

RETURN TO:
JEAN FIRPO
169 Stratford "M"
CENTURY VILLAGE
WEST PALM BEACH, FL 33417

CFN 20100102831
OR BK 23749 PG 0555
RECORDED 03/18/2010 14:57:47
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0555 - 559; (5pgs)

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
STRATFORD "M" CONDOMINIUM APARTMENTS AT CENTURY VILLAGE
AND
THE BYLAWS OF THE STRATFORD "M" CONDOMINIUM ASSOCIATION AT CENTURY
VILLAGE, INC.**

WHEREAS, the Declaration of Condominium for Stratford "M" 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 787; and

WHEREAS, the Bylaws for The The Stratford "M" Condominium Association At Cenntury Village, Inc. are attached as an Exhibit thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of The Stratford "M" Condominium Association At Century Village, Inc., a Florida not-for-profit corporation, held on 10/07, 2009, the aforementioned Declaration of Condominium and Bylaws were amended pursuant to the provisions of said Declaration and Bylaws.

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

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

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

Article I of the Declaration, "Submission Statement", is hereby amended as follows:

B. Association means ~~an unincorporated Association~~ The Stratford "M" Condominium Association At Century Village, Inc., whose name appears at the end of this Declaration of Condominium a Florida corporation not for profit, being the entity responsible for the operation of the Condominium.

G. Condominium Act means and refers to the Condominium Act of the State of Florida (F.S. 711 Et Seq) Ch. 718 as the same may be amended from time to time.

S. Unless the context otherwise requires, all other terms in this Declaration shall be assumed to have the meaning attributed to said term by ~~Section 3 of~~ the Condominium Act. Ch. 718.103 F.S.

U. Management Agreement means and refers to ~~that certain Agreement attached to this Declaration and made a part hereof~~ any agreement pursuant to Section 718.3025 F.S. which provides for the management of the Condominium property.

V. Management Firm means and refers to ~~VILLAGE MANAGEMENT, INC., a Florida Corporation, its successors and assigns, said Firm~~ any firm licensed under Part VIII, Chapter 468 F.S. being responsible for the Condominium property, as provided in the Agreement attached to this Declaration and referred to in Paragraph U. above Section 718.3025 F.S. Use of the term "Management Firm or Association" or similar phrases shall mean the Management Firm's action if a Management Agreement is in effect and shall mean the Association action if no Management Agreement is in effect.

...

Article VI of of Declaration, "COMMON EXPENSE AND COMMON SURPLUS", is hereby amended as follows: ...

Common expenses shall also include reasonable transportation services, insurance for officers and

directors, road maintenance and operation expenses, ambulance, cable television, and security services which are reasonably related to the general benefit of the unit owners even when such services and expenses are not attached to or part of the common elements of the Condominium.

...

Article IX, Section F, of the Declaration of Condominium is hereby repealed. (This entire section is deleted and repealed; (see Article IX, Section F, for present text.)

Article X of the Declaration, "ASSESSMENTS", is hereby amended as follows:

The Association whose name appears at the end of this instrument, through its Board of Directors, ~~has delegated~~ may delegate to the a Management Firm certain powers of said Association to fix and determine from time to time the sum or sums necessary and adequate to provide for the common expenses of the Condominium property, and such other sums as are adequate to provide for the common expenses of the Condominium property, and other such sums as are specifically provided for in this Declaration and the By-Laws, and Exhibits attached hereto, for such period of time as provided in the Management Agreement. ~~and thereafter, the said Association, through its Board of Directors, shall have such powers.~~ The portion of the common expenses under the Long-Term Lease shall be fixed and determined by the Lessor, as provided under said Long-Term Lease. The procedure for the determination for all such assessments shall be set forth in the By-Laws of the Association and this Declaration and Exhibits attached thereto.

The common expenses shall be assessed against each Condominium parcel owner, as provided for in Article VI of the Declaration. Assessments and installments that are unpaid for over ten (10) days after due date, shall bear interest at the rate of ~~ten percent (10%)~~ eighteen percent (18%) per annum from due date until paid; ~~and at the sole discretion of the Management Firm and/or the Board of Directors,~~ a late charge of \$25.00 shall be due and payable in addition thereto.

...

