

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 **March 11, 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 is 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 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.

* * *

No Condominium unit owner acquiring title after the effective date of this amendment may lease or rent his or her Condominium unit for a period of thirty-six (36) consecutive months from the date title is acquired. This thirty-six (36) month period shall run from the date of recording of any instrument transferring any ownership interest in title to the Condominium unit, except for transfers to add members of the Condominium unit owner's immediate family (defined for the purposes of this paragraph as a spouse, parents, or children) as titleholders with the Condominium unit owner or to a trust where such transfers were undertaken for the purpose of estate planning. This restriction shall not apply to Condominium units acquired by the Association or the Long Term Lessor (its successors and assigns) while the Condominium units are owned by the Association or the Long Term Lessor. If at the time of transfer of any interest in title a Condominium unit is already leased or rented pursuant to a lease or rental agreement entered into by the previous owner, the aforementioned thirty-six (36) consecutive month period during which the Condominium unit may not be leased or rented shall commence upon the expiration of the current term of the existing lease or rental agreement which may not be renewed or extended.

* * * * *

WITNESS my signature hereto this 23 day of MARCH, 2022, at West Palm Beach, Palm Beach County, Florida.

**WINDSOR F CONDOMINIUM
ASSOCIATION, INC.**

Adrene King
Witness
Adrene King
(PRINT NAME)
Ruth Dreiss
Witness
RUTH DREISS
(PRINT NAME)

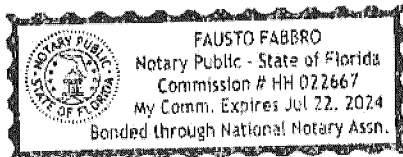
By: Mavis Buchanan
President

Attest Rich King
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 23 day of MARCH 2022, by AIDA NUNEZ and MARIE RICHARDSON, as Sec and PRESIDENT, 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 CV as identification and did take an oath.



Fausto Fabbro (Signature)

FAUSTO FABBRO (Print Name)
Notary Public, State of Florida at Large