

Name:

Address:



CFN 20150033319
OR BK 27306 PG 1837
RECORDED 01/29/2015 11:36:21
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1837 - 1839; (3pgs)

**CERTIFICATE OF AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM
FOR SOUTHAMPTON B CONDOMINIUM**

I HEREBY CERTIFY that the Amendments attached as Exhibit "I" to this Certificate were duly adopted on January 17th, 2015 as amendment to the 1999 UCO Model Documents Master Declaration of Condominium for Southampton B. The Original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, at Page 755 and the Bylaws for Southampton B Condominium was recorded in Official Records Book 11019 at Page 792 of the Public Records of Palm Beach County, Florida. The original Declaration of Condominium for Southampton B was recorded in Official Records Book 2317 at Page 1472 of the Public Records of Palm Beach County, Florida.

WITNESS my signature hereto this 22 day of January, 2015, at Palm Beach County, Florida.

Southampton B Condominium Association, Inc.

By: Susan Cohen, President

S. Cohen

Attest: Joel Friedman, Secretary

Joel Friedman

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of January, 2015, by Susan Cohen, as President, and Joel Friedman, as Secretary, of Southampton B Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are Personally Known or have Produced Identification .

Type of Identification Produced:

Shauna Sauls, (Signature)

Shauna Sauls, (Print)

Notary Public, State of Florida at Large

My Commission Expires:

(SEAL)

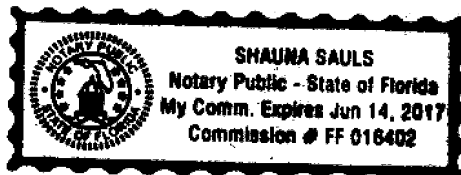


EXHIBIT "I"

**AMENDMENTS TO THE
1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM
FOR SOUTHAMPTON B CONDOMINIUM**

The Original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, at Page 755 and the Bylaws for Southampton B Condominium was recorded in Official Records Book 11019 at Page 792 of the Public Records of Palm Beach County, Florida.

(Additions shown by "underlining", deletions shown by "~~strikeout~~", unaffected text indicated by "...")

ITEM #1. Article XI of the Declaration "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS" is amended as follows:

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

.....

Provided, however, each owner shall use such apartment 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 apartments to others as a regular practice, for business, speculative investment, or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Directors may grant permission to an owner to lease his or her apartment one time during the ownership of the apartment, to a specified lessee.

The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association or to already approved transfers of ownership. However, this Amendment shall apply to approved purchasers of units after the effective date of this amendment as provided in Section 718.110(13) Florida Statutes.

ITEM #2. Article XIV of the Declaration, "MAINTENANCE AND ALTERATIONS" is amended as follows:

...

C. Each unit owner agrees as follows:

...

4. To allow ~~the Management Firm~~, the Board of Directors or the agents or employees of the ~~Management Firm~~, or the Association, to enter into any unit, during reasonable hours, for the purpose of maintenance, inspection, for compliance with all the requirements of Article XIV of this Declaration, repair or replacement of the improvements within the units or the common elements, or to determine in case of emergency, circumstances threatening units or the common elements, or to determine

compliance with the provisions of this Declaration and the By-Laws of the Association.

...

D. In the event that the owner of a unit fails to maintain said unit and limited common elements, as required herein, or makes any alteration without the required written consent, or otherwise violates or threatens to violate the provisions hereof, the Association, ~~or the Management Firm, on behalf of the Association, and on its own behalf,~~ shall have the right to proceed in a Court of equity for an injunction to seek compliance with the provisions hereof. In lieu thereof and in addition thereto, the ~~Management Firm or~~ Association, shall have the right to levy an assessment against the owner of a unit, and the unit for such necessary sums to 1) remove any unauthorized addition or alteration; and 2) to restore the property to good condition and repair; 3) to repair or replace damaged water heaters and assess the unit owner for the cost of the same, and 4) to perform maintenance within the unit to protect the unit, other units, or the common elements, as necessary, when the unit owner fails to perform such maintenance. Damage to the unit, other units, or the common elements which is the result of negligence on the part of the owner of the unit, tenants, guests, or invitees, shall be the responsibility of the owner of the unit, who shall be required by Association to bear full financial responsibility for the repair all such damages and repairs, and shall be assessed by the Board of Directors of the Association, as they may deem fair and equitable. Said assessment shall have the have the same force and effect as all other special assessments. The ~~Management firm, or the~~ Association shall have the further right, either before or after an assessment is levied as described above, to have its employees or agents, or any sub-contractors appointed by it, enter a unit at all reasonable times to do such work as is deemed necessary by ~~the Management Firm, or by~~ the Board of Directors of the Association, to enforce compliance with the provisions thereof.