Where the Mortgagee of an Institutional First Mortgage of record, or other purchaser of a Condominium unit, obtains title to a Condominium parcel as a result of foreclosure of the Institutional First Mortgage, or when an Institutional First Mortgage of record accepts a Deed to said Condominium parcel in lieu of foreclosure, such acquirer of title, its successors and assigns, shall not be liable for the share of common expenses or assessments by the Management Firm or the Association pertaining to such Condominium parcel, or chargeable to the former unit owner of such parcel, which became due prior to acquisition of title as a result of foreclosure or the acceptance of such Deed in lieu of foreclosure. Provided, however, if a mortgage is recorded on or after April 1, 1992 then a first mortgagee shall be responsible for up to six (6) months of assessments as provided in the Condominium Act. Such share of common expenses or assessments shall be deemed to be common expenses collectible from all unit owners, including such acquirer, his successors and assigns.

...

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. ...

...

In no event may any person or entity (except for the Association acquiring a unit in any manner, or an institutional mortgagee acquiring a unit through foreclosure or deed in lieu of foreclosure) own or have any ownership interest (legal or equitable) in more than two (2) unit in the Condominium, including, without limitation, individually, jointly or as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any

unreasonable disturbance, shall be permanently removed from the property subject to these restrictions, upon three (3) days written notice from the Board of Directors of the Association. Further, no pet shall be permitted on the common areas of the condominium.

...

Article XIV, "MAINTENANCE AND ALTERATIONS" is hereby amended as follows:

B. There shall be no alterations or additions to the common elements or limited common elements of this condominium, where the cost thereof is in excess of ten percent (10%) of the annual budget of this Condominium for common expenses, as to this Condominium, and this Condominium's share of the common expenses as to the recreational facilities under the Long-Term Lease hereinafter referred to, except as authorized by the Board of Directors and approved by not less than ~~seventy-five percent (75%)~~ sixty-six and two-thirds percent (66-2/3%) of the unit owners of this Condominium; provided, the aforesaid alterations and additions do not prejudice the right of any unit owner unless his consent has been obtained. The cost of the foregoing shall be assessed as common expenses. Where any alterations or additions, as aforescribed – i.e., as to the common elements or limited common elements of the Condominium are exclusively or substantially exclusively for the benefit of the unit owner(s) requesting same, then the cost of such alterations and additions shall be assessed against and collected solely from the unit owner(s) exclusively or substantially exclusively benefiting, and the assessment shall be levied in such proportion as may be determined fair and equitable by the Board of Directors of the Association. Where such alterations or additions exclusively or substantially exclusively benefit unit owner requesting same, said alterations or additions shall only be made when authorized by the Board of Directors and approved by not less than ~~seventy-five percent (75%)~~ sixty-six and two-thirds percent (66-2/3%) of the unit owners exclusively or substantially exclusively benefiting therefrom, and where said unit owners are ten (10) or less, the approval of all but one shall be required. ...

AMENDMENTS TO THE BYLAWS
OF
STRATFORD "M" CONDOMINIUM ASSOCIATION AT CENTURY VILLAGE, INC.

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

Article I of the Bylaws, "IDENTITY", is hereby amended as follows:

...

The Association ~~whose name appears at the end of this instrument is an unincorporated Association,~~ shall be The Stratford "M" Condominium Association At Century Village, Inc., which is organized and existing pursuant to Florida statute 711.121 Et. Seq., Chapters 617 and 718, Florida Statutes, for the purpose of administering the aforesaid Condominium.

...

Article IV of the Bylaws, "DIRECTORS" is hereby amended as follows:

Section 1. **Number, Term and Qualifications.** The affairs of the Association shall be governed by a Board of Directors composed of ~~such number of persons as equal the condominium units the Condominium created by virtue of the Declaration of Condominium to which these By-Laws are attached. It is the general intention of the Association to have as a Director a unit owner from each unit. All Directors shall be members of the Association, provided however, that until one of the events in Article III, Section 6 of these By-Laws first occurs, all Directors shall be designated by the Developer and need not be members. All Officers of a Corporate unit owner shall be deemed to be members of the Association so as to qualify as a Director herein:~~ five (5) persons as provided in the Articles of Incorporation if applicable. The term of each Director's service shall extend until the next annual meeting of the members and, thereafter, until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. ~~The first Board of Directors may be three (3) in number, notwithstanding the proviso herein before set forth.~~ Notwithstanding any other provision contained in these Bylaws, as amended, or in the Declaration of Condominium, as amended, all Directors shall be members of the Association. ...

