

MORRIS GORDON
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W.P.B. FL. 33417

11/22/2002 10:22:05 20020616676
OR BK 14425 PG 1643
Palm Beach County, Florida

Amendment
to the
Declaration of Condominium
of
SHEFFIELD I CONDOMINIUM ASSOCIATION

As recorded in Official Records,
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.

The following articles of the Declaration of Condominium are amended as follows:

VI
COMMON EXPENSE AND COMMON SURPLUS

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Common expenses shall also include reasonable transportation services, insurance for officers and director, road maintenance and operation expenses, and 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.

VII
METHOD OF AMENDMENT DECLARATION

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting

Members casting not less than three-fourths (3/4ths) of the total vote of the members of the Association. those present in person or proxy provided a quorum is present.

IX

F. The following person who is a resident of the State of Florida is designated as the Agent to receive service of process upon the Association-- J. P. Plisee, Flagler Court Bldg, West Palm Beach, Florida. 33402.

XI

PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS

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The sub-leasing or sub-renting of a unit owner's interest shall be subject to the same limitations as are applicable to the leasing or renting the unit prohibited.

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Apartment units are to be purchased only by Natural Persons. This does not apply to Institutional Mortgages who obtain title by means of foreclosure or by deed in lieu of foreclosure.

a. The purchaser of a unit shall only purchase such unit as a single family private dwelling, for himself or herself and the adult members of his or her family and his or her social guests and for no other purpose.

- b. Therefore the purchase of apartments for the purpose of leasing apartments to others; for speculative investment or other similar practices is not permitted.
- c. Each Purchaser, at the time of applying to purchase the unit, shall execute and submit an affidavit to the Board of Directors, agreeing to follow the above restrictions.
- d. Bonafide apartment owners are permitted to lease their apartments for year to year rentals and for lesser periods of not less than four months in any rental season.
- e. In addition to the above rentals, the following rentals will be permitted. Upon the demise of any owner of a Condominium unit, the heirs of such decedent shall be permitted, for a period of three years, to offer the unit for rent, subject to the Condominium rules, as to rentals.
- f. If the heirs are unable to sell the Condominium unit by the end of the three year period, the Board of Directors, may extend the rental period upon a showing of hardship.
- g. The Board of Directors may require the investigation of each renter or Purchaser and charge such fee as is permitted by Law.
- h. A person under the age of 55 years may purchase a Unit for his or her parent or parents over the age of 55 years, providing that such parent or parents shall be given all rights pertaining to the use, occupancy and operation of the Unit and the Condominium, except for the right to transfer title to or mortgage the Unit.

XIII

USE AND OCCUPANCY

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, and for no other purpose. No ~~children under fifteen (15)~~ person under the age of fifty-five (55) years of age shall be permitted to own or 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 in any

calender year not in excess of 30 days in any calender year.

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

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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 by the Management firm for the keeping of such pets, as long as the Management Agreement remains in effect, and, thereafter, 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 Management firm or Board of Directors of the Association.

I HEREBY CERTIFY that the above amendments do not affect the interests of the lessor of the long-term recreational lease and was approved by in excess of seventy-five percent (75%) vote of the total eligible vote of the Association at the membership meeting held on August 1, 2002.

SHEFFIELD I CONDOMINIUM
ASSOCIATION

By: Morris Gordon
President

Lillian DiBenedetto
Attest: Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 20 day of November, personally appeared MORRIS GORDON and Lillian DiBenedetto to me known to be the President and Secretary, respectively of SHEFFIELD I CONDOMINIUM 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.

Andrea D. Hoffman
Notary Public
State of Florida at Large

My Commission Expires FEB 25, 2005

