

Amendment  
to the  
Declaration of Condominium  
of

WALTHAM C CONDOMINIUM ASSOCIATION

As Recorded in the Official Public Records of  
Palm Beach County, Florida as follows:

Official Records Book 1695, Page 171

As used herein (unless substantially reworded) the following shall apply:

A. Words in the text which are ~~lined through~~ with hyphens indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to ~~the~~ present text.

C. Whenever an ellipsis (. . .) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

1. Article XI of the Declaration of Condominium is amended as follows:

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

In the event any unit owner wishes to sell, rent or lease his unit, the Association shall have the option to purchase, rent or lease said unit, upon the same conditions as are offered by the unit owner to a third person. Any attempt to sell, rent or lease said unit without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee.

...

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 thereof. The Association 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 designate the occupants of the unit as it desires and for such period of time as it desires, without compliance with the provisions of Section A of 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 XIII of this Declaration.

In no event may any unit owner lease or rent his or her unit more than once during the period of any calendar year for a period of not less than four (4) months.

I HEREBY CERTIFY that the above Amendment was approved by affirmative vote of not less than 75 percent of the voting members of the Association who were present in person or by proxy at a duly called meeting of the membership on March 24<sup>th</sup>, 1988, at which a quorum was present.

WALTHAM C CONDOMINIUM ASSOCIATION

By: Louis Orsini

Attest: Mildred Haber  
Treas. Secretary

(CORPORATE SEAL)

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

BEFORE ME, the undersigned authority, this 5<sup>th</sup> day of April, 1988 personally appeared Louis Orsini and Mildred Haber to me known to be the President and Secretary respectively, of WALTHAM C CONDOMINIUM ASSOCIATION, who being by me first duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument as such President and ~~Secretary~~ and that said instrument is the free act and deed of said corporation.

Dawn C. Schwartz  
Notary Public  
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JUNE 1, 1990  
BONDED THRU GENERAL INS. UND.

This Instrument Prepared by: ✓  
Rod Tennyson, Esq.  
1801 Australian Avenue So.  
Suite 101  
West Palm Beach, FL 33409  
478-7600

RECORD VERIFIED  
PALM BEACH COUNTY FLA  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT