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Sharon R. Bock, CLERK & COMPTROLLER  
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This instrument was prepared by:  
**MARK D. FRIEDMAN, ESQ.**  
Becker & Poliakoff, P.A.  
625 North Flagler Drive – 7<sup>th</sup> Floor  
West Palm Beach, FL 33401  
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM AND 1999 UCO MODEL DOCUMENTS  
CENTURY VILLAGE, WEST PALM BEACH  
OF  
KINGSWOOD II D CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Kingwood II D Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1881** at Page **1**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach for Kingwood II D 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 **Kingswood D Condominium Association, Inc.**, a Florida not-for-profit corporation, held **September 19, 2012**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration of Condominium.

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

**AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OF  
KINGSWOOD II D CONDOMINIUM**

(Additions shown by "underlining",  
deletions shown by "~~strikeout~~")

**XIII  
USE AND OCCUPANCY**

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, and for no other purpose. Unless the unit is vacant, at least one permanent occupant must be age fifty-five (55) or older. Otherwise, no person under the age of fifty-five (55) years of age shall be permitted to reside in any of the units or rooms thereof in this condominium, except that children under the age of fifteen (15) may be permitted to visit and temporarily reside for reasonable periods not in excess of 30 days in any calendar year.

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) 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.

In no event may more than three (3) persons permanently occupy a one-bedroom unit and no more than four (4) persons may permanently occupy a two-bedroom unit.

In no event may any person or entity (except for the Association acquiring a unit in any manner, or an institutional mortgagee acquiring a unit through foreclosure or deed in lieu of foreclosure) own or have any ownership interest (legal or equitable) in more than one (1) unit in the Condominium, including, without limitation, individually, jointly or through his or her spouse, a "straw man" or otherwise or a corporate entity as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any ownership interest in or to a unit. Such additional transfers shall be considered void.

The unit owner shall not permit or suffer anything to be done or kept in his unit which will increase the rate of insurance on the Condominium property, or which will obstruct or interfere with the rights of other unit owners, or annoy them by unreasonable noises, or otherwise, nor shall the unit owners commit or permit any nuisance, immoral or illegal acts in or about the Condominium property.

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 for the keeping of said pets, 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 Board of Directors of the Association.

Except as may be permitted by applicable law, the The unit owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, ~~including awnings and/or storm shutters,~~ doors or windows of the buildings; nor shall they grow any type of plant, shrubbery, flower, vine or grass outside their unit; nor shall they place any furniture or equipment outside their unit, except with the prior written consent of the Board of Directors, and further, when approved, subject to the Rules and Regulations adopted by the Board of Directors. ~~No clothes~~ Clothes lines or similar devices shall be allowed ~~on any portion of~~ in the Condominium units property, ~~nor shall clothes be hung anywhere except only in such areas as is designated by the Board of Directors, from time to time.~~ No laundry facilities or equipment shall be permitted in any unit. Unit owners, tenants and occupants of Condominium units are prohibited from installing clothes washing machines and dryers of any type in the Condominium units.

No person shall use the common elements or any part thereof, or a Condominium unit, or the Condominium property and recreational facilities, or any part thereof, in any manner contrary to or not in accordance with the Rules and Regulations pertaining thereto, as from time to time may be promulgated by the Association. No person shall use the recreational facilities in any manner contrary to or not in accordance with the Rules and Regulations pertaining thereto as from time to time may be promulgated by the Lessor under the Long-Term Lease.

The initial Rules and Regulations are as set forth in the By-Laws of the Association, which are annexed hereto as "Exhibit No. 2" and same shall be deemed effective until amended, as provided in the By-Laws.

\* \* \* \* \*

WITNESS my signature hereto this 22 day of October, 2012, at West Palm Beach, Palm Beach County, Florida.

**KINGSWOOD D CONDOMINIUM  
ASSOCIATION, INC.**

Carmen Undiano  
Witness

By: Roberta B. Hoffmann  
President

Carmen Undiano  
(PRINT NAME)

[Signature]  
Witness

Attest Anastasia McGroarty  
Secretary

Juan C. Lopez  
(PRINT NAME) JUAN C. LOPEZ

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 22 day of October, 2012, by Roberta B. Hoffmann and Anastasia McGroarty, as President and Secretary, respectively, of **Kingswood D Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced FL DL as identification and did take an oath.

[Signature]  
(Signature)

WILMER A. RAVELO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE179413  
Expires 3/19/2016  
(Print Name)  
Notary Public, State of Florida at Large

ACTIVE: 4190372\_1

WILMER A. RAVELO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE179413  
Expires 3/19/2016