

Prepared by:
Stephen Goldstein
Vice President
Hastings A Condo Association

Amendment
To the
Declaration of Condominium
Of
HASTINGS A

As Recorded in Official Records,
Palm Beach County, Florida:

Book _____, Page _____

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.

a) Article XIII, Use and Occupancy, of the Declaration of Condominium is amended as follows:

Use and Occupancy

Cats, Dogs (no weight limit) and any other indoor small animals that are approved by the board, excluding birds, will be the only animals or pets allowed in Condo Units. A sticker must be placed on the outside door indicating that there is a pet and the type of pet in the Apartment. ~~No animals or pets of any kind shall be kept in any unit, or on any property of the condominium, except 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 do not cause or create 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. Dogs and cats while outside of the Condo unit must be on a leash and owner is responsible for cleaning up after their pets. It is at the Board's discretion to have an interview, with honor, of any dog or cat being considered, as to their personality and temperament. It is also at the discretion of the Board to have any dog(s) or cat(s) removed for not adhering to the condo regulations on pets. The board has the authority to send a written notice to unit owner(s) that they are not complying with the rules of the Association and corrective action will be taken.

b. Article XI of the Declaration (Rental of Units) on January 10, 2002, is amended as follows:

Provided, however, each owner shall use such apartment as a private dwelling for himself or herself and his or her immediate family which consists of adult children, Brothers or Sisters of the unit owner who are over 21 years old and the Board of Directors will make a decision on any other family members, and ~~not-for-no-other~~ purposes including business purposes. ~~Therefore,~~ the leasing of apartments to others, as a regular practice, but not for-business speculative investment, or other similar purposes is ~~not~~ permitted for a period of no less than six (6) months.. The owner must give the Board of Directors, in writing, notification 60 days prior to placing the condo up for rent. Each Condo Owner is responsible to have the prospective renter go through the process of an investigation by UCO and an interview by the Board of Directors. The owner will be responsible to make sure the renter abides by all condo regulations. ~~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 one time during the ownership of the apartment, to a specified lessee. 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.~~

c. Article IV of Declaration Section 1 (Elections only) on December 30th, 2001 is amended as follows:

Section 1. **Election, Number, Term, and Qualifications.** The affairs of the Association shall be governed by a Board of Directors composed of not less than (5) and not more than (7) persons as provided in the articles of Incorporation if applicable. The term of each Director's service shall extend for 2 years starting January 1, 2011 and then elections will be held every 2 years ~~until the next annual meeting of the members~~ and, thereafter, until his successor is duly elected and qualified, or until removed in the manner provided in Section 3 below. The Board members shall be elected by the unit owners at the annual meeting every 2 years under alternate election procedures of Section 718.112 of the Condominium Act as follows:

- a. All unit owners wishing to run for the Board must submit a written request to the Secretary at least 30 days prior to the annual meeting that elections are being held.
- b. At least 14 days prior to the annual meeting the Secretary shall deliver to each unit owner the Notice of annual meeting and list the declared candidates for the Board. Said notice shall include a general proxy form which will allow unit owners to vote by general proxy for the Board candidates and other issues on the agenda. All proxies shall comply with Article II Section 4 of these Bylaws.
- c. At the annual meeting further nominations for the Board may be made from the floor. The candidates receiving the highest number of votes for the Board vacancies shall be elected to the board for ~~one two~~ year years. As an example, if seven persons run for the Board with five vacancies then unit owners shall vote for only five persons. Those five persons

out of seven candidates receiving the most votes shall be elected.

- d. An annual meeting to elect the Board may not proceed without first establishing a quorum of at least 51% of the total voting interests in person and / or by proxy. If a quorum is not established the meeting may be adjourned not more ~~then~~ than 60 days.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess of 51% vote of those present in person or represented by proxy (a quorum being present) at a duly called meeting on Sunday, December 19, 2010.

BY: Rhoda Nadell
President

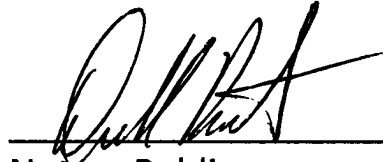
Attest: Steph Bullock
Vice President

STATE OF FLORIDA :

COUNTY OF PALM BEACH:

BEFORE ME, The undersigned authority, this 4 day of Jan 2011 personally appeared Rhoda NADELL and Steph Bullock, to me known to be the President and Vice President respectively of Hastings A who being by me first duly cautioned and sworn upon oath, have acknowledged before

me that they have executed this instrument as such President and
vice President, and that said instrument is a free act and
deed of said ASSOCIATION.

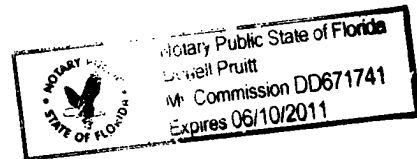


1-4-2011

Notary Public

State of Florida at Large

My commission Expires:



NOT A CERTIFIED COPY