C.Coppola ✓
#43 Northhampton C
WPB, Fl 33417

Amendment
to the
Declaration of Condominium
of
Northampton C **CONDOMINIUM**

As Recorded in Official Record Book *3,088* Page *845*

Public Records of Palm Beach County

As used herein (unless substantially reworded) 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 <u>underlined</u> indicate additions to the present text.**

C. Whenever an ellipsis (. . .) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

1. Article XI of the Declaration is amended as follows:

PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS

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

...

The sub-leasing or sub-renting of a unit owner's interest shall be subject to the same limitations as are applicable to the leasing or renting the unit ~~prohibited~~. The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease or Sub- Lease be used, or in the alternative, the Board of Directors' approval of the Lease or Sub-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 ~~may~~ <u>must</u> designate the occupants of the unit as it desires, and for such period of time as it desires, ~~without~~ <u>in compliance with</u> the provisions of Section A of this Article XI. The foregoing shall not be deemed an assignment or sub-leasing of a unit, and shall be deemed to be in compliance with the provisions of the first paragraph of Article XIII of this Declaration.

<u>Provided, however, each owner shall use such apartment as a private dwelling for himself or herself and his or her immediate family, and for no other purpose including business purposes. Therefore, the leasing of apartments to others as a regular practice , for business speculative investment, or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties the Board of</u>

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Directors may grant permission to an owner to lease his or her apartment one time during the ownership of the apartment, to a specified lessee.
The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.

WE HEREBY CERTIFY that this amendment has been approved by not less than 51% vote of the Board of Directors and by not less than 75% vote of the total members of the Association, present and voting in person or by limited proxy, at a duly notice Meeting held on *Dec 18th*, at which a proper quorum was present.

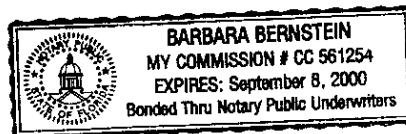*Northampton* CONDOMINIUM ASSOCIATION

By: _Helen N Feldstein_
President

Attest: _Julia C Ford_
Secretary

The foregoing instrument was acknowledged before me this ___ day of _____, 96 by _____, as President, and _____, as Secretary, of _____ CONDOMINIUM ASSOCIATION, INC. , a Florida corporation not-for-profit, on behalf of the corporation. They (PLEASE CHECK ONE OF THE FOLLOWING) [ ] are personally known to me or [ ] have produced _____ (TYPE OF IDENTIFICATION) as identification and (PLEASE CHECK ONE OF THE FOLLOWING) [ ] did or [ ] did not take an oath.

Notary Public

Barbara Bernstein (Print Name)
My Commission Expires:

Prepared By:

_____
_____
_____
_____