment or any interest in it shall give to the Association notice of such intention, accompanied by payment to the Association of the sum of \$50-\$100 per applicant or whatever the law allows, other than husband/wife which are considered one applicant, to defray the expense of processing the application, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require. Such notice at the apartment owner's option may include a demand by the apartment owner that the Association furnish a purchaser of the apartment if the proposed purchaser is not approved; and if such demand is made, the notice shall be accompanied by an executed copy of the proposed contract to sell.

(b) Lease. An apartment owner intending to make a bona fide lease of his apartment or any interest in it shall give to the Association notice of such intention, accompanied by payment to the Association of the sum of \$25- \$100 or whatever the law allows, to defray the expense of processing the application, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require and an executed copy of the proposed lease. However, if a lease is a renewal of a lease with the same lessee, no charge shall be made.

(c) Gift; devise or inheritance; other transfers. An apartment owner who has obtained his title by gift, devise or inheritance, or by any other manner not previously considered, shall give to the Association notice of the acquiring of his title, together with such information concerning the apartment owner as the Association may reasonable require, and a certified copy of the instrument evidencing the owner's title.

(d) Failure to give notice. If the above-required notice to the Association is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of an apartment, the Association at its election and without notice may approve or disapprove the transaction or ownership. If the Association disapproves the transaction or ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.

(e) In any of the foregoing instances - (a) Sale, (b) Lease, (c) Gift, devise or inheritance, etc.; - the Association may require an interview with the prospective Purchaser, Lessee, Devisee, Donee.

2. Certificate of Approval.

(a) Sale. If the proposed transaction is a sale, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association, which shall be recorded in the public records of Palm Beach County, Florida at the expense of the purchaser.

(b) Lease. If the proposed transaction is a lease, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association. If the Association fails to act within the aforesaid thirty (30) days, the lease shall be deemed to have been approved.

(c) Gift; devise or inheritance; other transfers. If the apartment owner giving notice has acquired his title by gift, devise or inheritance or in any other manner, then within 30 days after receipt of such notice and information the Association must either approve or disapprove the continuance of the apartment owner's ownership of his apartment. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in recordable form.

3. Approval of corporate owner or purchaser. Inasmuch as the condominium may be used only for residential purposes and a corporation cannot occupy an apartment for such use, if the apartment owner or purchaser of an apartment is a corporation, the approval of ownership by the corporation may be conditioned by requiring that all persons occupying the apartment be approved by the Association.

4. The Association may contract with the United Civic Organization Inc. or other entities to administer and screen all applications for sale, lease or other disposition and accept said entities recommendation for approval or disapproval.

WE HEREBY CERTIFY that the above Amendment was approved by excess of seventy-five percent (75%) vote of the Board of Directors and was approved by excess of seventy-five percent (75%) vote of the total membership at a duly called meeting held on April 12, 1995, at which a quorum was present.

Golf's Edge CONDOMINIUM ASSOCIATION, INC.

By: George Shaker

President

Attest: Joseph Schwilzman

Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 12 day of April, 1995, by George Shaker, as President, and Joseph Schwilzman, as Secretary of Golf's Edge CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. They (please check one of the following) ☒ are personally known to me or ☐ have produced _____ (type of identification) as identification and (please check one of the following) ☐ did or ☒ did not take an oath.

Colleen M. Plonsky

Notary Public

Colleen M. Plonsky

Printed Notary Name

My Commission Expires:

