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This instrument was prepared by
and should be returned to:
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Hartley & Morton, Attorneys At Law
800 Village Square Crossing, Suite 222
Palm Beach Gardens, Florida 33410

**CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF CONDOMINIUM FOR SHEFFIELD K CONDOMINIUM
AND
THE BYLAWS OF SHEFFIELD K CONDOMINIUM ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR SHEFFIELD K CONDOMINIUM and THE BYLAWS OF SHEFFIELD K CONDOMINIUM ASSOCIATION, INC. is made this 10th day of February, 2016, by the President and Secretary of Sheffield K Condominium Association, Inc. ("Association"), the condominium association operating Sheffield K Condominium.

WITNESSETH:

WHEREAS, the Declaration of Condominium for Sheffield K Condominium has been recorded at Official Records Book 1937, Page 952, of the Public Records of Palm Beach County, Florida ("Declaration");

WHEREAS, Article VII of the Declaration provides that the Declaration may be amended 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;

WHEREAS, the Bylaws of Sheffield K Condominium Association, Inc. have been recorded at Official Records Book 1937, Page 970, of the Public Records of Palm Beach County, Florida ("Bylaws");

WHEREAS, Article X of the Bylaws provides that the Bylaws may be amended by the affirmative vote of 2/3 (66 2/3%) of those Voting Members present in person or by proxy provided a quorum is present;

WHEREAS, amendments to the Declaration and the Bylaws are to be certified of record as notice to the current and future owners of the property subject to the Declaration and the Bylaws of the contents of said amendments.

NOW, THEREFORE, the President and Secretary of the Association hereby certify the following:

1. That a meeting of the members of the Association was properly convened and conducted on Feb 10, 2016 for the purpose of adopting the amendments attached hereto and incorporated herein as Exhibit "A" and Exhibit "B". At said members' meeting, greater than three-fourths (3/4ths) of all unit owners of the condominium approved and adopted the amendments set forth on attached Exhibit "A" and Exhibit "B".

2. That a majority of the entire Board of Directors has approved the amendments set forth on attached Exhibit "A" and Exhibit "B".

3. That the adoption of the amendments appears in the minutes of the Association and is unrevoked.

4. That the amendments to the Declaration and the Bylaws bind the land subject to the Declaration and the Bylaws and operate as covenants running with the land.

Witnesses as to
President and Secretary

SHEFFIELD K CONDOMINIUM ASSOCIATION, INC.

Henry G. Browne
First Witness Signature

By: Bryna Stock
Signature of President

HENRY G. BROWNE
Printed Name

BRUNA STOCK
Bryna Stock, President
Printed Name

ATTEST:

Anthony Marzigliano
Second Witness Signature

Peter L. Cruise
Signature of Secretary

ANTHONY MARZIGLIANO
Printed Name

Peter L. Cruise
Peter L. Cruise, Secretary
Printed Name



STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 11 day of February, 2016
by Bryna Stock _____, as President, and
Peter R. Cruise _____, as Secretary of
Sheffield K Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the
Corporation. The President and Secretary of Sheffield K Condominium Association, Inc. are personally
known to me or have produced Florida Driver Licenses _____ as
identification.



MARY K. BATES
MY COMMISSION # FF 103469
EXPIRES: May 24, 2018
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC, State of Florida

SEAL

Egnyte/Sheffield K Condo/Certificate of Amendment to Declaration and Bylaws 2016

(The provisions of Article XIII recorded in Official Record Book 26356, Pages 1717-1720 of the Public Records of Palm Beach County, Florida shall be amended to add the provisions underlined below.)

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR SHEFFIELD K CONDOMINIUM

ARTICLE XIII

USE AND OCCUPANCY

The first paragraph under the heading will be stricken in its entirety and replaced with the following language:

No children under fifteen (15) years of age, or social guests of any owner or occupant, shall be permitted to reside in any of the Units or rooms thereof in this Condominium for more than a total of thirty (30) days in any consecutive 12 month period. 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, and subject to the following:

All occupants or residents of a Unit including Unit Owners, their spouses, and all adult members of a Unit Owner's family who reside in a Unit with the Unit Owner must be approved for residency by the Association pursuant to the approval procedures articulated in this Declaration, Article XI, as amended. There shall be no automatic or presumed approval for residency by any occupants or residents of a Unit.

