

Prepared by and return to:
Wally Baldwin, Esq.
George W. Baldwin Jr., P.A.
7754 Okeechobee Blvd., #14
West Palm Beach, Florida 33411

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF WELLINGTON H, A CONDOMINIUM**

I HEREBY CERTIFY that the Amendment to the Declaration of Condominium attached to this Certificate was approved by the Board of Directors and by a vote of the members of the Wellington H Condominium in accordance with Declaration of Condominium and By-Laws for Wellington H, a Condominium. The Declaration of Condominium for Wellington H, a Condominium is recorded in Book 2151, Page 308 et. seq. of the Official Records in Palm Beach County, Florida.

DATED this 24 day of Nov., 2024.

Wellington H Condominium Association, Inc.

Nora T. Wynne
Witness Signature

NORAH T. WYNNE
Print Name

452 WELLINGTON H
Address

Francis Wynne
Witness Signature

FRANCIS WYNNE
Print Name

452 WELLINGTON H.
Address

By: Carole Burns
Carole Burns, President

Attest: Vita Sanfilippo
Vita Sanfilippo, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 of November 2024 by Carole Burns and Vita Sanfilippo, President and Secretary of Wellington H, a Condominium, respectively, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. They are personally known to me or who have produced _____ and _____ as identification.

(Notary Seal)



EDITH LEVINE
Commission # HH 092233
Expires June 9, 2025
Bonded Thru Budget Notary Services

Edith Levine
Notary Public

EDITH LEVINE
Name typed, printed or stamped
My Commission Expires: 6/9/2025

**PROPOSED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF
WELLINGTON H CONDOMINIUM ASSOCIATION, INC.**

ARTICLE XIV (MAINTENANCE AND ALTERATIONS)

C. Each Unit Owner agrees as follows:

1. To maintain in good condition and repair, his Unit and all interior surfaces within or surrounding his Unit, including the screened porch (such as the surfaces of the walls, ceilings, and floors) whether or not part of the Unit or the Common Elements, and the entire interior of his Unit, and to maintain and repair the fixtures and equipment therein, which includes but is not limited to the following: air conditioning and heating units, refrigerators, stoves, fans, hot water heaters, dishwashers, and all other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water-lines within the Unit, electric panels, electric wiring and electric outlets and fixtures within the Unit, and including those within the screened porch; interior doors, windows, screening and glass, including screening on the screened porch, sliding glass doors, including the operating mechanisms, all exterior doors, except the painting of exterior doors shall be a common expense of the Condominium; replace lights on screened porch and pay for all his utilities, i.e., electric, water, sewage and telephone. The cost of maintaining and replacing all floor coverings and floor finishes within the Unit shall be borne by the Unit Owner.
2. Each owner shall maintain a properly working central air conditioning unit at all times. At all times when the unit is unoccupied, the temperature in the unit shall be maintained at not more than seventy-eight (78) degrees.