

This Instrument Prepared By and Return To:
Board of Directors of Waltham D Condominium
74 Waltham D,
West Palm Beach, FL 33417

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF WALTHAM D CONDOMINIUM**

As Recorded in Official Records Book 1700, Page 1243,
Public Records of Palm Beach County, Florida.

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR WALTHAM D CONDOMINIUM ("Amendment") is made this 27th day of May, 2024, by the President and Treasurer of Waltham D Condominium Association, Inc. ("Association"), the condominium association operating Waltham D Condominium.

WITNESSETH:

WHEREAS, the Declaration of Condominium for Waltham D Condominium was originally established and recorded on February 4, 1969 in Official Records Book 1700, Page 1243, Public Records of Palm Beach County, Florida ("Declaration");

WHEREAS, the Declaration has subsequently been amended on March 31, 1987 in Official Records Book 5224, Page 510; March 28, 1990 in Official Records Book 6400, Page 1532; October 17, 1990 in Official Records Book 6612, Page 1907; on April 18, 2000 in Official Records Book 11724, Page 1913; and on February 10, 2006 in Official Records Book 19915, Page 1944; in the Public Records of Palm Beach County, Florida (the "Amendments");

WHEREAS, Article VII of the Declaration, as amended, provides that the Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than three-fourths (3/4ths) of those present in person or by proxy provided a quorum is present;

WHEREAS, Article VII of the Declaration, as amended, provides that the Declaration may not be amended at any regular or special meeting of the unit owners of this Condominium without the prior written approval of the Lessor under the Long-Term

Lease unless such amendment does not affect the interests of the Lessor of the Long-Term Lease;

WHEREAS, the proposed amendments to the Declaration does not affect the interests of the Lessor of the Long-Term Lease and prior written consent will not be required prior to effecting the amendments described herein;

WHEREAS, amendments to the Declaration are to be certified of record as notice to the current and future owners of the property subject to the Declaration and any subsequent amendments;

NOW THEREFORE, the President and Treasurer of the Association hereby certify the following:

1. That a meeting of the Members of the Association was properly convened and conducted on May 27, 2024 for purposes of adopting the amendment, attached hereto and incorporated herein as Exhibit "A". At said members' meeting, a quorum was present and greater than three-fourths (3/4ths) of all unit owners of the condominium present in person or by proxy approved and adopted the amendment set forth in Exhibit "A".

2. That a majority of the entire Board of Directors have approved the amendments set forth in Exhibit "A".

3. That the adoption of the amendments appears in the minutes of the Association and is Unrevoked.

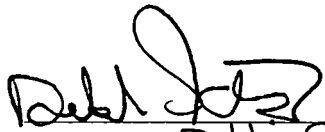
4. That the amendments to the Declaration, bind the land subject to the Declaration and operate as covenants running with the land.

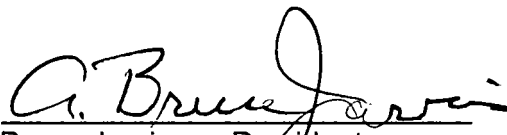
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IN WITNESS WHEREOF, the President and Vice President have hereunto set their hand and seal the day and year first above written.

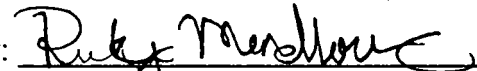
Signed, sealed, and delivered in the presence of:

Waltham D Condominium Association, Inc.,
a Florida not-for-profit corporation


Print Name: Debbie Schukert
Address: 208 Wellington
WPB, FL 33411

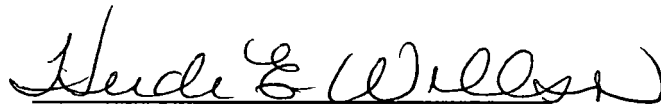
By: 
Bruce Jarvis, as President


Print Name: Marie Farina
Address: 67 Andover C
WPB, FL 33411

By: 
Rivky Mendlovic, as Treasurer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 27 day of May, 2024, by Bruce Jarvis, as President and Rivky Mendlovic, as Treasurer of Waltham D Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who are () personally known to me or (X) who have produced DRIVERS License as identification.



Signature of Notary Public

Print/Type/Stamp Name of Notary

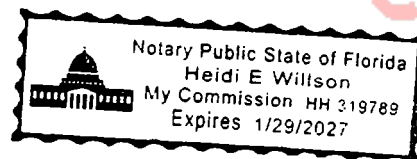


EXHIBIT "A"

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM FOR WALTHAM D

(The amended provisions of Article XI, Section A, recorded in Official Records Book 6612, Page 1907, of the Public Records of Palm Beach, County Florida shall be deleted in their entirety as ~~struck through~~ below and shall be replaced with the provisions underlined below)

Article XI.

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

A. SALE OR RENTAL OF UNITS- Association To Have First Right Of Refusal.

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~~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.~~

~~Provided however, each owner shall use such apartment as a private dwelling for himself or herself and his or her immediate family, and for no other purpose including business purposes. Therefore, the leasing of apartments to others as a regular practice for business, speculative investment, or similar purpose is not permitted. To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his or her apartment one time to a specified lessee for a period of not less than four (4) consecutive months, and no unit may be leased more than once in a twelve (12) month period.~~

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Article XI.

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

A. SALE OR RENTAL OF UNITS- Association To Have First Right Of Refusal.

.....

Provided, however, each unit owner may use his or her unit as a private dwelling for himself or herself and his or her immediate family, and for any purpose including business purposes. Rental and or leasing of units shall be permitted without any restrictions. Should any person intend to purchase or lease a unit for such business, speculative, investment, or other similar purposes then the Association may not unreasonably deny approval of such purchase or lease. No lease of any unit shall be less than twelve (12) months. 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.

.....

(The amended provisions of Article XIII, recorded in Official Records Book 6612, Page 1907 of the Public Records of Palm Beach, County Florida shall be deleted in their entirety as ~~struck through~~ below and shall be replaced with the provisions underlined below)

XIII.

USE AND OCCUPANCY

~~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 and for no other purpose.~~

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USE AND OCCUPANCY

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 and for any other purpose including the leasing of the unit for business purposes. Therefore, the leasing of units to others as a regular practice for business, speculative, investment, or other similar purposes is permitted.

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