The Association, in addition to all other remedies, has the authority to evict a tenant for violation of the Declaration, Articles, Bylaws, or any Rules and Regulations of the Association. The Association shall be entitled to use the summary procedure contained in Chapter 51, Florida Statutes. The Association shall be entitled to recover attorney's fees and costs against the Unit Owner or tenant or both jointly and severally.

The Association, in addition to all other remedies, has the authority to obtain equitable relief from a court of competent jurisdiction to remove from a Unit any occupant or resident who is not a tenant or a Unit Owner for violation of the Declaration, Articles, Bylaws, or any Rules and Regulations of the Association. The Association shall be entitled to recover attorney's fees and costs against the Unit Owner or violating occupant or resident who is not a tenant or a Unit Owner or both jointly and severally.

HOUSING FOR OLDER PERSONS – The owner (which may be a corporation) of a Unit shall occupy and use his Unit as a single family private dwelling, for himself and the members of his family (defined as spouses, parents, or adult dependent children only), and his social guests, and for no other purpose. This Community qualifies as "Housing for Older Persons" under Federal and Florida law. At least one (1) person fifty-five (55) years of age or older must be a permanent occupant of each Unit while any person is in occupancy of a Unit. Occupancy of a Unit is limited to two (2) individuals, for both one (1) bedroom Units and two (2) bedroom Units as originally designed.

A Unit Owner, upon approval by the Association, may have one (1) medical caregiver reside with the Unit Owner. The Board of Directors of the Association may allow one (1) medical caregiver or dependent adult child to reside as a third person with the two (2) Unit Owners in a one (1) or two (2) bedroom Unit. Such allowance will only be granted upon a definite, articulated and substantial hardship. Such allowance shall be at the sole discretion of the Board of Directors. A Unit Owner may not increase or circumvent any occupancy limitations by converting any living space in a Unit to a bedroom.

The above restrictions apply only to Unit occupancy. The holding of title to a Unit is not subject to any restriction on the basis of age. An Owner must cause occupancy of the Unit to be in compliance with the recorded use restrictions, Bylaws, and Rules and Regulations herein set forth.

Notwithstanding the restrictions enumerated above, and subject to the overriding condition that occupied Units have in permanent residence at least one (1) person over the age of fifty-five (55) years of age, the following exceptions to the restrictions set forth above shall be applicable:

a. Should a permanent occupant fifty-five (55) years of age or older die, leaving a surviving spouse whose age is less than fifty-five (55) years of age, then, and in that event, the surviving spouse may occupy the Unit as a permanent occupant.

b. Should a permanent occupant fifty-five (55) years of age or older who resided in a Unit on a permanent basis with his/her adult child over eighteen (18) years of age die, then, and in that event, the child of the deceased resident who was fifty-five (55) years of age or older shall not, on the basis of the age restrictions above, be precluded from occupying the Unit.

c. The Board of Directors of the Association may consider hardship exceptions to the rules set forth above upon application for approval of occupancy where at least one (1) permanent resident will not be over fifty-five (55) years of age, and where the request is based on a definite, articulated and substantial hardship. The standard of reviewing Board actions in connection with hardship exceptions shall be that of good faith. The person(s) seeking a hardship exception shall be required to submit an Application for Hardship Exception together with such supporting information and documents as required by the Board of Directors. The Association may also require the applicants to participate in a personal interview.

This Article XIII shall control over any conflicting provisions in any other Articles of this Declaration and shall control over any conflicting provisions in the Articles of Incorporation, Bylaws, Rules or Regulations and any amendments thereto.

(The provisions of Article XVII, Section 9 recorded in Official Record Book 1937, Pages 970-977 of the Public Records of Palm Beach County, Florida shall be amended to add the provisions underlined below.)

EXHIBIT "B"

BYLAWS OF SHEFFIELD K CONDOMINIUM ASSOCIATION, INC.

ARTICLE XVII, SECTION 9

RULES AND REGULATIONS

The parking facilities shall be used in accordance with the regulations adopted by the Management Firm, as previously provided, and thereafter, by the Board of Directors. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four hours, and no repair of vehicles shall be made on the Condominium premises.

All vehicles parked on the premises of Sheffield K contrary to the provisions contained herein or contained in any Articles, Bylaws, or any Rules and Regulations adopted by the Board of Directors from time to time shall be subject to being towed in accordance with Section 715.07, Florida Statutes, as amended from time to time, at the expense of the owner of the vehicle. Towing shall not be the exclusive remedy of the Association. The Association has the right to determine whether a vehicle is permitted or prohibited on the premises at any time.