

This Instrument Prepared By:
ROD TENNYSON, ESQ.
1450 Centrepark Blvd
Suite 100
West Palm Beach, FL 33401

CFN 20070290253
OR BK 21839 PG 1815
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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1815 - 1820; (6pgs)

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

As Recorded in Official Records Book 2151, Page 262
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 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 75% vote of the Membership at a duly called meeting on April 22, 2006 to include the following inserts to the Master Amendment and Declaration:

- 1. The Association: (choose one) ☒ shall ☐ shall not be incorporated.
- 2. There is no "Pool Area" as described in Articles XIV and XIX of the Master Declaration.
- 3. See attached exhibit.

Kent F Condominium Association, Inc.

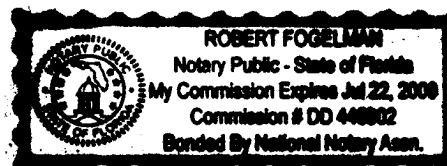
By: Maria Teresa Sanchez
President
Attest: Robert R. Harper
Secretary Board

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6th day of JUNE, 2007, by M.T. Sanchez President, and R. Harper 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 (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 (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath.

Robert Fogelman
Notary Public
ROBERT FOGELMAN
Printed Notary Name
My Commission Expires: 7-22-09

cv\form-amd.wpd



Exhibits

Amendment to the Declaration of Condominium of

Kent F Association

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

Book _____, Page _____

As used herein (unless substantially reworded) the following shall apply:

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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 XIII., entitled "Use and Occupancy", of the Declaration of Condominium is amended as follows:

...
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 that 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 fifty-five (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 eighty (80) percent of the units must be occupied by at least one (1) person fifty-five (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.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess of 75% vote of the membership or by 51% of those members present in person or represented by proxy (a quorum being present) at a duly called meeting on 04/22/06 and does not affect the interests of the lessor of the long-term recreational lease.

Kent F Condominium Association Inc.
CONDOMINIUM ASSOCIATION, INC.

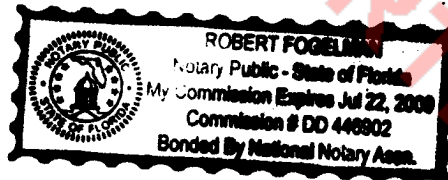
By: Maria Teresa Sanchez V. President

- Attest: Robert R. Harper Dir. Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 6th day of JUNE, 2007, personally appeared M. T. Sanchez and R. Harper to me known to be the President and Dir. Secretary, respectively of KENT F CONDO 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.

Robert Fogelman
ROBERT FOGELMAN Notary Public
State of Florida at Large



My Commission Expires:
7-22-08

Amendment to the
Declaration of

Kent F. Association

As Recorded In ORB , Page Official Records of Palm Beach County, Florida:

As used herein (unless substantially reworded) the following shall apply:

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Article XI of the Declaration of Condominium entitled "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units B. Mortgage and Other Alienation of Units" is amended as follows:

2. No After judicial sale of a unit, ~~nor or~~ any interest therein, through foreclosure or other judicial process, shall be valid unless: (a) T ~~the sale is to a~~ 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. ~~or, (b) The sale is a result of a public sale with open bidding.~~

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, ~~shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, or occupy said parcel, without prior offer to the Board of Directors of the Association or Management Firm, and without the prior written approval of the said Board of Directors or Management Firm. The provisions of Section A. and B., No. 1-5, of this Article XI, ~~shall be inapplicable~~ apply to such Institutional First Mortgage, or the Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

THE UNDERSIGNED HEREBY CERTIFIES that the above amendment does not affect the interests of the lessor of the long-term recreation lease and that said amendment was duly and properly presented to the unit owners of this Condominium at a duly called meeting on 04.22.06 wherein in excess of 75% vote of the total membership or 51% of the total membership was present in person or proxy with a quorum present, and voted to approve said amendment.

Kent F

CONDOMINIUM ASSOCIATION, INC.

By: M. T. Sanchez

V - President

Attest: Robert R. Harper

Dir - Secretary

(CORPORATE SEAL)

STATE OF FLORIDA:)
COUNTY OF PALM BEACH:)

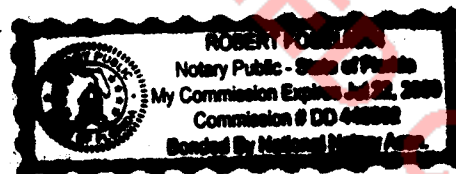
BEFORE ME, the undersigned authority, this 6th day of JUNE, 2007, personally appeared M. T. Sanchez and ROBERT R. HARPER to me known to be the VICE President and Dir Secretary, respectively, of Kent F CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not-for-profit, who being by me first duly cautioned and sworn upon oath, have acknowledged that they have executed this instrument as such President and Secretary and that said instrument is the free act and deed of said ASSOCIATION.

Witness my hand and seal this 6th day of JUNE, 2007.

Robert Fogelman
ROBERT FOGELMAN

Notary Public
State of Florida at Large

My Commission Expires: 7-22-08



AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
Kent F **CONDOMINIUM**

As Recorded in Official Records Book _____, Page _____
Public Records of Palm Beach County, Florida:

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

.....

No lease of any unit shall be less than six (6) months and no unit may be leased more than once in a twelve (12) month period.

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.

We hereby certify that this amendment was approved by not less than 75 % vote of the Membership or _____ % of those present in person or represented by proxy (a quorum being present) at a duly called meeting on 04.22.06, 2006.

Kent F Condominium Association, Inc.

By: M.T. Sanchez V. President

Attest: Robert R. Harper Dir. Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6 day of JUNE, 2007, by M.T. Sanchez, V. President, and R. Harper, Dir. 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 _____ (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 _____ (type of identification) as identification and (please check one of the following) [] did or [☒] did not take an oath.

Robert Fogelman, Notary Public

ROBERT FOGELMAN, Printed Notary Name

My Commission Expires: 7-22-09

