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

As Recorded in Official Records Book 2144, page 25 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 following Amendments to 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 51% vote of the Membership at a duly called meeting on September 20, 2016 to include the following inserts to the Master Amendment and Declaration:

SEE ATTACHED EXHIBIT

Witnesses as to President and Secretary

Florence Pires
FLORENCE PIRES
 Print

Eva Louise Warner
Eva Louise Warner
 Print

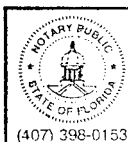
Kent A Condominium Association, Inc.

By: Rosalind B. Winston
 President ROSALIND B. WINSTON

By: Beverly Fenske
 Secretary BEVERLY FENSKE

STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was, acknowledged before me this 26, day of OCTOBER, 2016 by ROSALIND B. WINSTON, President, and BEVERLY FENSKE, 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 CV/ID (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 FL/DL (type of identification) as identification and (please check one of the following) () did or () did not take an oath.



RONALD E MASSA
 MY COMMISSION #FF012787
 EXPIRES April 29, 2017
 FloridaNotaryService.com

Notary Public

Printed Notary Name: RONALD E MASSA
 My Commission Expires: _____

Amendment to 1999 UCO Model Master Declaration of Condominium and By-Laws Century Village, West Palm Beach, Florida, as Adopted by Kent A Condominium Association:

1. Article IX of the By-Laws, "Acquisition of Units" is amended to add the following Section:

Section 1. Voluntary Sale or Transfer. Upon receipt of a unit owner's notice of intention to sell or lease, as described in Article XI, of the Declaration of Condominium to which these By-Laws are attached, the Board of Directors shall have full power and authority to consent to the transaction, as specified in said Notice, or object to same for good cause, or to designate a person other than the Association as designee, pursuant to the provisions of said Article XI, without having to obtain the consent of the membership thereto. The Board of Directors shall have the further right to designate the Association as being "willing to purchase, lease or rent," upon the proposed terms upon adoption of a resolution by the Board of Directors recommending such purchase or leasing to the membership, but not withstanding the adoption of such resolution and such designation by the Board of Directors, the Association shall not be bound and shall not so purchase or lease, except upon the authorization and approval of the affirmative vote of the voting members casting not less than sixty percent (60%) of the total votes of the unit owners present at any regular or special meeting of the unit owners wherein said matter is voted upon. The provisions of Article XI, of the Declaration of Condominium to which these By-laws are attached, shall supersede the provisions herein relative thereto.

Section 2. Acquisition on Foreclosure. At any foreclosure sale of a unit, the Board of Directors may, with the authorization and approval by the affirmative vote of voting members casting not less than sixty percent (60%) of the total votes of the unit owners present at any regular or special meeting of the unit owners wherein said matter is voted upon, acquire in the name of the Association, or its designee, a Condominium parcel being foreclosed. The term "foreclosure," as used in this Section, shall mean and include any foreclosure of any lien, excluding a lien for assessments. The power of the Board of Directors to acquire a Condominium parcel at any foreclosure sale shall never be interpreted as any requirement or obligation on the part of the said Board of Directors or of the Association to do so at any foreclosure sale- the provisions hereof being permissive in nature and for the purpose of setting forth the power in the Board of Directors to do so should the requisite approval of the voting members be obtained. The Board of Directors shall not be required to obtain the approval of unit owners at the foreclosure sale of a unit due to the foreclosure of the Association's lien for assessments under the provisions of Article X, of the Declaration of Condominium to which these By-laws are attached.

Section 3. No owner may acquire and hold an ownership interest in more than two (2) units at any one time.

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, as amended in Official Record Book 12385, Page 62-63, of the Public Records of Palm Beach County, Florida:

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

No lease or rental of any unit or portion of a unit shall be less than ~~six (6) months~~ twelve (12) months and no unit or any portion of a unit may be leased or rented ~~more than once and a 12-month period within two (2) years from date of acquisition of title by any owner.~~ Under no circumstances shall more than thirty (30) percent of the total units be leased or rented at any one time. A unit shall be deemed to be leased or rented when the unit or any portion thereof is occupied by any person other than the owner(s), whether pursuant to verbal or written agreement, where said occupancy by the non-owner involves consideration (the payment of money, the exchange of goods or services, or any exchange of value). 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 leases. The provisions of this amendment shall not apply to an institutional first mortgage holder, Kent A Condominium Association, Inc., or the Lessor under the Long-Term Lease should they acquire title to a unit through foreclosure sale or by deed in lieu of foreclosure.

2. 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...

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 the 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.

Article XIII of the Declaration "Use and Occupancy" is amended to read as follows:

The owner of a unit shall occupy and use his apartment unit is a single-family private dwelling, for himself and the adult members of his family, and his social guests, who may visit for a maximum of 30 days per year, while he is residing, and for no other purpose. Only the owner's adult children may occupy the unit in the owner's absence, with prior approval of the Board of Directors.

No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this condominium, except the children may be permitted to visit and temporarily reside for reasonable periods, not in excess of 30 days, in any calendar year. Housing for Older Persons:

This condominium shall be "housing for older persons" as such term is defined in the Federal Fair Housing Amendment Act of 1988.

To demonstrate an intent by the Association to provide housing for persons 55 years of age or older and inasmuch as this association was designed as part of an adult community, it shall be required as of the effective date of this amendment that at least 80% of the units must be occupied by at least one (1) person 55 years of age or older per unit. This amendment shall include units under leasehold, if any.

The board, upon application and review, may grant exceptions to occupancy and allow a limited number of persons under the age of fifty-five (55) years to occupy units within the condominium when the board finds undue hardship to the applicant.

All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of age. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or is in any way subject to Federal laws on housing.

Kent A Condominium Association is declared to be a smoke free association. Smoking is prohibited in all condominium areas including, but not limited to, smoking within individual units (including patios and deck areas), indoor and outdoor Limited Common Areas, and indoor and outdoor Common Areas. No Owner shall smoke, or permit smoking by any occupant, agent, tenant, invitee, guest, friend, or family member anywhere on or within the condominium property. Smoking in violation of this provision shall constitute a nuisance pursuant to the terms and provisions of the Association's governing documents. For purposes of this smoking prohibition, smoking shall include the inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, electronic cigarette, vaporizer, cigar, pipe, other product containing any amount of tobacco, or other similar heated or lit product or device.

Article VII of the Declaration "METHOD of AMENDMENT DECLARATION" is amended to read:

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote Voting Members casting not less than fifty-one per cent (51%) of those present in person or proxy provided a quorum is present.