

This instrument was prepared by:
Mark D. Friedman, Esq.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
AMENDED DECLARATION OF CONDOMINIUM FOR
WINDSOR F CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Windsor F Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2054** at Page **1044**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach Amended Declaration of Condominium for Windsor F Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **11019** at Page **755**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Windsor F Condominium Association, Inc.**, a Florida not-for-profit corporation, held **February 1, 2022**, the aforementioned Amended Declaration of Condominium was amended pursuant to the provisions of said Amended Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Amended Declaration of Condominium are a true and correct copy of the amendment as amended by the membership.

**AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
WINDSOR F CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

ARTICLE XIII

USE AND OCCUPANCY

Except for trusts established for estate planning purposes, ownership of units and membership is limited to natural persons. Business entities, including, but not limited to, corporations, limited liability companies and partnerships, and Land Trusts, may not own units at the Condominium. The foregoing limitation on business entity ownership shall not apply to units owned by the Association, the Long-Term Lessor, or to mortgagees acquiring title to units through foreclosure or deed in lieu of foreclosure. Membership in this Association shall be limited to record owners of units in the Condominium. Transfer of unit ownership, either voluntarily or by operation of law, shall automatically terminate membership, and the transferee shall automatically become a Member of this Association. If unit ownership is vested in more than one person, all of the persons owning a unit shall be authorized to attend meetings. If unit ownership is vested in a trust or, to the extent permitted by the Declaration, any other entity, the entity may designate a representative or an individual officer or employee to exercise its rights as a Member.

* * * * *

WITNESS my signature hereto this 14 day of FEBRUARY, 2022, at West Palm Beach, Palm Beach County, Florida.

**WINDSOR F CONDOMINIUM
ASSOCIATION, INC.**

Patricia Caputo
Witness
Patricia Caputo
(PRINT NAME)

By: Maisha Charch
President

Domenic R. Guaragna
Witness
DOMENIC R. GUARAGNA
(PRINT NAME)

Attest Aida Mung
Secretary

[Notary page to follow]

STATE OF FLORIDA
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of February 2022, by and Yvonne Richardson, as President and Secretary, respectively, of **Windsor F Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced CVID as identification and did take an oath.

[Signature] (Signature)

David A Boas (Print Name)
Notary Public, State of Florida at Large

