

After Recording Please return to:

✓ Armand Beck
Salisbury B-
West Palm Beach, Florida 33417

JUN-23-1997 10:50am 97-219030
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AMENDMENT TO THE DECLARATION
OF CONDOMINIUM SALISBURY "B" CONDOMINIUM

The following amendment to the Declaration of Condominium for Salisbury B Condominium recorded in Official Record Book 1709, page 1662 of the Public Records of Palm Beach County, Florida was approved by the requisite number of members amends Article XIII of the Declaration of Condominium as follow:

USE AND OCCUPANCY

A. The Owner of a Unit shall occupy and use his/her apartment unit as a single family private dwelling, for the owner and the adult members of his/her family and his/her social guests while the owner is residing and for no other purpose. Only the owner's adult children may occupy the unit in the owner's absence with prior approval of the Board of Directors.

B. No lease of any unit shall be for a period of less than four (4) months and no unit may be leased more then once in a calendar year.

C. The provisions of paragraph B above shall not apply to any lease previously reviewed and approved by the Associations of the effective date of the adoption of this amendment. This amendment shall apply to any lease that is in effect at the adoption of this amendment and shall then expire after the adoption of this provision.

D. Occupancy of an unit, subject the above Declaration of Condominium, by a owner or tenant subsequent to the adoption of this amendment prior to investigation and approval by the Board of Directors or its designated agents, and prior to a "CERTIFICATE OF OCCUPANCY" being issued by the Board of Directors with the Association's seal affixed thereto, shall be prohibited. The Board of Directors shall have the right to enforce this provision by injunction or other equitable relief in a court of appropriate jurisdiction. Further, the Board of Directors shall be authorized to impose a fine in the amount permitted by Fl. St. Chapter 718 against the unit owner for the unit owners non compliance with the provisions of this Article.

E. No "CERTIFICATE OF OCCUPANCY" shall be issued and no occupancy of the unit may occur until all outstanding fines, charges or assessments levied against the unit have been paid in full.

F. The Board of Directors shall approve a "RIDER TO LEASE" to be annexed to all leases submitted to the Board of Directors, or its duly authorized agents. No lease shall be approved absent the aforesaid "RIDER TO LEASE" and the aforesaid "RIDER TO LEASE" duly signed and executed by the owner, tenant and a duly authorized member of the Board of Directors.

G. As a condition of approving a "CERTIFICATE OF OCCUPANCY" for a lease presented to the Board of Directors, the Owner or the Tenant shall present a security deposit to the Board of Directors in an amount not less then \$350.00 or an amount equal to one month's rent which ever is greater. The Board of Directors shall hold these funds in a separate interest bearing account and said interest shall be credited to the person or persons depositing the funds with the Association. The aforesaid funds shall be used by the Association for any damage to the Common Elements caused by the tenant, his/her guest, invitees, agents or representatives. All charges against and return of this Security Deposit shall be made in accordance with Fl. St. 83.49 (1995) or any successor Statute.

We hereby certify that the above amendment to the Declaration of Condominium of

Salisbury B Condominium was approved by 75% or more of the membership of the Association at a properly noticed meeting called on June 19, 1997.

SALISBURY B CONDOMINIUM ASSOCIATION, INC.

By: Armand Beck
Armand Beck, Its President

Attest: Pearl Boyle
PEARL Boyle Its Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, that the foregoing instrument was acknowledged by Armand Beck, President and PEARL Boyle, Secretary of Salisbury B Condominium Association, Inc. a Florida Corporation on behalf of this corporation. They are personally known to me or who has produced N-A as identification and who did (did not) take an oath.

Witness my hand and official seal in the County and State last aforesaid this 19th day of June, 1997.

[Signature]
Notary Public

My Commission Expires:

