

This instrument was prepared by:
Mark D. Friedman, Esq.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
SOMERSET A CONDOMINIUM
AND THE AMENDED AND RESTATED BY-LAWS FOR
SOMERSET A CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the **Declaration of Condominium** for **Somerset A** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2088** at Page **1284**; and

WHEREAS, the By-Laws for Somerset A Condominium Association, Inc. are attached as an exhibit thereto; and

WHEREAS, the **Amended and Restated Declaration of Condominium for Somerset A Condominium** and **Amended and Restated By-Laws for Somerset A Condominium Association, Inc.** have been recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **31183** at Page **1483**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Somerset A Condominium Association, Inc.**, a Florida not-for-profit corporation, held **January 26, 2025**, the aforementioned Amended and Restated Declaration of Condominium and Amended and Restated By-Laws were amended pursuant to the provisions of said Amended and Restated Declaration of Condominium and Amended and Restated By-Laws.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Amended and Restated Declaration of Condominium and Amended and Restated By-Laws are a true and correct copy of the amendments as amended by the membership.

**AMENDMENTS TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF
SOMERSET A CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
sections skipped but unchanged are shown as "***")

* * *

16. OCCUPANCY AND USE RESTRICTIONS. In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

* * *

- 16.2 Occupancy and Guest Restrictions. Each Unit shall be used as a single family residence only, except as otherwise herein expressly provided. As used herein, "single family" or words of similar import shall be deemed to include up to two (2) persons who are married, or up to two (2) persons not related by blood, marriage or adoption living together as a single housekeeping unit, and their spouses, adult children, siblings, parents or grandchildren.

* * *

A guest shall be considered an occupant who is not a Unit Owner or approved tenant.

* * *

- (v) Guest occupancy in the absence of the Unit Owner is prohibited with the exception of immediate family, which is defined for this purposes of this paragraph to mean the adult children of the Unit Owner(s) (and the spouses of such children) and the parents of the Unit Owner(s).

* * *

- 16.13 Washing Machines and Dryers. ~~No washing~~ Washing machines ~~or~~ and dryers are permitted in the Condominium Units.

* * *

**AMENDMENTS TO THE
AMENDED AND RESTATED BY-LAWS OF
SOMERSET A CONDOMINIUM ASSOCIATION, INC.**

(Additions shown by "underlining",
deletions shown by "strikeout",
sections skipped but unchanged are shown as " * * * ")

* * *

ARTICLE V

DIRECTORS

4.1 Membership. The affairs of the Association shall be managed by a Board consisting of ~~seven (7)~~ five (5) directors. All directors shall be Members of the Association or the spouse of a Member of the Association. Members and their spouses may not serve on the Board at the same time except as provided in the Act.

4.4 Term. The term of each Director's service shall be for two (2) years ~~extend until the next annual meeting of the members~~ and subsequently until his or her successor is duly elected and qualified or until he or she is removed in the manner elsewhere provided.

* * * * *

WITNESS my signature hereto this 13 day of FEB, 2025, at 26 S. F. Monroe, Orange County, New York.

WITNESSES:

SOMERSET A CONDOMINIUM
ASSOCIATION, INC.

Witness: Malky Brach

By: [Signature]

Print Name: MALKY BRACH

Print Name: JOSEPH BRACH, President

Address: 18 Somerset A

Address: 18 Somerset A

West Palm Beach, FL 33417

West Palm Beach, FL 33417

Witness: M. Perl

Attest: [Signature]

Print Name: MIRIAM PERL

Print Name: MARTIN PERL, Secretary

Address: 266 KEAP ST

Address: 266 KEAP ST

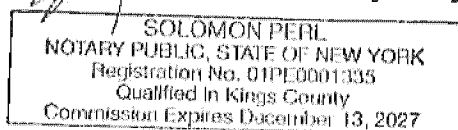
BROOKLYN NY 11211

BROOKLYN NY 11211

[Signature]

FEB 13 2025

[Notary page to follow]



st New York
STATE OF FLORIDA *sp*
COUNTY OF PALM BEACH *Kings*

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of Feb 2025, by Joseph Brach, Malkey Brach and Martin Perl, Meira Perl, as and _____, respectively, of **Somerset A Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Driver License as identification and did take an oath.

Solomon Perl (Signature)
Solomon Perl (Print Name)
Notary Public, State of Florida at Large *sp*
of New York

