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 Palm Beach County, Florida
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 Pgs 1391 - 1394; (4pgs)

**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 as amendment to the 1999 UCO Model Documents Master Declaration of Condominium and Bylaws 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 23 day of APRIL, 2015, at Palm Beach County, Florida.

Southampton B Condominium Association, Inc.

By: Sue Cohen, President

S. Cohen

Attest: Winifred Killips, Secretary

Winifred H. Killips

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

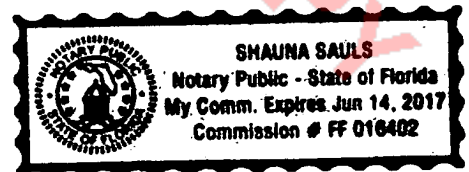
The foregoing instrument was acknowledged before me this 23 day of April, 2015, by Sue Cohen, as President, and Winifred Killips, as Secretary of Southampton B Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are Personally Known ☒ or have Produced Identification ☐.

Type of Identification Produced: _____

Shauna Sauls, (Signature)

Shauna Sauls, (Print)

Notary Public, State of Florida at Large



My Commission Expires:

(SEAL)

EXHIBIT "I"

AMENDMENT TO THE AMENDED DECLARATION OF CONDOMINIUM OF THE 1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF 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.

ARTICLE XVII of the Bylaws, "RULES AND REGULATIONS", Section 3., is "SUBSTANTIALLY REWORDED" as follows:

Section 3. **Building Rules and Regulations.** The building Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their family, guests, invitees, aid workers, lessees and persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

1. The sidewalk, entrances, passages, elevators, if applicable, vestibules, stairways, corridors, halls, and all of the common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be stored therein. Children shall not play or loiter in halls, stairways, elevators, or other public areas.
2. The personal property of all unit owners or lawful occupants shall be stored within their condominium units, or where applicable, in an assigned storage space.
3. No garbage cans or garbage containers, supplies, or other articles shall be placed in the halls, on the balconies, or on the staircase landings, nor shall any solid waste be placed upon the entryway leading to the enclosed dumpsters except within a 24 hour period before the scheduled pick-up of said solid waste articles, nor shall any linens, cloths, clothing, curtain, rugs mops or laundry of any kind, or other article, be shaken or hung from any of the windows, doors, balconies, or exposed on any part of the common elements. Fire exits shall not be obstructed in any manner, and the common elements shall be kept free and clear of rubbish, debris and any unsightly material.
4. No unit owners shall allow anything whatsoever to fall from the window, balcony or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substance into the corridors, halls or balconies, elevators, ventilators, or elsewhere in the building or upon the grounds.

5. Refuse and bagged garbage shall only be disposed of in the garbage chutes, except for recyclable items which shall be properly deposited in the recycle bins appropriate to such articles. The building garbage chutes are not to be used for carpets, flammable articles or other solid wastes, or any articles which may cause the chute to become blocked or soiled.

6. NO UNIT OWNER SHALL STORE OR LEAVE BOATS, TRAILERS, TRUCKS, COMMERCIAL VEHICLES, WINDOWLESS VANS OR MOTORCYCLES ON THE CONDOMINIUM PROPERTY.

7. Employees of the Association or Management Firm shall not be sent out of the building by any unit owner at any time for any purpose. No unit owner, with the exception of the President or Association officers specifically assigned such right by the Board of Directors, shall direct, supervise, or in any manner attempt to assert any control over the employees of the Management firm or the Association.

8. Contractors hired by unit owners shall work in a clean and professional manner and the unit owner shall be responsible for cleaning or repairing any aspect of the common elements that result from the performance of their activities.

9. The parking facilities shall be used in accordance with the regulations adopted 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 must be registered and insured, and display a current motor vehicle license plate. Unit owners will not be permitted to use another owner's assigned parking space unless re-assignment, either temporarily or permanently, is based on a reasonable accommodation for a disability and approved by the Board of Directors.

10. No unit owner shall make or permit any disturbing noises in the building by himself, his family, employees, contractors, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, safety, health, rights, comforts or convenience of the unit owners, INCLUDING SMOKING ON THE COMMON ELEMENTS AND COMMON AREAS. No unit owner shall play upon or suffer to be played upon, any musical instrument, or operate or suffer to be operated, a phonograph, televisions, radio or sound amplifier, in his unit, in such manner as to disturb or annoy other occupants of the Condominium. No unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

11. No radio or television installation, or other wiring, shall be made without the consent of the Board of Directors. Any antenna, satellite dish, erected or installed on the exterior walls of the building, roof, or other common elements, without the consent of the Board of Directors, in writing, is liable to removal without notice and at the cost of the unit owner for whose benefit the installation was made.

12. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on, or upon any part of the

13. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building without the written consent of the Board of Directors.
14. No blinds, shades, screens, decorative panels, windows or door covering shall be attached to or hung, or used in connection with any window or door in a unit, in such a manner as to be visible to the outside of the building, without the written consent of the Board of Directors of the Association.
15. The Association may retain a pass key to all units. No unit owner or occupant shall alter any lock or install a new lock without the consent of the Board of Directors of the Association. Where such consent is given, the unit owner shall provide the Association with an additional key for use of the Association, pursuant to its right of access to the unit.
16. Complaints regarding the service of the Condominium shall be made in writing to the Board of Directors of the Association.
17. No flammable, combustible or explosive fluid, chemical or substance shall be kept in any unit, except such as are required for normal household use.
18. Payments of monthly assessments shall be made in accordance with the requirements of the Management Firm. Payments made in the form of checks shall be made to the order of the Association or the Management Firm. Payments of regular assessments are due on the 1st day of each month, and if such payments are ten (10) or more days late, same shall be subject to late charges of twenty-five (25) dollars, in addition to eighteen percent (18%) interest per annum, as provided in the Declaration of Condominium.
19. Each unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure by (a) – removing all furniture, plants and other objects from his screened porch prior to his departure; and (b) – designating a responsible firm or individual to care for his unit should the unit suffer hurricane damage and furnishing the Association with the name and telephone number of said firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters. Whenever any unit owner leaves his unit for more than a few days the water shut-off located behind the building should be turned to the off position to protect the unit and other units.
20. Food and beverage may not be consumed outside of a unit except for such areas as are designated by the Board of Directors of the Association.
21. Except in the event of an emergency, contact in person or by telephone with ANY Board Member for ANY Association related business, shall be limited to business hours (9 A.M. To 4 P.M.) Monday through Friday. No Association related contact should be attempted on weekends and holidays, again with the exception of events requiring emergency action on the part of the Board of Directors. To minimize unnecessary disturbances to the private lives of the Board of Directors AND to their family members, contact by phone should first be attempted, as opposed to simply knocking on the unit door as if the residence was merely a business office. Phone numbers and E-mail addresses are prominently posted by the bulletin Boards.