

This instrument was prepared by:
Mark D. Friedman, Esq.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
KENT J CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Kent J Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2167** at Page **144**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach Amended Declaration of Condominium for Kent J Condominium** has 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 **Kent J Condominium Association, Inc.**, a Florida not-for-profit corporation, held **May 30, 2024**, 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 amendments to the Amended Declaration of Condominium are a true and correct copy of the amendments as amended by the membership.

**AMENDMENTS TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
KENT J CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~";
sections skipped but unchanged are shown as "** * **")

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ARTICLE XI

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

* * *

If a unit is purchased by a contractor for resale, if the unit would not be deemed habitable by the county, no one may reside in the unit during remodeling, including, but not limited to, the contractor or others performing the work.

* * *

ARTICLE XIII

USE AND OCCUPANCY

* * *

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except with the written consent of and subject to the Rules and Regulations adopted by the Management Firm for the keeping of said pets, as long as the Management Agreement remains in effect, and, thereafter, by the Board of Directors; provided that they are not kept, bred or maintained for any commercial purposes, and further provided that such house pets causing or creating a nuisance or unreasonable disturbance, shall be permanently removed from the property subject to these restrictions, upon three (3) days written notice from the Management Firm or the Board of Directors of the Association. No pets, livestock, wildlife or animals or any kind or description may be kept or harbored on the Condominium property or in any unit at any time except as permitted herein and subject to the rules and regulations adopted by the Board of Directors from time to time.

- (i) No more than one (1) dog or one (1) cat is allowed in a unit. In addition to and not in lieu of the foregoing, an owner may bring, harbor or keep birds in a cage or fish in a tank, provided that the size of the tank may not exceed five (5) gallons.
- (ii) No pet may exceed twenty-five (25) pounds at maturity.

- (iii) Any pet permitted on the Condominium property must be hand carried, on a leash, or in a carrier when on any portion of the Condominium property outside the unit in which the pet resides.
- (iv) Unit owners must pick up all solid waste from their pets and dispose of such waste appropriately.
- (v) The owner must show proof of vaccinations to the Board at the time the pet is brought onto the Condominium property and each year thereafter.
- (vi) The following breeds of dogs are not permitted to be kept on any portion of the property: pure or mixed breed Pit Bulls, Rottweilers, and Doberman Pinschers. The Board may add to the forgoing list of prohibited breeds (for dogs and other animals) from time to time based on any reasonable criteria including but not limited to whether the particular breed is one that is often excluded from insurance coverage for bites, whether it is the type of breed that might be prohibited or restricted under certain municipal ordinances, or whether the breed is declared dangerous or vicious by any authority having jurisdiction
- (vii) In addition to the foregoing, the Board may make and amend rules from time to time to impose further restrictions on the keeping and handling of pets on the Condominium property.
- (viii) Pets of guests are permitted; however, the owner of the unit must be present at all times during the guest's visit.
- (ix) Permission to have a pet on the Condominium property may be revoked for any violation of the requirements of the Declaration or the rules adopted by the Board and should any pet on the Condominium property become a nuisance by creating excessive levels of noise, destruction or property, or otherwise; or show dangerous propensities by lunging at, attacking, or biting other pets or animals or persons on the Condominium property; or should the owner fail to properly control or immediately clean up after the pet, the Board may demand the removal of the pet or animal on three (3) days' written notice.
- (x) The Association may make reasonable accommodations, including reasonable waiver of the covenants and restrictions of the Condominium Documents, when necessary to afford handicapped or disabled individuals

the opportunity to enjoy the Condominium premises, or to comply with other legal requirements.

* * *

Prohibition on Smoking. Smoking on the Common Elements and on all portions of the Association Property is strictly prohibited. Smoking shall mean inhaling, exhaling, burning, carrying or possessing any lighted tobacco, marijuana, or other products used in a device for such purpose, including but not limited to cigarettes, cigars, and pipes. The use of "electronic" or "vapor" cigarettes, cigars, pipes or similar apparatus are also prohibited in the aforementioned areas. The Board of Directors may, but shall not be obligated to, designate through the rules and regulations, outdoor areas of the Condominium Property or Association Property where smoking is permitted.

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XIV.

MAINTENANCE AND ALTERATIONS

* * *

C. Each unit owner agrees as follows:

* * *

3. To make no alterations, decorations, repair, replacement or change of the common elements or to any outside or exterior portion of the building(s) whether within a unit or part of the common elements. Said parties shall comply with the Rules and Regulations adopted by the Board of Directors. The unit owner shall be liable for all damages to another unit, the common elements or the Condominium property, caused by the unit owner's contractor, sub-contractor, or employee, whether said damages are caused by negligence, accident or otherwise. Replacement of the front door and front windows of a unit may be only made with the prior written consent of the Board of Directors. The Board may create reasonable rules and regulations regarding the style and color of the front doors and front windows, including all operating mechanisms.

* * * * *

[Signature page to follow]

WITNESS my signature hereto this 17 day of JUNE, 2024, at West Palm Beach, Palm Beach County, Florida.

KENT J CONDOMINIUM ASSOCIATION, INC.

Witness: Luz C. Acero-T

Print Name: LUZ C. ACEREDO-T.

Address: 222 Pine Hov Cir. D2
Greenacres. FL 33463

Witness: Harika Hartner

Print Name: Harika Hartner

Address: 610 Sea Pine way
unit D2 - Greenacres, FL 33415

By: Norma Pullman

Print Name: NORMA Pullman, President

Address: 165 Kent J.

Attest: Rose De Luca

Print Name: Rose De Luca, Treasurer
Secretary

Address: 159 Kent J

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of JUNE, 2024, by NORMA PULLMAN and ROSE DE LUCA, as PRES and TREAS, respectively, of **Kent J Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.

[Signature] (Signature)

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

