

PREPARED BY AND RETURN TO:  
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Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
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**CERTIFICATE OF AMENDMENT TO THE AMENDED DECLARATION OF CONDOMINIUM  
OF NORTHAMPTON A, A CONDOMINIUM**

**WHEREAS**, the original Declaration of Condominium was recorded in Official Record Book 2088, at Page 753, of the Public Records of Palm Beach County, Florida;

**WHEREAS**, the Amended Declaration of Condominium was recorded on April 25, 2005, in Official Record Book 18469, at Page 1730, of the Public Records of Palm Beach County, Florida, and was amended thereafter;

**WHEREAS**, Section 21.3 of the Amended Declaration provides that the Amended Declaration may be amended by the concurrence of not less than two-thirds (2/3) of the voting interests of those members of the Association present in person and proxy at a members meeting;

**WHEREAS**, on March 27, 2017, not less than two-thirds (2/3) of the voting interests of those members of the Association present in person and proxy voted to approve of the amendments to the Amended Declaration attached to and made a part of this Certificate as Exhibit "1";

**WHEREAS**, the Certificate of Amendment and Exhibit "1" shall be recorded in the public records of Palm Beach County, Florida.

**NOW, THEREFORE**, the Amended and Restated Declaration shall be amended in the particulars as stated in Exhibit "1" attached hereto; the amendments shall run with the real property known as Northampton A, a Condominium, and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Amended and Restated Declaration shall remain unchanged and in full force and effect.

**IN WITNESS WHEREOF**, the President of Northampton A Condominium Association, Inc., a Florida not-for-profit corporation has caused the execution of this Certificate of Amendment on this 10<sup>TH</sup> day of April, 2017.

**WITNESSES:**

WITNESSES:

*[Signature]*

Print Name: Dorthy Kiggia

WTF Rogn

Print Name: WILLIAM F ROGERS Current Address: 12 A Northampton A  
W. P.B. 71 33417

**NORTHAMPTON A CONDOMINIUM  
ASSOCIATION, INC.**

By: Anita B Rogers  
President

Print Name: Anita B. Rogers

STATE OF FLORIDA

) SS:

COUNTY OF PALM BEACH )

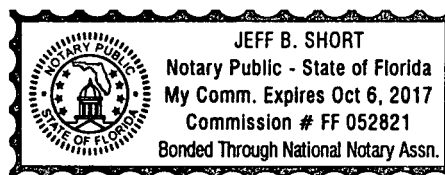
I HEREBY CERTIFY that on the 10<sup>TH</sup> day of April, 2017 before me personally appeared Anita B. Rogers, as President for and on behalf of **NORTHAMPTON A CONDOMINIUM ASSOCIATION, INC.**, who is personally known to me and who did not take an oath and who executed the aforesaid Certification as her free act and deed as such duly authorized officer; and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

**NOTARY PUBLIC:**

Sign: JB Shuman

My commission expires: OCT, 6TH 2017



**EXHIBIT "1"**

**AMENDMENTS TO THE AMENDED DECLARATION OF CONDOMINIUM FOR  
NORTHAMPTON A CONDOMINIUM**

As used herein the following shall apply:

- A. Words in the text which are lined through with hyphens (----) indicate deletions from the present text.
  - B. Words in the text which are underlined indicate additions to the present text.
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**1. A new Section C shall be added to the end of Article XI of the Amended Declaration of Condominium and shall provide as follows:**

"C. Limitation on Number of Units. Notwithstanding any provision to the contrary contained in the Declaration, no person or entity may own more than two (2) units at any given time. A person or entity subject to this limitation shall also include where a person or entity owns any interest in another person or entity holding title to a unit. This restriction is based on the premise that where an owner owns or has an interest in multiple units, such owner would be able to control the Board of Directors and/or the Association, given the fact that there is a small number of units within the Condominium."

**2. A new Section D shall be added to the end of Article XI of the Amended Declaration of Condominium and shall provide as follows:**

"D. Prohibition on Leasing. Notwithstanding any provision to the contrary contained in the Declaration, no unit may be leased or rented. This restriction applies even to current owners as well as future owners. To the extent that there is a lease in place at the time of the recording of this amendment in the Public Records, the lease shall be permitted to remain in force but only until the end of the lease term, and the lease may not be renewed or extended and the tenants must vacate. As to any owners of units to which this amendment does not apply due to any statutory grandfathering, all provisions of the Amended Declaration relating to leasing and rental of units shall govern and apply to such owners."

**3. The first two unnumbered paragraphs of Article XIII of the Amended Declaration of Condominium shall be amended to read as follows:**

"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. The minimum age for occupancy is eighteen (18) years 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~~ any person under the age of ~~fifteen (15)~~ eighteen (18) may be permitted to visit and temporarily reside ~~for reasonable periods in the unit~~ not in excess of 30 days in any calendar year.

The following occupancy of a unit shall be permitted, even though no occupant has attained the age of fifty-five (55) years, so long as at the time that the exception is sought, not less than eighty percent (80%) of the units are occupied or considered occupied by at least one person fifty-five (55) years of age or older. The foregoing does not imply nor mean that twenty percent (20%) of the units may be occupied with no person fifty-five (55) years of age or older:

A. Occupancy by a surviving spouse or surviving non-spouse companion."

NOT A CERTIFIED COPY