

Name

Address:

LOUIS AUGENBLICK
452 DOVER - C
W.P.B. FL 33417 ✓

DEC-16-1996 1:20PM 96-438303
ORB 9571 Pg 1588
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

Property Appraisers Parcel Identification (Folio) Number(s):

Amendment
to the
Declaration of Condominium
of

KINGSWOOD -A- CONDOMINIUM ASSOC. INC.

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

Book 1890, Page 1859

PROPOSAL #1.

SPECIAL PROVISIONS RE SALE, LEASING, MORTGAGING, OR OTHER ALIENATION BY CERTAIN MORTGAGEES AND DEVELOPER, AND THE MANAGEMENT FIRM: 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 THERE, AND/OR MORTGAGE SAID, OR OCCUPY SAID PARCEL WITHOUT THE PRIOR WRITTEN APPROVAL OF BOARD OF DIRECTORS OR MANAGEMENT FIRM. THESE PROVISIONS SHALL APPLY TO SUCH INSTITUTIONAL FIRST MORTGAGEE, OR THE LESSOR UNDER THE LONG TERM LEASE, OR ACQUIRER OF TITLE, AS AFOREDESCRIBED IN THIS PARAGRAPH.

PROPOSAL #2

ALL UNITS MUST BE PROPERLY MAINTAINED BY THE OCCUPANTS IN RESPECT TO THE APPLIANCES, STOVE, REFRIDGERATOR, AIR-CONDITIONER AND PLUMBING IN THE KITCHEN AND TOILETS. THE BOARD OF DIRECTORS MAY WITHHOLD APPROVAL OF A SALE WHERE THE UNIT IS SOLD IN AN AS IS CONDITION AND FAILING TO MAINTAIN THE SAID UNIT.

PROPOSAL #3

SHOULD A UNIT BE OFFERED FOR SALE BELOW FAIR MARKET VALUE BECAUSE THE UNIT HAS DETERIORATED DUE TO DEATH, SICKNESS AND NEGLECT, THE BOARD OF DIRECTORS MAY WITHHOLD APPROVAL OF SAID SALE AND MAY REQUEST A GOOD FAITH DEPOSIT FROM THE INCOMING BUYER TO INSURE THE CONDO UNIT IS UPGRADED TO THE ACCEPTABLE STANDARDS.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess of 75% vote of the membership at a duly called meeting on DEC. 11, 1996

KINGSWOOD -A-

CONDOMINIUM ASSOCIATION

By: Louis Augenblick

President

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 11 day of December, 1996, personally appeared Louis Augenblick and FLA-A251-520-25-427-0 to be known to be the President

respectively of _____ 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, that said instrument is the free act and deed of said ASSOCIATION.

Notary Public
State of Florida

My Commission Expires:

DEBORAH T. VITALONE
MY COMMISSION # CC 376318
EXPIRES: May 27, 1998
Became Thru Notary Public Underwriters