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Palm Beach County, Florida
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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.

b. Article XI of the Declaration (Rental of Units) on January 6, 2011 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-purposes including business purposes. The New Condo Owner can't rent for at least 1 year from the time of purchase. The leasing of apartments to others, as a regular practice, but not for-business speculative investment, or other similar purposes is 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.

C. Article IV of Declaration Section 1 (Elections only) on January 6, 2011 is amended as follows:

Section1. **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 year 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 ~~two years~~ one year. 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: Lucea N. Keller
President

Attest: Stephen Goldstein
Vice Pres

STATE OF FLORIDA :

COUNTY OF PALM BEACH:

BEFORE ME, The undersigned authority, this 27 day of MARCH personally appeared Lucea Keller and STEPHEN GOLDSTEIN, to me known to be the President and Vice Pres, respectively of Hastings A who being by me first duly cautioned and sworn upon oath, have acknowledged before

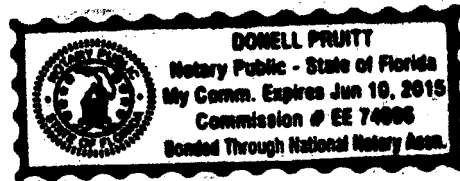
me that they have executed this instrument as such President and Vice President, and that said instrument is a free act and deed of said ASSOCIATION.



Notary Public

State of Florida at Large

My commission Expires:



NOT A CERTIFIED COPY