

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

**CERTIFICATE OF AMENDMENT TO THE
AMENDED DECLARATION OF CONDOMINIUM OF
OXFORD CONDOMINIUM APARTMENT BUILDING NO. 500**

WHEREAS, the **Declaration of Condominium for Oxford Condominium Apartment Building No. 500** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1895** at Page **774**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach for Oxford Condominium Apartment Building No. 500** have been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **11019** at Page **755**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Oxford 500 Condominium Apartment Association, Inc.**, a Florida not-for-profit corporation, held **September 15, 2020 and recessed to and reconvened on September 29, 2020**, the aforementioned Amended Declaration of Condominium was amended pursuant to the provisions of said Amended Declaration of Condominium.

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

**AMENDMENT TO THE
AMENDED DECLARATION OF CONDOMINIUM OF
OXFORD CONDOMINIUM APARTMENT BUILDING NO. 500**

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

ARTICLE XIII

USE AND OCCUPANCY

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No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except with the written consent of 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. No pets, livestock, wildlife or animals or any kind or description may be kept or harbored on the Condominium property or in any unit at any time except as permitted herein and subject to the rules and regulations adopted by the Board of Directors from time to time.

- (i) An owner may bring, harbor, or keep no more than one (1) dog or one (1) cat in the Condominium unit.
- (ii) No pet may exceed thirty (30) pounds at maturity.
- (iii) Any pet permitted on the Condominium property must be hand carried, on a leash, or in a carrier when on any portion of the Condominium property outside the apartment in which the pet resides.
- (iv) Unit Owners must pick up all solid waste from their pets and dispose of such waste appropriately.
- (v) The owner must show proof of vaccinations to the Board at the time the pet is brought onto the Condominium property and each year thereafter.
- (vi) In addition to the foregoing, the Board may make and amend rules from time to time to impose further restrictions on the keeping and handling of pets on the Condominium property including but not limited to limitations on the breeds which may be kept on the Condominium property.
- (vii) Permission to have a pet on the Condominium property may be revoked for any violation of the requirements of the Declaration or the rules adopted by the Board and should any pet on the Condominium property become a nuisance by creating excessive levels of noise, destruction or property, or otherwise; or show dangerous propensities by lunging at, attacking, or biting other pets or animals or persons on the Condominium property; or should the owner fail to properly control or immediately clean up after the pet, the Board may demand the removal of the pet or animal on three (3) days' written notice.
- (viii) The Association may make reasonable accommodations, including reasonable waiver of the covenants and restrictions of the Condominium

Documents, when necessary to afford handicapped or disabled individuals the opportunity to enjoy the Condominium premises, or to comply with other legal requirements.

* * * * *

WITNESS my signature hereto this 9 day of DECEMBER, 2020, at West Palm Beach, Palm Beach County, Florida.

OXFORD 500 CONDOMINIUM APARTMENT ASSOCIATION, INC.

[Signature]
Witness

By: [Signature] President

PATRICIA SALDUECO
(PRINT NAME)

[Signature]
Witness

Attest [Signature] Secretary

Barbara Simmons
(PRINT NAME)

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of December, 2020, by and Patricia Saldueco and Melane Baldino, as President and Secretary, respectively, of **Oxford 500 Condominium Apartment Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Driver Licenses as identification and did take an oath.



Gary Kinison
Notary Public
State of Florida
My Commission Expires 02/25/2022
Commission No. GG 174682

[Signature] (Signature)
Gary Kinison (Print Name)
Notary Public, State of Florida at Large