

RETURN TO:
Doreen Manfre
190 Kent K
CENTURY VILLAGE
WEST PALM BEACH, FL 33417

CFN 20110095516
OR BK 24418 PG 0703
RECORDED 03/21/2011 11:58:40
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0703 - 707; (5pgs)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF KENT K CONDOMINIUM
AND BYLAWS FOR
KENT K CONDOMINIUM ASSOCIATION, INC.
and amended ORB 6965, at Page 341**

WHEREAS, the Declaration of Condominium and Bylaws for Kent K Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 2167, at Page 98; and

WHEREAS, the Bylaws for Kent K Condominium are attached as an Exhibit thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of Kent K Condominium Association, Inc., a Florida not-for-profit corporation, held on 3/17, 2011, the aforementioned Declaration of Condominium and Bylaws were amended pursuant to the provisions of said Declaration and Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration and Bylaws are a true and correct copy of the amendments as amended by the membership.

**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OF
KENT K CONDOMINIUM**

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

...

ITEM 1. Article VII of the Declaration, "METHOD of AMENDMENT DECLARATION", is hereby amended as follows:

This Declaration may be amended at any regular or special meeting of this condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than ~~three-fourths (3/4ths)~~ two-thirds (2/3) of those present in person or by proxy provided a quorum is present. ...

ITEM 2. Article XI of the Declaration "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS", is hereby amended as follows:

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

...Provided, however, no lease of any unit shall be less than four (4) 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 those applications which have been reviewed or approved as of the effective date of this amendment. However, this amendment shall apply to all owners and lessors who have purchased or leased their unit after the effective date of the amendment.

B. MORTGAGE AND OTHER ALIENATION OF UNITS

1. A unit owner may not mortgage his unit, nor any interest therein, without the approval of the Association or Management Firm, except for a first mortgage to an Institutional Mortgagee, as hereinbefore defined. The approval of any other mortgagee may be conditioned upon the mortgage holder subordinating the mortgage behind the Association's lien rights for unpaid assessments or upon conditions determined by the Board of Directors of the Association or Management Firm, and said approval, if granted, shall be in recordable form, executed by two Officers of the Association or Management Firm.

2. ~~No~~ After judicial sale of a unit, nor or any interest therein, through foreclosure or any 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 public sale with open biddings.

...

6. Special Provision re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management firm:

(a) An Institutional First Mortgagee 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 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 Mortgagee, or the Management Firm, and without the prior written approval of the said Board of Directors or Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as~~ aforedescribed in this paragraph.

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

ITEM 3. Article XIII of the Declaration, "USE AND OCCUPANCY" is hereby amended as follows:

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

Notwithstanding any amendment to the Declaration of Condominium and Bylaws of Kent K Condominium, there shall be no smoking in any of the units or on any of the common areas of the building.

The provisions of this amendment shall not apply to those applications which have been reviewed or approved prior to the recording date of this amendment. However, this amendment shall apply to all owners and lessors who have purchased or leased their unit after the effective date of the amendment.

AMENDMENT TO THE BYLAWS
OF
KENT K CONDOMINIUM ASSOCIATION, INC.

(Additions shown by “underlining” deletions shown by “strikeout”, unaffected text indicated by “. . .”)

ITEM 4. Article IV of the Bylaws, “DIRECTORS” is hereby amended as follows:

Section 1. Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of not less than five (5) ~~and not more than seven (7)~~ persons as provided in the Articles of Incorporation if applicable. The term of each Director's service shall extend until the next annual meeting of the members and, thereafter, until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. Notwithstanding any other provision contained in these Bylaws, as amended, or in the Declaration of Condominium, as amended, all Directors shall be members of the Association. . . .

ITEM 5. Article X of the Bylaws, “AMENDMENTS TO THE BY-LAWS”, is hereby amended as follows:

The By-Laws may be altered, amended or added to at any duly called meeting of the unit owners, provided: ...

- (1) Notice of all meetings shall contain a statement of the proposed Amendment.
 - (2) The Amendment shall be approved by the affirmative vote of the voting members casting not less than ~~three-fourths (3/4)~~ (2/3) two-thirds of those present in person or by proxy (provided a quorum is present); and ...
-

Kent K Condominium Association, Inc.
A Corporation Not-for-Profit

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The undersigned Secretary of the Association, being first duly sworn, deposes and says that the notice of the special membership meeting was mailed or hand delivered to each unit owner at the address last furnished to the Association in accordance with the requirements of Section 718.112(2)(d) Paragraph 2, F.S., at least fourteen days prior to the special meeting.

Dated this 18 day of MARCH, 2011.

By: *Doreen Manfre*
Secretary

The foregoing Affidavit was acknowledged before me on this 18 day of MARCH, 2011, by Doreen Manfre the Secretary of Kent K Condominium Association, Inc.

Mary E. Patrick
Notary Public

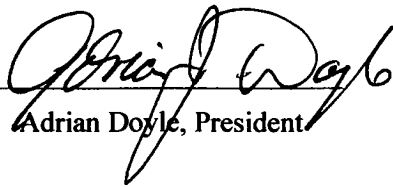
My Commission Expires:

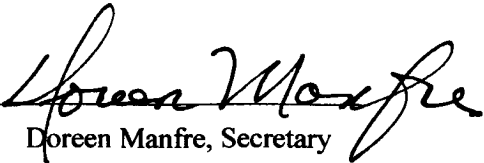
(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission #DD998267
Expires: JULY 08, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

WITNESS my signature hereto this 18 day of MARCH 2011, at Palm Beach County, Florida.

Kent K Condominium Association, Inc.

By: 
Adrian Doyle, President

Attest: 
Doreen Manfre, Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 18 day of MARCH, 2011, by Adrian Doyle, as President, and Doreen Manfre, as Secretary, of Kent K Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are Personally Known or have Produced Identification X.

Type of Identification Produced: Century Village ID.

, (Signature)

MARY E. PATRICK, (Print)

Notary Public, State of Florida at Large

My Commission Expires:

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
 Mary E. Patrick
Commission # DD998267
Expires: JULY 08, 2014
BONDED THRU ATLANTIC BONDING CO., INC.