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 Palm Beach County, Florida
 Sharon R. Back, CLERK & COMPTROLLER
 Pgs 1969 - 1971; (3pgs)

This instrument prepared by:
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**CERTIFICATE OF AMENDMENT
 TO THE 1999 UCO MODEL DOCUMENTS MASTER
 DECLARATION OF CONDOMINIUM FOR KINGSWOOD II F CONDOMINIUM**

I HEREBY CERTIFY that the Amendment attached as Exhibit "A" to this Certificate was duly adopted as an amendment to the 1999 UCO Model Documents Master Declaration of Condominium for Kingswood II F Condominium. The Original Declaration of Condominium of Kingswood II F Condominium was recorded in Official Records Book 2054 at Page 997 of the Public Records of Palm Beach County, Florida. The original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, Page 728 of the Public Records of Palm Beach County, Florida.

DATED this 13TH day of FEBRUARY, 2019.

WITNESSES:

Isabelle Schere
 Signature
Isabelle Schere
 Print Name

C. Fertig
 Signature
CLAIRE FERTIG
 Print Name

**KINGSWOOD F CONDOMINIUM
 ASSOCIATION, INC.**

By: *Audrey Juntti*
 Audrey Juntti, President

By: *Therese Pulaski*
 Therese Pulaski, Treasurer

STATE OF FLORIDA)

) ss:

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 13TH day of February 2019 by Audrey Juntti, as President, and Therese Pulaski, Treasurer of Kingswood F Condominium Association, Inc., who are Personally Known _____ or Produced Identification ☒. Type of Identification Produced CV/IDS

NOTARY PUBLIC (SEAL)

Sign *Ronald E. Massa*

Print RONALD E MASSA
 State of Florida
 My Commission Expires

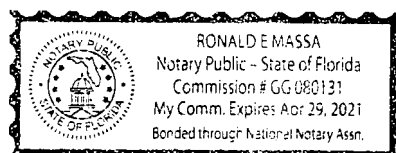


EXHIBIT "A"
AMENDMENTS
TO THE 1999 UCO MODEL DOCUMENTS MASTER
DECLARATION OF CONDOMINIUM FOR KINGSWOOD II F CONDOMINIUM

The Original Declaration of Condominium of Kingswood II F Condominium was recorded in Official Records Book 2054 at Page 997 of the Public Records of Palm Beach County, Florida. The original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, Page 728 of the Public Records of Palm Beach County, Florida.

Words added are underlined; words deleted are ~~stricken~~:

Item 1: Article XI, of the aforesaid Declaration is proposed to be amended by adding new paragraph A-1 as follows:

Renting or leasing of all or any portion of a Unit is prohibited. This Amendment shall not apply to any Unit which is rented upon the effective date of this Amendment, however, this Amendment shall apply to such Unit at the termination of any such existing lease.

Item 2: Article XI, Paragraph "A" aforesaid Declaration is proposed to be amended as follows:

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

No unit owner shall sell or transfer any interest in his unit without the prior written approval of the Association. Furthermore, in the event any unit owner wishes to sell, rent or lease his unit, the Association shall have the option, but not the obligation, to purchase, rent or lease said unit, upon the same conditions as are offered by the unit owner to a third person. Any attempt to sell, rent or lease said unit without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void, and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee. Notwithstanding the foregoing, the option to purchase the unit as set forth above does not negate and is not a substitute for the Association's authority and right to disapprove a sale without any obligation to purchase the Unit.

Should a unit owner wish to sell, ~~lease or rent~~ his Condominium parcel (which means the unit, together with the undivided share of the common elements appurtenant thereto), he shall, before accepting any offer to purchase, ~~or sell or lease, or rent,~~ his Condominium parcel, deliver to the Board of Directors of the Association, a written notice containing the executed ~~lease or~~ purchase agreement and the terms of the offer he has received or which he wishes to accept, the name and address of the person(s) to whom the proposed sale, ~~lease or~~ transfer is to be made, and such other information (to be requested within five days from receipt of such notice) as may be required by the Board of Directors of the Association. The

Board of Directors of the Association, is authorized to waive any or all of the references aforementioned.

The Board of Directors of the Association, within thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors or Management Firm, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice), or object to the sale, ~~leasing or renting~~ to the prospective purchaser, ~~tenant or lessee~~, for good cause, which cause need not be set forth in the notice from the Board of Directors or Management Firm to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, ~~rental or lease~~.

Failure of the Board of Directors to object for good cause, shall be deemed consent by the Board of Directors to the transaction specified in the unit owner's notice, and the unit owner shall be free to make or accept the offer specified in his notice, and sell, ~~lease or rent~~ said interest pursuant thereto, to the prospective purchaser ~~or tenant~~ named therein, within ninety (90) days after his notice was given.

The consent of the Board of Directors of the Association or the Management Firm shall be in recordable form, signed by two Officers of the Association or the Management Firm, and shall be delivered to the purchaser or lessee. Should Board of Directors fail to act, as herein set forth and within the time provided herein, the Board of Directors of the Association or the Management Firm shall, nevertheless, thereafter prepare and deliver its written approval, in recordable form, as aforesaid and no conveyance of title or interest whatsoever shall be deemed valid without the consent of the Board of Directors or Management Firm as herein set forth.

~~The sub-leasing or sub-renting of a unit owner's interest shall be prohibited. The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease be used, or in the alternative, the Board of Directors' approval of the Lease form to be used shall be required. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated. Where a Corporate entity is the owner of a unit it must designate the occupants of the unit as it desires, and for such period of time as it desires, in compliance with the provisions of this Article XI.~~