

RUSSELL MITCHELL
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FT WORTH, TX 76118

01/10/2003 13:04:21 20030017756
OR BK 14653 PG 0763
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 with ~~lined through~~ 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:

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 ~~those present~~ in person or proxy provided a quorum is present.

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.

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~~ may purchase such unit as a single family private dwelling, for himself or herself and the adult members of his or her family fifty-five years of age and older, 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~~ only with Board of Directors Approval.
- 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 as well as an investigation.
- D. Bonafide apartment owners are permitted to lease their apartments for year to year rentals and for lesser periods of not less than ~~four~~ six months and one week 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 periods 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.~~
- F. The Board of Directors ~~may~~ will require ~~the~~ an investigation of each renter or Purchaser and charge such fee as is permitted by Law.
- G. Foreclosure Sale: The Board of Directors will require an investigation of purchaser prior to tenancy.
- H. A person under the age of 55 years may purchase a Unit, however may not reside until age 55 and documents to that affect will be executed. ~~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~~ may 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)~~ guests may be permitted to visit and temporarily reside for reasonable periods in any calendar year not in excess of 30 days in any calendar year with written Board of Directors approval.

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Unit owners are responsible to issue a key to their unit to the Board of Directors for emergency use.

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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 December 15, 2002.

SHEFFIELD I CONDOMINIUM
ASSOCIATION

By: Morris Gordon
President FL DLH G 635-540-19-2710

By: Gillian DiBenedetto
Vice President

Attest: Lillian DiBenedetto
Secretary FL DLH D 153-520-28-704-0

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this 10 day of January, 2003, personally appeared Morris Gordon, and Gillian DiBenedetto, and Russell Mitchell to me known to be the President, Vice 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, Vice President and Secretary, and that said instrument is the free act and deed of said ASSOCIATION.

Ruthmarie Martinez
Notary Public
State of Florida at Large
Ruthmarie Martinez
MY COMMISSION # DD070696 EXPIRES
November 7, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: