

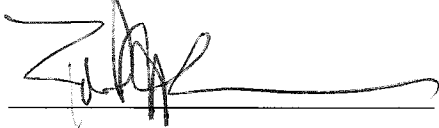
This instrument prepared by:
Scott A. Stoloff, Esquire
STOLOFF & MANOFF, P.A.
1818 Australian Avenue So., Suite 400
West Palm Beach, Florida 33409
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE 1999 UCO MODEL DOCUMENTS MASTER
DECLARATION OF CONDOMINIUM OF WINDSOR D CONDOMINIUM AND
BYLAWS OF WINDSOR D CONDOMINIUM**

I HEREBY CERTIFY that the Amendments attached as Exhibit "A" to this Certificate were duly adopted as Amendments to the 1999 UCO Model Documents Master Declaration of Condominium and the Windsor D Condominium Association, Inc. By-Laws. The original 1999 UCO Model Documents Master Declaration of Condominium is recorded in Official Records Book 11019, Page 755 of the Public Records of Palm Beach County, Florida. The original Windsor D By-Laws is recorded in Official Records Book 11019, Page 792 of the Public Records of Palm Beach County, Florida.

DATED this 17 day of APRIL, 2023.

As to witnesses:



Print Name: RICHARD COHEN



Print Name: ANETTE SABARESE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WINDSOR D CONDOMINIUM
ASSOCIATION, INC.

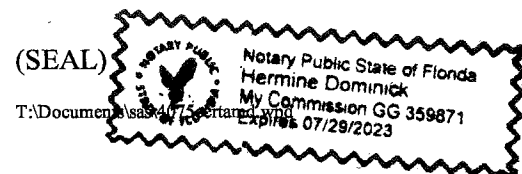
By: Anita Bojakowski
Anita Bojakowski, President

Attest: Karen W Delgado
Karen Delgado, Secretary

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17 day of April, 2023, by Anita Bojakowski and Karen Delgado, as President and Secretary of Windsor D Condominium Association, Inc.

Personally Known OR Produced Identification

Type of Identification Produced:




NOTARY PUBLIC
State of Florida at Large.
My Commission Expires:

EXHIBIT "A"
AMENDMENTS TO THE
1999 UCO MODEL DOCUMENTS MASTER DECLARATION OF CONDOMINIUM OF
WINDSOR D CONDOMINIUM AND BYLAWS OF WINDSOR D CONDOMINIUM

The original 1999 UCO Model Documents Master Declaration of Condominium is recorded in Official Records Book 11019, Page 755 of the Public Records of Palm Beach County, Florida. The original Windsor D By-Laws is recorded in Official Records Book 11019, Page 792 of the Public Records of Palm Beach County, Florida.

Words added are underlined; words deleted are ~~stricken~~:

ITEM 1. Article XI of the Declaration is amended by adding a new paragraph "7" as follows:

7. Owners shall not be permitted to lease their units until after two (2) years have passed from the date title to the unit has been recorded in the Public Records of Palm Beach County, Florida. Owners who acquire title to a unit in which a previously approved tenant is occupying the unit may continue to lease the unit to the current tenant until the expiration of the lease and such Owner(s) shall be prohibited from leasing the unit during the first 24 months following the expiration of the lease. For each day an Owner violates this provision, the prohibited time is extended for the same number of days the Owner was in violation. This subsection shall not apply to the Association when acquiring title to a unit through foreclosure or deed in lieu of foreclosure.

ITEM 2: Article XIII of the Declaration is amended by adding a new un-numbered paragraph as follows:

Except for any area(s) as may be designated by the Board of Directors from time to time, there shall be no smoking permitted on the common elements.

ITEM 3: The Amendment to the Windsor D By-Laws recorded July 22, 2015 in Book 27685, Page 188 of the Public Records of Palm Beach County, Florida, is amended as follows:

~~Anyone purchasing a unit in the Windsor D Association must occupy said unit for a period not less than two (2) years before it can be sold, leased or rented to an individual or individuals to live in for a term of the rental contract.~~

~~Units in the Windsor D Association must not be leased, rented or sold without limitation to shareholders, trustees, beneficiary or employee of any partnership, corporation, company, trusts, (other than family trusts) or any type of entity other than individual or individuals (except for the Windsor D Association acquiring a unit in any manner or an institutional mortgagee acquiring a unit through foreclosure or deed, in lieu of foreclosure).~~