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This instrument was prepared by:
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625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
NORTHAMPTON O CONDOMINIUM
AND THE BY-LAWS FOR
NORTHAMPTON O CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the **Declaration** for **Northampton O Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2231** at Page **1821**; and

WHEREAS, the By-Laws for Northampton O Condominium Association, Inc. are attached as an exhibit thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of **Northampton O Condominium Association, Inc.**, a Florida not-for-profit corporation, held **April 28, 2018**, the aforementioned Declaration of Condominium and By-Laws were amended pursuant to the provisions of said Declaration of Condominium and By-Laws.

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

**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM FOR
NORTHAMPTON O CONDOMINIUM**

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

ARTICLE XI

**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.

* * *

No unit owner acquiring title after the effective date of this amendment may lease his or her unit for a period of twenty-four (24) months from the date title is acquired. This twenty-four (24) month moratorium period shall run from the date of recording of any instrument transferring any ownership interest in title to the unit, except for transfers to add members of the unit owner's immediate family as titleholders with the unit owner; or to a trust where such transfers were undertaken for the purpose of estate planning; or transfers by devise or inheritance to members of the family of a deceased unit owner. This restriction shall not apply to units acquired by the Association while the units are owned by the Association. If at the time of transfer of any interest in title a unit is already leased pursuant to a lease agreement entered into by the previous owner, the aforementioned twenty-four (24) month period during which the unit may not be leased shall commence at the expiration of the current term of the existing lease which may not be renewed or extended.

B. MORTGAGE AND OTHER ALIENATION OF UNITS

* * *

4. ~~The foregoing provisions of this Article XI shall not apply to transfers by a unit owner to any member of his immediate family (viz: spouse, children or parents.)~~ No person or permitted entity (other than the Association or a Mortgagee taking title by foreclosure or deed in lieu of foreclosure) may own or have any ownership interest, directly or indirectly, jointly or individually, in more than one (1) unit in the Condominium operated by the Association including, without limitation, individually, jointly or through his or her spouse or domestic partner, 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.

* * *

AMENDMENT TO THE
BY-LAWS
NORTHAMPTON O CONDOMINIUM ASSOCIATION, INC.

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

ARTICLE II. MEMBERSHIP AND VOTING PROVISIONS

Section 1. Unless otherwise provided in the Declaration and except for trusts established for estate planning purposes, ownership of units and membership is limited to natural persons. Business entities, including, but not limited to, corporations, limited

liability companies and partnerships may not own units at the Condo. The foregoing limitation on business entity ownership shall not apply to units owned by the Association or to mortgagees acquiring title to units through foreclosure or deed in lieu of foreclosure. Membership in the Association shall be limited to owners of the Condominium units, as identified in the preceding Declaration of Condominium to which these By-Laws are attached. Transfer or unit ownership, either voluntary or by operation of law, shall terminate membership in the Association, and said membership is to become vested in the transferee. If unit ownership is vested in more than one person, then all of the persons so owning said unit shall be members eligible to hold office, attend meetings, etc., but as hereinafter indicated, the vote of a unit shall be cast by the "Voting Member". ~~If unit ownership is vested in a corporation, said Corporation may designate an individual officer or employee of the Corporation as its voting member.~~ If unit ownership is vested in a trust or, to the extent permitted by the Declaration, any other entity, the entity must designate a representative or an individual officer or employee to exercise its rights as a member.

* * * * *

WITNESS my signature hereto this 23rd day of May, 2018, at 16335 Pierreford Blvd., PIERREFORDS, Canada.

**NORTHAMPTON O CONDOMINIUM
ASSOCIATION, INC.**

Witness

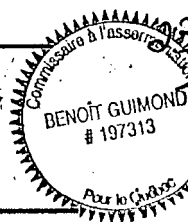
Valentin Ciopali
(PRINT NAME)

STATE OF QUEBEC
COUNTY OF CANADA

By:

President

ROBERT MARCOTTE



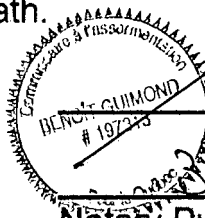
Notary Public

WITNESS

Benoit Guimond

PRINT NAME

The foregoing instrument was acknowledged before me this 23rd day of May, 2018, by ROBERT MARCOTTE as President of Northampton O Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me, or has produced driver licence as identification and did take an oath.



23/05/2018

(Signature)

Benoit Guimond (Print Name)
Notary Public, State of Quebec at Large

WITNESS my signature hereto this 21st day of MAY, 2018, at West
Palm Beach, Palm Beach County, Florida.

**NORTHAMPTON O CONDOMINIUM
ASSOCIATION, INC.**



Witness

RAYMOND S. TUCKER
(PRINT NAME)

By: Phyllis DeNoyelles Treasurer
acting Secretary

STATE OF Florida :
COUNTY OF Palm Beach :

The foregoing instrument was acknowledged before me this 21st day of May, 2018, by Phyllis DeNoyelles acting as Secretary of Northampton O Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me, or has produced driver's license as identification and did take an oath.



(Signature)

AISA ORTIZ (Print Name)
Notary Public, State of Florida at Large

NOTARY PUBLIC
AISA ORTIZ
MY COMMISSION # GG 073107
EXPIRES: March 18, 2021
Bonded Thru Budget Notary Services