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Amendment  
to the  
Declarations of Condominium and By-Laws  
of  
Windsor Condominium

As Recorded in Official Records Book 2054, Page 1044  
Public Records of Palm Beach County

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 X, entitled "Assessments", of the Declaration of Condominium is amended as follows:

. . .

The common expenses shall be assessed against each Condominium parcel owner, as provided for in Article VI of this Declaration. Assessments and installments that are unpaid for over ten (10) days after due date, shall bear interest at the rate of ~~eighteen~~ ten percent ~~(18%)~~ (10%) 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.

. . .

2. Article II, entitled "Membership and Voting Provisions" of the By-Laws, Section I is amended as follows:

. . .

Any application for the transfer of membership, or for a conveyance of an interest in, or to encumber or lease a Condominium parcel where the approval of the Board of Directors of the Association is required, as set forth in these By-Laws and the Declaration of Condominium to which they are attached, shall be accompanied by an application fee in an amount ~~equal to Fifty (\$50)~~ equal to Fifty (\$50) dollars payable to the Association. ~~Provided, however, no such fee shall be charged if the application is for the renewal of an existing lease or sublease with the same lessee or sublessee.~~ to be set by the Management Firm, as long as the Management Agreement remains in effect, and thereafter, by the Board of Directors to cover the cost of contacting the references given by the applicant, and such other costs of investigation that may be incurred.

*Law Offices Powell, Tennyson & St. John, P.A.*

325-C CLEMATIS STREET • WEST PALM BEACH, FLORIDA 33401 • TELEPHONE (305) 659-5133

I HEREBY CERTIFY that the above amendments do not affect the interests of the lessor of the long-term recreational lease. I further certify that said amendments were duly and properly presented to the unit owners of this Condominium at a duly called meeting wherein in excess of three-fourths (3/4) of the total membership voted to approve said amendments.

WINDSOR F CONDOMINIUM  
ASSOCIATION, INC.

(CORPORATE SEAL)

By: Judith Goldstein  
President

Attest: Sally Scheff  
Secretary

Before me, the undersigned authority, this day personally appeared Judith Goldstein and Sally Scheff, as President and Secretary respectively of Windsor F Condominium Association, Inc., who being be me first duly cautioned and sworn upon oath, have acknowledged that they have executed this instrument and that said instrument is the free act and deed of said association.

Witness my hand and seal this 10<sup>th</sup> day of JAN, 1985.

[Signature]  
Notary Public  
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAY 8, 1988  
BONDED THRU GENERAL INS. UND.

→ This Instrument Prepared By:

Rod Tennyson, Esquire  
Powell, Tennyson & St. John, P.A.  
325-C Clematis Street  
W. Palm Beach, Florida 33401

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

Law Offices Powell, Tennyson & St. John, P.A.

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