

This Instrument Prepared By and Return To:
Board of Directors of Windsor P Condominium
370 Windsor P,
West Palm Beach, FL 33417

CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF WINDSOR P CONDOMINIUM

As Recorded in Official Records Book 2036, Page 236,
Public Records of Palm Beach County, Florida.

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR WINDSOR P CONDOMINIUM ("Amendment") is made this 15th day of April, 2024, by the President and Secretary of Windsor P Condominium Association, Inc. ("Association"), the condominium association operating Windsor P Condominium.

WITNESSETH:

WHEREAS, the Declaration of Condominium for Windsor P Condominium was originally established and recorded on July 24, 1972 in Official Records Book 2036, Page 236, Public Records of Palm Beach County, Florida ("Declaration");

WHEREAS, the Declaration has subsequently been amended on June 30, 1981 in Official Records Book 3551, Page 575; July 15, 1981 in Official Records Book 3561, Page 824; February 12, 1987 in Official Records Book 5173, Page 1469; on September 25, 1990 in Official Records Book 6591, Page 1905; on February 4, 1998 in Official Records Book 10213, Page 262; on April 18, 2000 in Official Records Book 11727, Page 517; and on June 7, 2005 in Official Records Book 18702, Page 1612 in the Public Records of Palm Beach County, Florida (the "Amendments");

WHEREAS, Article VII of the Declaration, as amended, provides that the Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than fifty-one percent (51%) of those present in person or proxy provided a quorum is present;

WHEREAS, amendments to the Declaration are to be certified of record as notice to the current and future owners of the property subject to the Declaration and any subsequent amendments;

NOW THEREFORE, the President and Secretary of the Association hereby certify the following:

1. That a meeting of the Members of the Association was properly convened and conducted on March 23, 2024 for purposes of adopting the amendment, attached hereto and incorporated herein as Exhibit "A". At said members' meeting, greater than fifty-one percent (51%) of all unit owners of the condominium approved and adopted the amendment set forth in Exhibit "A".

2. That a majority of the entire Board of Directors has approved the amendments set forth in Exhibit "A".

3. That the adoption of the amendments appears in the minutes of the Association and is Unrevoked.

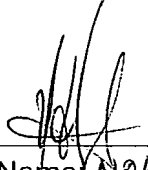
4. That the amendments to the Declaration, bind the land subject to the Declaration and operate as covenants running with the land.

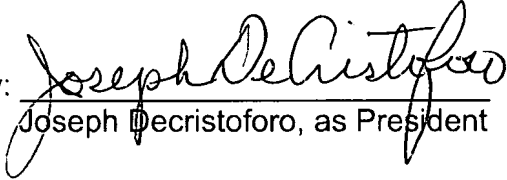
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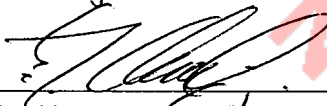
IN WITNESS WHEREOF, the President and Secretary have hereunto set their hand and seal the day and year first above written.

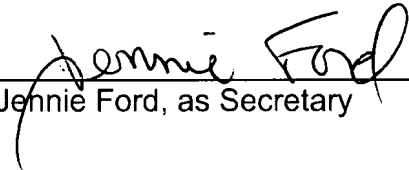
Signed, sealed, and delivered in the presence of:

Windsor P Condominium Association, Inc.,
a Florida not-for-profit corporation


Print Name: Notary Public
Address: 129 Jay Ct
Royal Palm Beach, 33411

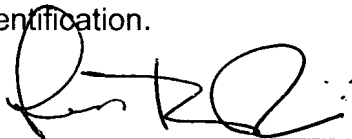
By: 
Joseph Decristoforo, as President


Print Name: Gustavo Cabrera
Address: 270 Garden L
West Palm Beach, 33412

By: 
Jennie Ford, as Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 15th day of April, 2024, by Joseph Decristoforo, as President and Jennie Ford as Secretary of Windsor P Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who are ~~(X)~~ personally known to me or (X) who have produced F638-432-SI-822-D (FL) as identification. ID: 732-751-674 (NY)



Signature of Notary Public

Print, Type/Stamp Name of Notary
LUIS VACCA
EXP: 06/27/2027.

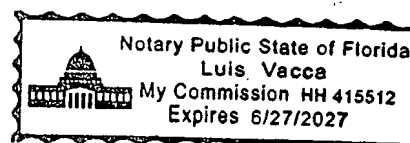


EXHIBIT "A"

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM FOR WINDSOR P

(The provisions of Article XI, Section A, recorded in Official Records Book 18702, Page 1612, of the Public Records of Palm Beach, County Florida shall be deleted in their entirety as ~~struck through~~ below and shall be replaced with the provisions underlined below)

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.

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~~The Board of Directors of the Association, within thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors or Management Firm, shall either consent to or reject the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice), from the Board of Directors or Management Firm to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, rental or lease. Provided, however, each unit owner shall use his or her unit as a private dwelling for himself or herself and his or her immediate family, and for no other purpose including business purposes. Therefore, the leasing of units to others as a regular practice for business, speculative, investment, or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his or her apartment one time during the ownership of the apartment, to a specified lessee. Should any person intend to purchase or lease a unit for such business, speculative, investment, or other similar purposes then the Association may deny approval of such purchase or lease. No lease of any unit shall be less than six (6) months and no unit may be leased more than once in a twelve (12) month period. The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.~~

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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.

The Board of Directors of the Association, within thirty (30) days after receiving such notice and such supplemental information as is required by the Board of Directors or Management Firm, shall either consent to or reject the transaction specified in said notice, or by written notice to be delivered to the unit owner's unit (or mailed to the place designated by the unit owner in his notice), from the Board of Directors or Management Firm to the unit owner. However, the Association shall not unreasonably withhold its consent to any prospective sale, rental or lease. Failure of the Board of Directors of the Association to respond to such notice within thirty (30) days after receiving such notice shall constitute an automatic approval of said prospective sale, rental, or lease. Provided, however, each unit owner may use his or her unit as a private dwelling for himself or herself and his or her immediate family, and for any purpose including business purposes. Rental and or leasing of units shall be permitted but shall be limited to not more than 35% of the total building occupancy. Should any person intend to purchase or lease a unit for such business, speculative, investment, or other similar purposes then the Association may not unreasonably deny approval of such purchase or lease unless such approval would cause the total rented or leased units to exceed Thirty-Five Percent (35%) total building occupancy. No lease of any unit shall be less than twelve (12) months. The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.

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(The provisions of Article XIII, recorded in Official Records Book 18702, Page 1612 of the Public Records of Palm Beach, County Florida shall be deleted in their entirety as ~~struck through~~ below and shall be replaced with the provisions underlined below)

XIII.

USE AND OCCUPANCY

~~The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests while he is residing, who may visit for a maximum of 30 days per year, and for no other purpose including business purposes. Therefore, the leasing of units to others as a regular practice for business, speculative, investment, or other similar purposes is not permitted. The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.~~

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XIII.

USE AND OCCUPANCY

The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests while he is residing, who may visit for a maximum of 30 days per year, and for any other purpose including the leasing of the unit for business purposes. Therefore, the leasing of units to others as a regular practice for business, speculative, investment, or other similar purposes is permitted. The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing leases.

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