

Karyan C. San Martano
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Becker & Poliakoff
1 East Broward Blvd.
Suite 1800
Ft. Lauderdale, FL 33301

September 17, 2024

ATTORNEY/CLIENT WORK PRODUCT
PRIVILEGED & CONFIDENTIAL

SENT VIA EMAIL: rebeccatyler066@gmail.com
AND U.S. REGULAR MAIL

Board of Directors
Harbour Towers Condominium Association of North Palm Beach, Inc.
907 Marina Drive
North Palm Beach, FL 33408

Re: Recorded Certificate of Amendment

Dear Members of the Board:

Enclosed please find the recorded Certificate of Amendment to the Declaration of Condominium for the amendment passed at your July 29, 2024 members' meeting, which was recorded in the Public Records of Palm Beach County on **September 11, 2024**, in **Official Records Book 35264, at Page 95**. You will note that there are two (2) copies of the Certificate of Amendment; the original with hand-stamped recording information, and a copy with the recording information printed on it which was obtained when it was electronically recorded. Please keep both of these documents with the official records of the Association. We have retained a copy for our file.

Now that this amendment has been duly recorded in the Public Records, it is effective and you can begin enforcing it. Please provide a copy of the amendment to all members.

If you have any questions, please do not hesitate to call.

Very truly yours,

A handwritten signature in blue ink that reads "Karyan C. San Martano".

Karyan C. San Martano
For the Firm

KCS/dts
Enclosures

This instrument was prepared by:
KARYAN C. SAN MARTANO, ESQ.
Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
HARBOUR TOWERS CONDOMINIUM**

WHEREAS, the **Declaration of Condominium of Harbour Towers Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1695** at Page **902**; and

WHEREAS, at a duly called and noticed special meeting of the membership of **Harbour Towers Condominium Association of North Palm Beach, Inc.**, a Florida not-for-profit corporation, held **July 29, 2024**, the Declaration of Condominium was amended pursuant to the provisions of said Declaration.

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

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF HARBOUR TOWERS CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~"
sections skipped but unchanged are shown as "****")

**ARTICLE XIV
AMENDMENTS**

B. A resolution for the adoption of a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

- ~~1. Not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association; or~~

- 2. ~~1. Not less than sixty percent (60%) 80% of the votes of the entire membership of the Association; or~~
- 3. ~~Until the first election of directors, only by all of the directors, provided the amendment does not increase the number of dwelling units nor alter the boundaries of the common elements.~~

WITNESS my signature hereto this 5th day of September, 2024, at North Palm Beach, Palm Beach County, Florida.

**HARBOUR TOWERS CONDOMINIUM
ASSOCIATION OF NORTH PALM BEACH, INC.**

Suzanne C. Wilson
Witness

SUZANNE C. WILSON
(PRINT NAME)

917 MARINA DR #101, NPB 33408
Witness Address

By: Rebecca Tyler

Rebecca Tyler, President
907 Marina Drive, #406
North Palm Beach, FL 33408

Kenneth W. Daughn
Witness

Kenneth W. Daughn
(PRINT NAME)

907 MARINA DR. Apt 109 NPB FI
Witness Address 33408

Attest: John W. Karmozyn

John Karmozyn, Secretary
907 Marina Drive, #102
North Palm Beach, FL 33408

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of September, 2024, by Rebecca Tyler and John Karmozyn, as President and Secretary, respectively, of **Harbour Towers Condominium Association of North Palm Beach, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Drivers License as identification and did take an oath.



Marquette Fellis (Signature)
MARQUETTE FELLIS (Print Name)
Notary Public, State of Florida at Large

This document was e-recorded by:
Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
ID: 08Beck 35264; Pg. 95
DATE: 9/11/2024

This instrument was prepared by:
KARYAN C. SAN MARTANO, ESQ.
Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
HARBOUR TOWERS CONDOMINIUM**

WHEREAS, the **Declaration of Condominium of Harbour Towers Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1695** at Page **902**; and

WHEREAS, at a duly called and noticed special meeting of the membership of **Harbour Towers Condominium Association of North Palm Beach, Inc.**, a Florida not-for-profit corporation, held **July 29, 2024**, the Declaration of Condominium was amended pursuant to the provisions of said Declaration.

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

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF HARBOUR TOWERS CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~"
sections skipped but unchanged are shown as "****")

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B. A resolution for the adoption of a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

- ~~1. Not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association; or~~

2. 1. Not less than sixty percent (60%) ~~80%~~ of the votes of the entire membership of the Association; or
3. ~~Until the first election of directors, only by all of the directors, provided the amendment does not increase the number of dwelling units nor alter the boundaries of the common elements.~~

WITNESS my signature hereto this ^{***} 5th day of September, 2024, at North Palm Beach, Palm Beach County, Florida.

**HARBOUR TOWERS CONDOMINIUM
ASSOCIATION OF NORTH PALM BEACH, INC.**

Suzanne C. Wilson
Witness
SUZANNE C. WILSON
(PRINT NAME)
907 Marina Dr #401, NPB 33408
Witness Address

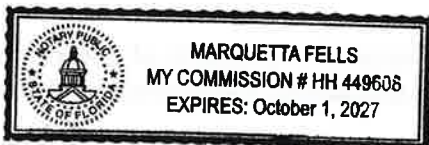
By: Rebecca Tyler
Rebecca Tyler, President
907 Marina Drive, #406
North Palm Beach, FL 33408

Kenneth W. Daughn
Witness
Kenneth W. DAUGHN
(PRINT NAME)
907 MARINA Dr. Apt 109 NPB FL
Witness Address 33408

Attest: John M. Karmozyn Jr
John Karmozyn, Secretary
907 Marina Drive, #102
North Palm Beach, FL 33408

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of September, 2024, by Rebecca Tyler and John Karmozyn, as President and Secretary, respectively, of **Harbour Towers Condominium Association of North Palm Beach, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Drivers license as identification and did take an oath.



Marquetta Fellis (Signature)
MARQUETTA FELLIS (Print Name)
Notary Public, State of Florida at Large

Becker

Becker & Poliakoff
1 East Broward Blvd.
Suite 1800
Ft. Lauderdale, FL 33301

Board of Directors
Harbour Towers Condominium Association of North Palm Beach, Inc.
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