

EARL CROWLEY
310 SHEFFIELD M
W PALM BEACH, FL 33417



CFN 20050144901
OR BK 18256 PG 1763
RECORDED 03/14/2005 12:29:57
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1763 - 1764; (2pgs)

AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
SHEFFIELD M CONDOMINIUM ASSOCIATION, INC.

As Recorded in Official Record Book 11019, Page 755
Public Records of 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.

1. ARTICLE XIII of Declaration of Condominium is amended as follows:

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, who may visit for a maximum of 30 days per year, and for no other purpose, including business purposes. ~~Therefore, the leasing of units to others as a regular practice for business, speculative, investment, or other similar purposes is not permitted.~~

2. ARTICLE XI of Declaration of Condominium is amended as follows:

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

- A. SALE OR RENTAL OF UNITS - Association to Have First Right of Refusal.

. . .

The Board of Directors of the Association, within thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors or Management Firm, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice) object to the sale, leasing or renting to the prospective purchaser, tenant or lessee, for good cause, which cause need not be set forth in the notice from the Board of Directors or Management Firm to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, rental, or lease. Provided, however, each unit owner shall use his or her unit as a private dwelling for himself or herself and his or her immediate family, and for no other purpose, including business purposes. ~~Therefore, the leasing of units to others as a~~

regular practice for business, speculative, investment, or other similar purposes is not permitted. Should any person intend to purchase or lease a unit for such business, speculative, investment, or other similar purposes, then the Association may deny approval of such purchase or lease. To meet special situations and to avoid undue hardship, the Board of Directors may grant permission to an owner to lease his or her unit one time during the ownership of the unit to a specified lessee.

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.

. . .

WE HEREBY CERTIFY that this Amendment has been approved by 85% vote of the total members of the Association, present and voting in person or by limited proxy, at a duly noticed meeting held on February 20, 2005, at which a proper quorum was present.

SHEFFIELD M CONDOMINIUM ASSOCIATION, INC.

By: Earl D Crowley
President

Attest: Dolores Crowley
Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2 day of March, 2005, by Earl Crowley, President, and Dolores Crowley, Secretary, of SHEFFIELD M CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. They (PLEASE CHECK ONE OF THE FOLLOWING) ☐ are personally known to me or ☒ have produced CV-ID WISC-LIC (TYPE OF IDENTIFICATION) as identification and (PLEASE CHECK ONE OF THE FOLLOWING) ☐ did or ☒ did not take an oath.

Mary E. Patrick
Notary Public

Printed Notary Name _____
My Commission Expires: _____



Mary E. Patrick
Commission # DD132330
Expires July 8, 2006
Bonded Thru
Atlantic Bonding Co., Inc.