

This instrument was prepared by:
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West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
1990 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
HASTINGS G CONDOMINIUM**

WHEREAS, the ~~Declaration~~ of Condominium for Hastings G Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 1972 at Page 855; and

WHEREAS, the 1999 UCO Model Documents Century Village, West Palm Beach for Hastings G have been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 11019 at Page 755; and

WHEREAS, at a duly called and noticed meeting of the membership of Hastings G Condominium Association, Inc., a Florida not-for-profit corporation, held April 1, 2023 the aforementioned Amended Declaration of Condominium was amended pursuant to the provisions of said Amended Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Amended Declaration of Condominium is a true and correct copy of the amendment as amended by the membership.

**AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
HASTINGS G CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

**XI
PROVISIONS RELATING TO SALE OR RENTAL OR OTHER
ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS**

- A. SALE OR RENTAL OF UNITS – Association to Have First Right of Refusal.

~~Provided, however, each owner shall use such apartment as a private dwelling for himself or herself and his or her immediate family, and for no other purpose including business purposes. Therefore, the leasing of apartments 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 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.~~

No unit owner acquiring title after the effective date of this amendment may lease or rent his or her unit for a period of twenty-four (24) consecutive months from the date title is acquired. This twenty-four (24) month period shall run from the date of recording of any instrument transferring any ownership interest in title to the unit, except for transfers to add members of the unit owner's immediate family (defined for the purposes of this paragraph as a spouse, parents, or children) as titleholders with the unit owner, or to a trust where such transfers were undertaken for the purpose of estate planning (the foregoing does not include Land Trusts). This restriction shall not apply to units acquired by the Association or the Long Term Lessor (its successors and assigns) while the units are owned by the Association. If at the time of transfer of any interest in title a unit is already leased or rented pursuant to a lease or rental agreement entered into by the previous owner, the aforementioned twenty-four (24) consecutive month period during which the unit may not be leased or rented shall commence upon the expiration of the current term of the existing lease or rental agreement which may not be renewed or extended.

* * * * *

WITNESS my signature hereto this 27 day of April, 2023, at West Palm Beach, Palm Beach County, Florida.

**HASTINGS G CONDOMINIUM
ASSOCIATION, INC.**

By: Carlos Lopez
Print Name: CARLOS LOPEZ, President

Attest Monica S. Tatay
Print Name: MONICA S TATAY, Secretary

Luciana Johnson
Witness

LUCIANA JOHNSON
(PRINT NAME)

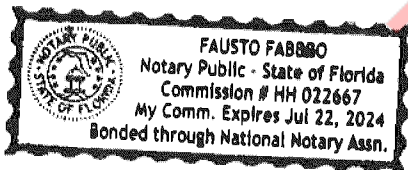
Charles M. Speranza
Witness

CHARLES M. SPERANZA
(PRINT NAME)

[Notary page to follow]

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 27 day of April 2023, by
CARLOS LOPEZ and MONICA STAFAY as President and Secretary,
respectively, of Hastings G Condominium Association, Inc., a Florida not-for-profit corporation,
on behalf of the corporation. They are personally known to me or have produced
CV as identification and did take an oath.



Fausto Fabbro (Signature)

FAUSTO FABBRO (Print Name)
Notary Public, State of Florida at Large