

This instrument was prepared by:
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West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
NORTHAMPTON P CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Northampton P Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2111** at Page **978**; and

WHEREAS, the **Amended and Restated Declaration of Condominium for Northampton P Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **32324** at Page **394**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Northampton P Condominium Association, Inc.**, a Florida not-for-profit corporation, held **February 24, 2022**, the aforementioned Amended and Restated Declaration of Condominium was amended pursuant to the provisions of said Amended and Restated Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Amended and Restated Declaration of Condominium is a true and correct copy of the amendment as amended by the membership.

**AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
OF
NORTHAMPTON P CONDOMINIUM**

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

* * *

- 16. OCCUPANCY AND USE RESTRICTIONS.** In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the

Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

* * *

16.8 Leasing Moratorium. No Unit Owner acquiring title after the effective date of this amendment may lease his or her Unit for a period of ~~thirty-six (36)~~ sixty (60) consecutive months from the date title is acquired. This ~~thirty-six (36)~~ sixty (60) month 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. The only other exceptions to the foregoing moratorium are Units obtained by beneficiaries or heirs of the previous Unit Owner when title was acquired through inheritance or devise, but only after such persons have completed the approval process for the transfer of the Unit outlined in Section 17, below. This restriction shall not apply to Units acquired by the Association or the Long Term Lessor while the Units are owned by the Association or Long Term Lessor. 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 ~~thirty-six (36)~~ sixty (60) 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.

* * * * *

WITNESS my signature hereto this 11 day of March, 2022, at West Palm Beach, Palm Beach County, Florida.

**NORTHAMPTON P CONDOMINIUM
ASSOCIATION, INC.**

By: Sharon A. McCancey
President

Witness

JOHANNA CARECCIA
(PRINT NAME)

Witness

CAROL M. SPERANZA
(PRINT NAME)

[Notary page to follow]

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of MARCH 2022, by SHARON McCLINCHY as President of **Northampton P Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced DRL as identification and did take an oath.

 (Signature)

FAUSTO FABBRO (Print Name)
Notary Public, State of Florida at Large

