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CFN 20100488407
OR BK 24272 PG 0724
RECORDED 12/21/2010 12:31:08
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0724 - 727; (4pgs)

Amendment
to the
By-Laws
of

KENT C CONDO ASSOCIATION

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.

Article X of the By-Laws is amended as follows:

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess 75% vote of the membership or 51% of those present in person or represented by proxy (a quorum being present) at a duly called meeting on DECEMBER 15, 2010, ~~199~~ and does not affect the interests of the lessor of the long-term recreational lease.

By: Irving Small President
Attest: Patricia Sealander Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 21st day of
December, ~~1999~~ 2010, personally appeared IRVING SMALL, PRES.
and PATRICIA SEALANDER, SEC., to me known to be the President and
Secretary, respectively of KENT C CONDO ASSOCIATION 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 Secretary, and that said instrument is the free
act and deed of said ASSOCIATION.

Marilyn Lanflisi
Notary Public

State of Florida at Large

My Commission Expires:



MARILYN LANFLISI
MY COMMISSION # DD 948041
EXPIRES: December 29, 2013
Bonded Thru Budget Notary Services

**PROPOSED AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
KENT C CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
unaffected text indicated by "...")

**X
ASSESSMENTS**

The Association whose name appears at the end of this instrument, through its Board of Directors, may delegate to a Management Firm certain powers of the said Association to fix and determine from time to time the sum or sums necessary and adequate to provide for the common expenses of the Condominium property, and such other sums as are specifically provided for in this Declaration and the By-Laws, and Exhibits attached hereto, for such period of time as provided in the Management Agreement. The portion of the common expenses under the Long-Term Lease shall be fixed and determined by the Lessor, as provided under said Long-Term Lease. The procedure for the determination of all such assessments shall be as set forth in the By-Laws of the Association and this Declaration and Exhibits attached thereto.

The common expenses shall be assessed against each Condominium parcel owner, as provided for in Article VI of this Declaration. Assessments and installments that are unpaid for over ten (10) days after due date, shall bear interest at the rate of eighteen percent (18%) per annum from due date until paid.

The Association and the Management Firm shall have a lien on each Condominium parcel for unpaid assessments, together with interest thereon, against the unit owner of such Condominium parcel, together with a lien on all tangible personal property located within said unit, except that such lien upon the aforesaid tangible personal property shall be subordinate to prior bona fide liens of record. Reasonable attorneys' fees incurred by the Association and Management Firm incident to the collection of such assessment or the enforcement of such lien, together with all sums advanced and paid by the Association or the Management Firm for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association or Management Firm, in order to preserve and protect its lien, shall be payable by the unit owner and secured by such lien. The aforesaid lien shall also include those sums advanced on behalf of a unit owner in payment of his obligation under the Long-Term Lease and Management Agreement. The Management Firm and the Board of Directors, may take such action as they deem necessary to collect assessments by personal action or by enforcing and foreclosing said lien, and may settle and compromise the same, if deemed in their best interests. Said lien shall be effective as and in the manner provided for by the Condominium Act, and shall have the priorities established by said Act. The Association shall be entitled to bid at any sale

held pursuant to a suit to foreclose an assessment lien, and to apply as a cash credit against its bid, all sums due, as provided herein, covered by the lien enforced.

Where the Mortgagee of the Institutional First Mortgage of record or other purchaser of a Condominium unit obtains title to a Condominium parcel as a result of foreclosure of the Institutional First Mortgage or when an Institutional First Mortgagee of record accepts a Deed to said Condominium parcel in lieu of foreclosure, such acquirer of title, its successors and assigns, shall ~~not~~ be liable for the share of common expenses or assessments by the Management Firm or the Association pertaining to such Condominium parcel or chargeable to the former unit owner of such parcel which became due prior to acquisition of title as a result of the foreclosure or the acceptance of such Deed in lieu of foreclosure. However, the First Mortgagee's liability may be limited to the maximum amount set forth in Chapter 718, Florida Statutes, as amended from time to time. ~~Such~~ Any remaining unpaid share of common expenses shall be deemed to be common expenses collectable from all of the unit owners including such acquirer, his successors and assigns.

The Association, acting through its Board of Directors, shall have the right to assign its claim and lien rights for the recovery of any unpaid assessments to any third party and the right to screen and approve transfers by gift, devise, immediate family, or any other method not contemplated by the Declaration.