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 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0705 - 709; (5pgs)

RETURN TO: Jose P. Saavedra Norwich G

CENTURY VILLAGE WEST PALM BEACH, FL 33417

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
 CONDOMINIUM AND BYLAWS FOR**

NORWICH G CONDOMINIUM

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an amendment to the Declaration of Condominium and Bylaws of Norwich G Condominium Association, Inc. The original Declaration of Condominium for Norwich G Condominium is recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 1827, at Page 1839 et seq., and the Bylaws for Norwich G Condominium Association, Inc., are attached as an Exhibit thereto. Written consent to the Amendment was given in accordance with Section 617.0701(4) of the Florida Statutes.

WITNESS my signature hereto this 20 day of July, 2010, at Palm Beach County, Florida.

NORWICH G Condominium Association, Inc.

Natalie Hauptman By: Jose P. Saavedra V.P. (Title)

Witness

Natalie Hauptman

(PRINT NAME)

Ronald Massa

(PRINT NAME)

RONALD MASSA

Attest:

Allan L. Brooks (Title)
ALLAN L. BROOKS

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 20 day of July, 2010, by Jose P. Saavedra VP, and Allan L. Brooks, as _____ of Norwich G Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are Personally Known ✓ or have Produced Identification ✓.

Type of Identification Produced: CV-ID

Mary E. Patrick (Signature)
MARY E. PATRICK (Print)

Notary Public, State of Florida at Large

NOTARY PUBLIC-STATE OF FLORIDA
 Mary E. Patrick
 Commission # DD998267
 Expires: JULY 08, 2014
 BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires: (SEAL)

EXHIBIT 1

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF NORWICH G CONDOMINIUM

(Additions shown by "underlining", deletions shown by "~~strikeout~~", unaffected text indicated by "...")

Article VII of the Declaration, "METHOD of AMENDMENT DECLARATION", is hereby amended as follows:

This Declaration may be amended at any regular or special meeting of this condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than ~~two-thirds (2/3)~~ fifty-one percent (51%) of those present in person or by proxy provided a quorum is present. .

...

Article XI of the Declaration, "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS", is hereby amended as follows:

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

... The Board of Administration of the Association, ~~within~~ thirty (30) days after receiving such notice and such supplemental information ~~as~~ is required by the Board of Directors, 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), designate the Association, or the Association may designate one or more persons then unit owners, or any other person(s) satisfactory to the Board of Directors of the Association, ~~who are willing to purchase, lease or rent upon the same terms as specified in the unit owner's notice, or object to the sale, leasing or renting to the prospective purchaser, tenant or lessee, for good cause, which cause need not set forth in the notice from the Board of Directors to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, rental or lease.~~

~~The stated designee of the Board of Directors shall have fourteen (14) days from the date of the notice sent by the Board of Directors within which to make a binding offer to buy, lease or rent upon the same terms and conditions specified in the unit owner's notice. Thereupon, the unit owner shall either accept such offer or withdraw and/or reject the offer specified in his notice to the Board of Directors. Failure of the Board of Directors to designate such person(s), or failure of such~~

~~person(s) to make such offer within fourteen (14) day period or~~ 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. If good cause exists for the Association to disapprove a proposed sale or lease, Association shall not be obligated to provide a substitute purchaser or lessee.

Provided, however, no lease of any unit shall be less than four (4) months and no unit may be leased more than once in a twelve (12) month period. No unit may be rented or leased for a twenty-four (24) month period following the closing date of the sale of that unit. Any renting or leasing of a unit after said twelve (12) month period shall be restricted as further provided in this Declaration. The purchase of any unit shall require a down payment of not less than twenty-five percent (25%) of the purchase price of the unit or units. Any unit which is leased, shall require the lessee to give to the Association an amount of money equal to one month's rental fee to cover any damages to Association property, which sum shall be kept in an escrow account and returned to lessee upon termination of the lease, provided that there have been no damages to the Association property by lessee, guests, or contractors.

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. ...

...

B. MORTGAGE AND OTHER ALIENATION OF UNITS

1. A unit owner may not mortgage his unit, nor any interest therein, without the approval of the Association or Management Firm, except for a first mortgage to an Institutional Mortgagee, as hereinbefore defined. The approval of any other mortgagee may be conditioned upon the mortgage holder subordinating the mortgage behind the Association's lien rights for unpaid assessments or upon conditions determined by the Board of Directors of the Association or Management Firm, and said approval, if granted, shall be in recordable form, executed by two Officers of the Association or Management Firm.

2. ~~No~~ After judicial sale of a unit, nor or any interest therein, through foreclosure or any other judicial process, shall be valid unless: (a) The sale is to a and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser. ~~or, (b) The sale is a result of public sale with open biddings.~~

...

6. Special Provision re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management firm:

(a) An Institutional First Mortgagee holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, ~~shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or ~~to mortgage said parcel, or occupy said parcel without prior offer to the Board of Directors or Management Firm, and without the prior written approval of the said Board of Directors or Management Firm.~~ The provisions of Section A. and B., No. 1-5, of this Article XI, ~~shall be inapplicable~~ apply to such Institutional First Mortgagee, or the Management Firm, and without the prior written approval of the ~~said~~ Board of Directors or Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

...

Article XIII of the Declaration, "USE AND OCCUPANCY" is hereby amended as follows:

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 while he is residing, who may visit for 30 days per year, and for no other purpose. Only the owner's immediate and extended family may occupy the unit in the owner's absence, with prior approval of the Board of Directors.

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except:

1. no more than one (1) house cat;
2. aquarium fish;
3. birds;

~~except with the written consent and subject to the Rules and Regulations adopted for the keeping of said pets, by the Board of Directors; provided that they are not kept, bred or maintained for any commercial purposes, and further provided that such house pets causing or creating a nuisance or unreasonable disturbance, shall~~

be permanently removed from the property subject to these restrictions, upon three (3) days written notice from the Board of Directors of the Association. Further, any pet must be on a leash while outside the unit.

Unless the unit is vacant, at least one permanent occupant must be age fifty-five (55) or older. 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 under the age of fifteen (15) may be permitted to visit and temporarily reside for reasonable periods not in excess of 30 days in any calendar year.

The Board upon application and review, may grant exceptions to occupancy and allow a limited number of persons under the age of fifty five (55) years to occupy units within the condominium when this Board finds undue hardship to the applicant.

All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of age. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or in any way subject to Federal laws on housing.

In no event may more than three (3) persons permanently occupy a one-bedroom unit, and no more than four (4) persons may permanently occupy a two-bedroom unit.

...

Article IV of the Bylaws, "DIRECTORS" is hereby amended as follows:

Section 1. Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of not less than five (5) and not more than seven (7) persons as provided in the Articles of Incorporation if applicable. The term of each Director's service shall extend until the next annual meeting of the members and, thereafter, until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. The first Board of Directors may be three (3) in number, notwithstanding the proviso herein before set forth. Notwithstanding any other provision contained in these Bylaws, as amended, or in the Declaration of Condominium, as amended, all Directors shall be members of the Association. . . .