

RETURN TO
Howard Schulman
1244 STRATFORD I
CENTURY VILLAGE
WEST PALM BEACH, FL 33417

CFN 20100158848
OR BK 23821 PG 0075
RECORDED 04/29/2010 11:07:53
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0075 - 77; (3pgs)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
STRATFORD "I" CONDOMINIUM APARTMENTS AT CENTURY VILLAGE**

WHEREAS, the Declaration of Condominium for Stratford I Condominium Apartments at Century Village has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book, 1841 at Page 623; and

WHEREAS, at a duly called and noticed meeting of the membership of Stratford I Condominium Association at Century Village, Inc , a Florida not-for-profit corporation, held on Dec 27, 2009, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration

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

**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OF
STRATFORD I CONDOMINIUM APARTMENTS AT CENTURY VILLAGE**

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

...

Article XI of the Declaration, "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS", is hereby amended as follows:

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

...

The Board of Administration of the Association, within ~~ten (10)~~ thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his ~~notice~~), designate the Association, or the Association may designate one or more persons then unit owners, or any other person(s) satisfactory to the Board of Directors of the Association, who are willing to purchase, lease or rent upon the same terms as specified in the unit owner's notice, or object to the sale, leasing or renting to the prospective purchaser, tenant or lessee, for good cause, which cause need not set forth in the notice from the Board of Directors to the unit owner However, the Association shall not unreasonably withhold its consent to any prospective sale, rental or lease If good cause exists for the Association to disapprove a proposed sale or lease, Association shall not be obligated to provide a substitute purchaser or lessee ...

Provided, however, no lease of any unit shall be less than four (4) months and no unit may be leased more than once in a twelve (12) month period

The provisions of this amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this amendment However, this amendment shall apply at the expiration of any such existing leases

..

Article XIII of the Declaration "Use and Occupancy" is amended as follows:

The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests while he is residing, not to exceed thirty (30) days in a twelve month period, and for no other purpose Only the owner's adult children may occupy the unit in the owner's absence, with prior approval of the Board of Directors

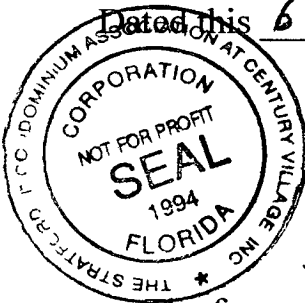
The Stratford "I" Condominium Association at Century Village, Inc.
A Corporation Not-for-Profit

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH:

The undersigned Secretary of the Association, being first duly sworn, deposes and says that the notice of the special membership meeting was mailed or hand delivered to each unit owner at the address last furnished to the Association in accordance with the requirements of Section 718.112(2)(d) Paragraph 2, F.S., at least fourteen days prior to the special meeting

Dated this 6 day of December, 2009.



By: [Signature]
Pres. - Secretary

The foregoing Affidavit was acknowledged before me on this 29 day of April, 2010, by [Signature] the Secretary of The Stratford "I" Condominium Association at Century Village, Inc

[Signature]
Notary Public

My Commission Expires: 3/25/11

(SEAL)

NOTARY PUBLIC - STATE OF FLORIDA
E Santomartino
Commission #DD654115
Expires MAR 25, 2011
BONDED THRU ATLANTIC BONDING CO., INC

WITNESS my signature hereto this 29 day of April, ²⁰¹⁰2009, at Palm Beach County, Florida

THE STRATFORD "I" CONDOMINIUM ASSOCIATION AT CENTURY VILLAGE, INC.

[Signature]

By [Signature], Pres

Witness

Gabriela Garcia
(PRINT NAME)

Attest Sam Pentofsky ~~Treasurer~~
(Title)

[Signature]

Witness

Cary Seronek
(PRINT NAME)



STATE OF FLORIDA

COUNTY OF PALM BEACH

²⁰¹⁰2009 The foregoing instrument was acknowledged before me this 29 day of April, 2009, by Howard Schuman, as President, and Sam Pentofsky, as Treasurer (Title), of THE STRATFORD "I" CONDOMINIUM ASSOCIATION AT CENTURY VILLAGE, INC, a Florida not-for-profit corporation, on behalf of the corporation They are Personally Known or have Produced Identification or

Type of Identification Produced _____

[Signature], (Signature)

ELIZABETH SANTOMARTINO, (Print)

Notary Public, State of Florida at Large

My Commission Expires 3/25/11 (SEAL)

NOTARY PUBLIC STATE OF FLORIDA
E Santomartino
Commission #DD654115
Expires MAR 25, 2011
BONDED THRU ATLANTIC BONDING CO, INC