Article X of the Bylaws, "AMENDMENTS TO THE BY-LAWS", is hereby amended as follows:

The By-Laws may be altered, amended or added to at any duly called meeting of the unit owners,

ownership interest in or to a unit.

...

The sub-leasing or sub-renting of a unit owner's interest shall be ~~subject to the same limitations as are applicable to the leasing or renting the unit prohibited.~~ The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease ~~or Sub-lease~~ be used, or in the alternative, the Board of Directors' approval of the Lease ~~or Sub-lease~~ form to be used shall be required. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented and no transient tenants may be accommodated. Where a Corporate entity is the owner of a unit it ~~may~~ must designate the occupants of the unit as it desires, and for such period of time as it desires, ~~without~~ in compliance with the provisions of ~~Section A~~ of this Article XI. ~~The foregoing shall not be deemed an assignment or sub-leasing of a unit, and shall be deemed to be in compliance with the provisions of the first paragraph of Article VIII of this Declaration.~~

B. MORTGAGE AND OTHER ALIENATION OF UNITS

1. A unit owner may not mortgage his unit, nor any interest therein, without the approval of the Association or Management Firm, except for a first mortgage to an Institutional Mortgagee, as hereinbefore defined. The approval of any other mortgagee may be conditioned upon the mortgage holder subordinating the mortgage behind the Association's lien rights for unpaid assessments or upon conditions determined by the Board of Directors of the Association or Management Firm, and said approval, if granted, shall be in record-able form, executed by two Officers of the Association or Management Firm.

2. ~~No~~ After judicial sale of a unit, ~~nor or~~ any interest therein, through foreclosure or any other judicial process, shall be valid unless: (a) ~~The sale is to a~~ and purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser. ~~or, (b) The sale is a result of public sale with open biddings.~~

...

6. Special Provision re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management firm:

(a) An Institutional First Mortgagee holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, ~~shall have the unqualified right to~~ may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or ~~to mortgage said parcel, or occupy said parcel without prior offer to the Board of Directors or Management Firm, and~~ without the prior written approval of the ~~said~~ Board of Directors or Management Firm. The provisions of Section A. and B., No. 1-5, of this Article XI, ~~shall be inapplicable~~ apply to such Institutional First Mortgagee, or the Management Firm, and without the prior written approval of the ~~said~~ Board of Directors or Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

...

Article XIII of the Declaration, "USE AND OCCUPANCY" is hereby 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, who may visit for 30 days per year, and for no other purpose. Only the owner's immediate family may occupy the unit in the owner's absence, with prior approval of the Board of Directors. ...

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except:

1. no more than two (2) house cat;
2. aquarium fish;
3. birds;

~~except with the written consent and subject to the Rules and Regulations adopted for the keeping of said pets, by the Board of Directors; provided that they are not kept, bred or maintained for any commercial purposes, and further provided that such house pets causing or creating a nuisance or~~

provided: ...

- (1) Notice of all meetings shall contain a statement of the proposed Amendment.
- (2) The Amendment shall be approved by the affirmative vote of the voting members casting not less than ~~three fourths (3/4)~~ fifty-one percent (51%) of those present in person or by proxy (provided a quorum is present) of the ~~total votes of the unit owners~~; and ...

WITNESS my signature hereto this 11 day of Nov, 2009, at Palm Beach County, Florida.

The Stratford "M" Condominium Association At Century Village, Inc.

Lidile Busharkin

Witness

Lidile Busharkin

(PRINT NAME)

RHEA COHEN

Witness

[Signature]

(PRINT NAME)

By: Raymond Gagliardy, President

Attest: _____

(Title)

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 11 day of November, 2009, by Raymond Gagliardy, as President, and X, as X (Title), of The Stratford "M" 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 ✓.

Type of Identification Produced: CV-ID

Mary E. Patrick, (Signature)

MARY E. PATRICK, (Print)

Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission # DD564033
Expires: JULY 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

(SEAL)