

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

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR  
THE STRATFORD “D” CONDOMINIUM APARTMENTS AT CENTURY VILLAGE**

WHEREAS, the **Declaration of Condominium for The Stratford “D” Condominium Apartments at Century Village** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1822** at Page **348**; and

WHEREAS, at duly called and noticed meetings of the membership of **The Stratford “D” Condominium Association at Century Village, Inc.**, a Florida not-for-profit corporation, held **January 5, 2025 and February 16, 2025**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration of Condominium.

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

**AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM FOR  
STRATFORD “D” CONDOMINIUM APARTMENTS AT CENTURY VILLAGE**

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

\* \* \*

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

\* \* \*

**D. RESTRICTIONS ON CONDOMINIUM UNIT LEASING AND SALES.**

1. Notwithstanding anything in this Declaration with regard to leasing and approval of same, such provisions shall only be applicable to those who are unit owners prior to the date of this amendment. No Condominium unit owner acquiring title after the effective date of this amendment may rent or lease his or her unit in this Condominium, except as provided in this paragraph.

(i) To meet special situations and to avoid undue hardship or practical difficulties, the Board of Directors may grant permission to a unit owner to lease or rent his or her unit only for reasons of hardship as defined below. The only hardships that will be recognized by the Association are:

(1) medical hardships including but not limited to when the unit owner is hospitalized, placed in a nursing home, or is required to live elsewhere for a period of time for rehabilitation or otherwise. Under this specific situation, only entire units may be rented or leased and no portion of a unit may ever be rented or leased. No lease may be for a period of less than four (4) consecutive months, and for not greater than twelve (12) consecutive months, and no unit may be leased more than two (2) consecutive times; and

(2) when a unit owner dies and his or her heirs or beneficiaries inherit the unit but are either not old enough to occupy the unit in accordance with Housing for Older Persons guidelines, or the heirs or beneficiaries do not choose to occupy the unit. Under this specific situation, only entire units may be rented or leased and no portion of a unit may ever be rented or leased. No lease may be for a period of less than four (4) consecutive months, and for not greater than twelve (12) consecutive months, and no unit may be leased more than once.

(3) Notwithstanding the foregoing provisions of paragraphs (2) and (3), a Unit shall not be leased or rented without the prior written approval of the Association in accordance with this Article XI.

(ii) This restriction shall not apply to Condominium units acquired by the Association or the Long-Term Lessor (its successors and assigns) while the Condominium units are owned by the Association or the Long Term Lessor (its successors and assigns).

(ii) If at the time of transfer of any interest in title a Condominium unit is already leased or rented pursuant to a lease or rental agreement entered into by the previous owner, the prohibition on leasing or

renting the Condominium unit shall commence upon the expiration of the existing lease or rental agreement, which may only be renewed or extended to the same lessees or tenants as were parties to the lease at the time of purchase.

4 2. An owner may lease only his entire unit ...

2 3. Hardship Application. ...

3 4. Limitations on Tenants. ...

4 5. Subleasing: Renting Rooms. ...

5 6. Contents in Lease Agreement. ...

\* \* \*

6 7. Eviction of Condominium Unit Tenants and Occupants. ...

7 8. Limitations on Ownership. ...

8 9. Mortgages. ...

\* \* \*

### XIII USE AND OCCUPANCY

\* \* \*

#### H. Use and Care of Commonly Used Areas:

\* \* \*

6. The unit owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, including awnings and/or storm shutters, doors or windows of the buildings; nor shall they place any furniture or equipment outside their unit, except with the prior written consent of the Board of Directors, and further, when approved, subject to the Rules and Regulations adopted by the Board of Directors. No clothes line or similar device shall be allowed on any portion of the Condominium property, nor shall clothes be hung anywhere except in such area as is designated by the Board of Directors. ~~No unit owner shall, unless authorized in writing by the Board of Directors,~~ Washing machines and/or dryers are permitted to be

installed, operated ~~or~~ and maintained a washing machine and/or dryer within the confines of his/her a unit with prior approval from the Board of Directors. and in no event, shall a washing machine and/or dryer be permitted in any second-floor unit. All washing machines must be equipped with mesh stainless steel washing machine hoses. All washing machines and dryers located in units as of the date of recording of this Declaration shall be grandfathered in. Further, no instant/tankless hot water heaters may be installed in any Unit. The Lessor under the Long-Term Lese shall have the exclusive right to install and operate coin operated laundry machines, including but not limited to washing machines, dryers, dry-cleaning machines and machines of an allied nature, and the exclusive right to offer services for off-premises dry cleaning, laundering, pressing and tailoring, and other allied services, within Century Village, during the term of and as provided in said Lease.

\* \* \*

P. Use of Units in Absence of the Owner or Occupant: Guest Use:

1. The only Guests which may occupy a unit in the absence of the host (owner or Resident) are Related Guests: no other Guests may do so. Related Guests may occupy the unit in the absence of the host for no more than thirty (30) days. Notwithstanding the definition of "occupy" in any previous provisions above, "occupy" in this provision means use of the unit for any duration. A "Related Guest" is a Guest who is related to the host as parents, grandparents, children, grandchildren, parents in law, brothers and sisters, and in each case the spouse of such relative. This provision shall not preclude the use of the unit by persons or firms providing services to the unit. Guests may not remain on the premises for more than 14 cumulative days in a year without the express approval of the Board, who shall have the right to screen said guests as though they were tenants, and who shall further have the right to deny Guests.

2. The term "absence" of the host shall mean where the host is not present overnight along with the Guest or person in question.

\* \* \*

\* \* \* \* \*

*[Signature page to follow]*

WITNESS my signature hereto this 24 day of MAY, 2025, at West Palm Beach, Palm Beach County, Florida.

**WITNESSES:**

**THE STRATFORD "D" CONDOMINIUM  
ASSOCIATION AT CENTURY VILLAGE, INC.**

Witness: Ruth Dreiss

Print Name: RUTH DREISS

Address: 134 CHATHAM F  
West Palm Beach, FL

Witness: DJ

Print Name: Daniel Zolaya

Address: 2102 West 28  
West Palm Beach, FL

By: Suzanne Anderson

Print Name: Suzanne Anderson, President

Address: 50 Stratford D  
West Palm Beach, FL 33417

Attest: Ayala Scamosi

Print Name: Ayala Scamosi, Secretary

Address: 46 Stratford D  
West Palm Beach, FL 33417

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24 day of MAY, 2025, by Suzanne Anderson and Ayala Scamosi, as President and Secretary, respectively, of **The Stratford "D" Condominium Association at Century Village, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification and did take an oath.

(Signature)

(Print Name)

Notary Public, State of Florida at Large

