

This Instrument Prepared By:
ROD TENNYSON, ESQ.
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West Palm Beach, FL 33401

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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1114 - 1118; (5pgs)

**AMENDMENT TO THE DECLARATION
OF CONDOMINIUM AND BY-LAWS OF
NORWICH O CONDOMINIUM**

As Recorded in Official Records Book 1792, Page 1182
Public Records of Palm Beach County, Florida:

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 underlined 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.

We hereby certify that the 1999 UCO Model Documents, Master Amendment recorded in Official Record Book 11019, Page 728, Public Records of Palm Beach County, Florida, which adopts the Master Declaration and By-Laws as recorded in Official Record Book 11019, Page 755, Public Records of Palm Beach County, Florida, were approved by in excess of 75% vote of the Membership at a duly called meeting on 3/11/07, ~~2006~~ to include the following inserts to the Master Amendment and Declaration:

- 1. The Association: (choose one) ☒ shall ☐ shall not be incorporated.
- 2. There is no "Pool Area" as described in Articles XIV and XIX of the Master Declaration.
- 3. See attached exhibit.

Norwich O Condominium Association, Inc.

By: Pearl Allen
President
Attest: Lois Goodrick
Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21 day of April, 2008, by Pearl Allen, President, and Lois Goodrick, Secretary. Both are personally known to me and [] did or ☒ did not take an oath. The President (please check one of the following) [] is personally known to me or [] has produced CV-ID (type of identification) as identification and (please check one of the following) [] did or ☒ did not take an oath; the Secretary (please check one of the following) [] is personally known to me or [] has produced CV-ID (type of identification) as identification and (please check one of the following) [] did or [] did not take an oath.

Mary E. Patrick
Notary Public

Printed Notary Name
My Commission Expires:

cv\form-amd.wpd

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission # DD564033
Expires: JULY 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

EXHIBIT

SCHEDULE OF AMENDMENTS TO DECLARATION OF CONDOMINIUM OF NORWICH O CONDOMINIUM

As Recorded in Official Records,
Palm Beach County, Florida

Book 1792, Page 1182

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 underlined 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 XIII of the Declaration "USE AND OCCUPANCY" is amended as follows:

No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this Condominium, ~~except that children may be permitted to visit and temporarily reside for reasonable periods, not in excess of 30 days, in any calendar year.~~

Housing for Older Persons

This Condominium shall be "housing for older persons", as such term is defined in the Federal Fair Housing Amendment Act of 1988.

To demonstrate the intent by the Association to provide housing for persons over fifty five (55) years of age and older and inasmuch as this Association was designed as part of an adult community, it shall be required, as of the effective date of this amendment, that at least eighty (80) percent of the units must be occupied by at least one (1) person fifty five (55) years of age or older per unit. This amendment shall include any units under leasehold, if any.

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.

2. Article XI of the Declaration “PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS” is amended as follows:

.....

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) ~~T~~ 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.

3. Article XIII of the Declaration “Use and Occupancy” is amended as follows:

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

1. specially trained dogs for handicapped unit owners who are hearing or sight impaired;
2. no more than one house cat;
3. aquarium fish;
4. 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.

We hereby certify that the "Schedule of Amendments" was approved by in excess of 75 % vote of the Membership or _____% of those present in person or represented by proxy (a quorum being present) at a duly called meeting on March, 2007.

Norwich O Condominium Association, Inc.

By: Pearl Allen, President

Attest: Lois E. Goodrick, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21 day of April, 2008, by Pearl Allen, President, and Lois Goodrick Secretary. Both are personally known to me and [] did or [x] did not take an oath. The President (please check one of the following) [] is personally known to me or [] has produced CV-ID (type of identification) as identification and (please check one of the following) [] did or did not take an oath; the Secretary (please check one of the following) [] is personally known to me or [x] has produced CV-ID (type of identification) as identification and (please check one of the following) [] did or [x] did not take an oath.

Mary E. Patrick, Notary Public
_____, Printed Notary Name
My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission # DD564033
Expires JULY 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

AMENDMENT TO THE DECLARATION OF CONDOMINIUM

OF

NORWICH O ASSO., INC.

As recorded in Official Records Book 1792, Page 1182, Public Records of Palm Beach County.

We, ALVIN OTTENSTEIN and THELMA OTTENSTEIN, President and Secretary of NORWICH O ASSO., INC. respectively, do hereby certify that at the duly convoked meeting of the unit owners and directors of NORWICH O ASSO., INC., held on the 11th day of April, 1988, and with the approval of more than 75% of the unit owners, it was

RESOLVED, that the Declaration of Condominium and By-Laws of the Corporation shall be amended as follows:

1. Eliminating the right of unit owners to rent or sell their unit except under the following conditions:

A) The sale must be to a purchaser who contemplates living in the unit, and not to one who contemplates speculating with it or use it for rental purposes only.

B) Sales, rentals and leases to corporations, business trusts, and other business entities shall hereafter be prohibited.

C) That the term of an acceptable lease shall be not less than four (4) months during any year. For the purpose of this resolution, a year shall be defined as the twelve (12) consecutive months commencing with the date of each lease.

D) That an application be made to the association for approval of the sale, lease or rental agreement which application shall be accompanied by a \$50.00 fee.

2. Any provisions in the Declaration of Condominium as amended and By-Laws in conflict with the above amendments are hereby abrogated.

3. In all other respects the Declaration of Condominium and the By-Laws of the Condominium shall remain the same.

4. We further certify that the above amendment does not affect the interest of the lessor of the long-term recreational lease.

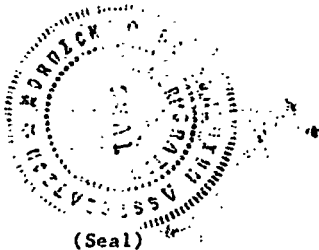
DATED: January , 1989.

NORWICH O ASSO., INC.

By: Alvin Ottenstein
President

Attest:

Thelma Ottenstein
Secretary



BEFORE ME, the undersigned authority, this day personally appeared ALVIN OTTENSTEIN and THELMA OTTENSTEIN, President and Secretary respectively of NORWICH O ASSO., INC., who being by me first duly cautioned and sworn upon oath, have acknowledged that they have executed this instrument, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 23rd day of January, 1989.

Susan W. [Signature]
Notary Public
My commission expires:

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Irwin S. Rever, Esq.
1016 Clearwater Place
West Palm Beach, FL 33401

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 1, 1989
BONDED THIRD GENERAL INS. UND.

RECORD VERIFIED
PALM BEACH COUNTY FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT