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Prepared by and Return To:  
Jennifer M. Cunha, Esq.  
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601 Heritage Drive, Suite 424  
Jupiter, FL 33458

**CERTIFICATE OF AMENDMENT TO THE SOMERSET "F" CONDOMINIUM  
ASSOCIATION DECLARATION OF CONDOMINIUM**

**WHEREAS**, the Somerset "F" Condominium Association's Declaration of Condominium was recorded in Official Records Book 2078 Page 48 of the Public Records of Palm Beach County, Florida (the "Public Records"), as thereafter amended from time to time (collectively, the "Declaration) and;

**WHEREAS**, that Section VII of the Declaration of provides that the Declaration may be amended by any regular or special meeting of the Unit Owners of this Condominium, called and conveyed in accordance with the By-Laws, by the affirmative vote of voting members casting not less than three-fourths (3/4th) of the total vote of the members of the Association and;

**WHEREAS**, at a duly noticed meeting of the membership held on 11/8/17, not less than three-fourths (3/4<sup>th</sup>) of the voting members ~~were~~ cast to approve the proposed Amendment to the Declaration in the particulars as set forth in the Amendment attached to this Certificate; and

**WHEREAS**, this Certificate of Amendment and Amendment shall be filed in the Public Records of Palm Beach County Florida.

**NOW, THEREFORE**, the Declaration shall be amended in the particulars as stated in the Amendment attached hereto; this Amendment shall run with the real property known as the Somerset "F" Condominium Association and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors, assigns, tenants, guests, and visitors, and except as otherwise amended hereby, shall remain unchanged in full force and effect.

**CERTIFICATE OF ADOPTION OF AMENDMENT**

**I HEREBY CERTIFY** that the Amendment attached to this Certificate has been approved by the vote(s) required by the Somerset "F" Condominium Association's Declaration of Condominium, Inc..

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Certificate of Amendment this 9 day of Nov, 2017.

**SOMERSET "F" CONDOMINIUM  
ASSOCIATION, INC.**

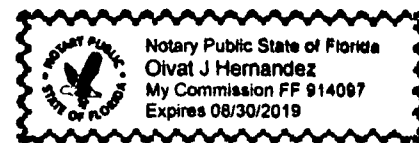
a Florida Not-for-Profit Corporation

BY: Helene Honey Sager  
Helene Honey Sager, PRESIDENT

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 9 day of November  
2017 by Helene Honey Sager, President of the Somerset "F" Condominium Association  
Inc., who is personally known to me or who has produced  
FL. DL S260-328-32-802-0 as identification and who did (did not) take an  
oath.

[Signature]  
Notary Public

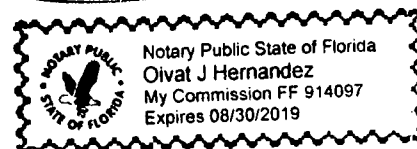


BY: Susan S. Bernstein  
SUSAN S. BERNSTEIN, SECRETARY

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 9 day of November  
2017 by Susan S. Bernstein, Secretary of the Somerset "F" Condominium Association, Inc.  
who is personally known to me or who has produced  
FL- DL B 652-797-40-685-0 as identification and who did (did not) take an  
oath.

[Signature]  
Notary Public



**AMENDMENT TO THE SOMERSET "F" CONDOMINIUM ASSOCIATION, INC.**  
**DECLARATION OF CONDOMINIUM**

As used herein the following shall apply:

A. Words underlined denote additions to the present text.

B. Words ~~stricken~~ denote deletions from the present text.

**Article XI**

**Provisions Relating to Sale or Rental or Other  
Alienation or Mortgaging of Condominium Units**

The Declaration is hereby amended to add the following provisions as follows:

C. Minimum Length of Ownership Required. Notwithstanding anything in the Declaration of Covenants, Conditions and Restrictions, the Association's Bylaws, Articles of Incorporation and Rules and Regulations to the contrary, no Unit may be leased or transferred (sold) by an Owner prior to twenty-four (24) months from the date of obtaining ownership of the Unit by such Owner. In addition, if an Owner purchases (or obtains a Unit by means of inheritance or other transfer) a Unit that is leased at the time of purchase or transfer, the twenty-four (24) consecutive months of record title ownership shall commence at the expiration of said Lease; said Lease may not be renewed or extended. In all other instances, leasing and transfers shall be permitted in accordance with the other provisions of this Declaration only upon the expiration of said twenty-four (24) months of ownership, which for the purposes of this provision shall consist of twenty-four (24) consecutive months of record title ownership. Any Owners that own a Unit as of the effective date of this amendment and any institutional first mortgagee that holds a mortgage on a Unit as of the effective date of the amendment shall be deemed to have satisfied the twenty-four (24) months of ownership. The Board shall have the sole discretion to waive this leasing and transfer restriction prior to the expiration of the twenty-four (24) month ownership period in cases resulting in undue hardship to the Owner. Such waiver shall not constitute a waiver of any rights against the Owner thereafter or against any other Owner.

D. Limitations on Ownership. No person shall own, in whole or in part, more than one (1) Unit. The term "person" shall mean and refer to Ownership individually or by an entity in which the person has any interest. In addition, no person or entity may purchase more than one (1) Unit by using a "straw" purchaser to circumvent the intentions of this paragraph. Any Owner or Owners who own more than one (1) Unit as of the effective date of this amendment shall be grandfathered in but may not purchase any other Units until which point in time they own less than one (1) Unit and are in compliance with this provision. Notwithstanding the foregoing, a Unit Owner who is moving from one Unit to another may own more than one (1) Unit for a limited period of time while transferring Units and only with Board approval.