

AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
SHEFFIELD E CONDOMINIUM ASSOCIATION, INC.
AS RECORDED IN OFFICIAL RECORDS,
PALM BEACH COUNTY, FLORIDA:

BOOK 1958 PAGE 1404-1447
and as amended in Records Book 2279, Pages 1348 through 1384 and Records Book 2304, Page 1930 of the Public Records of Palm Beach County, Florida.

ASSESSMENTS, USE, OCCUPANCY

SECTION 1. Assessments for this operation of the association shall be approved in the annual budget, approved by a majority vote of the unit owners. All assessments are to be pro-rated on a percentage basis, to wit:

1/1	3.71
1/1 $\frac{1}{2}$	3.91
2/1 $\frac{1}{2}$	4.49

All assessments are to be paid monthly.

SECTION 2. Prior to consent for the sale or lease of any unit, the sum of \$100.00 is to be paid to the condominium association for the expense of an investigation of the future buyer or lessee. Provided, however, no such fee shall be charged if the application is for the renewal of an existing lease with the same lessee.

SECTION 3. Should a unit owner wish to sell or lease his condominium parcel (which means the unit, together with the undivided share of the common elements appurtenant thereto) he shall notify the Board of Directors of his intent to sell or lease his unit. He shall receive from the Board of Directors an application form and two personal references to be completed by buyer or lessee and returned to the Board of Directors with fee as stated in Section 2, for investigation and approval.

The Board of Directors and Officers of the association, within 30 days after receiving such forms completed to the satisfaction of said Board and Officers, shall either consent to the transaction specified in said notice, or upon written notice notify the prospective buyer and owner of said rejection.

SECTION 4. No unit may be leased more than once in a twelve (12) month period. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Directors may grant permission to an owner to lease his or her apartment one time to a specified lessee for a period of not less than six consecutive months. The sub-leasing or sub-renting of a unit owner's interest shall be prohibited.

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.

SECTION 5. The common expenses of the association, including the obligations of each unit owner under the long-term lease and any management agreement shall be shared by the unit owners as specified and set forth in Section 1. The foregoing ratio of sharing common expenses and assessments shall remain, regardless of the purchase of the condominium parcels, their location, or the building square footage included in each condominium unit.

Common expenses shall include reasonable services, cable, insurance for Officers and Directors, painting, road maintenance, roof repairs, operation expenses, security services which are reasonably related to the general benefit of the unit owners, even when such services and expenses are not attached to or part of the common elements of the condominium.

SECTION 6. The Association may delegate by management agreement to a Management Firm all duties and responsibilities of Sales and Leases under Article VIII, Section 3.

SECTION 7. 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.

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when received.

- SECTION 8. No animals or pets of any kind shall be kept in any unit, or on any property of the condominium.
- SECTION 9. Each unit owner shall give to the President or his delegate a set of keys to the unit owner's apartment. If any locks are changed, said new keys shall be given to the President or his delegate.
- SECTION 10. Each individual unit owner shall be responsible for purchasing, at his own expense liability and Personal Property insurance for any loss or accident within his own unit.

We hereby certify that the above amendment does not effect the interest of the lessor of the long-term recreational lease and was approved by in excess of seventy five (75) per cent vote of the total eligible vote of the Association at a membership meeting held Friday, December 27, 1991.

SHEFFIELD E. CONDOMINIUM ASSOCIATION, INC.

BY

Joseph Deutchman
President

ATTEST

Lee Klein
Chairman of the Board

SEAL

STATE OF FLORIDA;
COUNTY OF PALM BEACH :

Before me, the undersigned authority, this 12th day of February 1992, personally appeared Joseph Deutchman and Lee Klein, to me known to be President and Secretary, respectively of Sheffield E Condominium Association, Inc., who being by me first duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument as such President and Secretary, and that said instrument is the free act and deed of said Association.

Amy B. Brooks
Notary Public
STATE OF FLORIDA AT LARGE

My commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 20, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

Joseph Deutchman
Sheffield E. Apt 99
M. Palm Beach, FL 33417

PRESIDENT

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RECORD VERIFIED
PALM BEACH COUNTY FLA

CLERK CIRCUIT COURT