This Instrument Prepared by: Steven L. Daniels, Esquire ARNSTEIN & LEHR 433 Plaza Real, Suite 275 Boca Raton, Ft 33432-3945

## CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF HARBOUR TOWERS, A CONDOMINIUM

This CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR HARBOUR TOWERS CONDOMINIUM (the "Condominium") is made this 3/2 day of AAARCH. 2000, by Harbour Towers Condominium Association of North Palm Beach, Inc., a Florida Not-for-Profit Corporation.

## WITNESSETH:

WHEREAS, the Declaration of Condominium of Harbour Towers, A Condominium ("Declaration") was recorded in Official Record Book 1695, at Page 902 of the Public Records of Palm Beach County, Florida; and

WHEREAS, the Declaration was amended by a Certificates of Amendment recorded on February 27, 1970 in Official Record Book 1789, at Page 1677 and recorded on April 19, 1985 in Official Record Book 4522, at Page 644, all of the Public Records of Palm Beach County Florida; and

WHEREAS, Article XIV of the Declaration provides that the Declaration may be amended at a meeting of the Administrators and Members by not less than 75% of the Board of Directors and by the owners of not less than 75% of the units; and

WHEREAS, on MARCH 2014, 2000, a meeting of the Unit Owners of Harbour Towers Condominium was held wherein a proposed Amendment was presented for adoption; and

WHEREAS, the requisite number of affirmative votes were registered to pass the Amendment attached hereto as Exhibit "A" ("Declaration Amendments").

NOW, THEREFORE, the Declaration is hereby amended as set forth on Exhibit "A" attached hereto. The Declaration Amendment shall run with the land known as Harbour Towers, a Condominium pursuant to the Declaration of Condominium recorded in Official Record Book 1695, Page 902, of the Public Records of Palm Beach County, Florida, and shall be binding on all parties having any right, title or interest in said real property or any part thereof, their heirs, successors and assigns, and shall enure to the benefit of each

owner thereof.

WE HEREBY CERTIFY that the attached Declaration of Amendment was duly adopted as Amendment to the Declaration of Condominium of Harbour Towers, and that the requisite affirmative votes were registered for the Amendment at a duly scheduled and held meeting at which a quorum was present.

IN WITNESS WHEREOF, the President and Secretary have caused the execution of this Certificate of Amendment this 31 day of <u>March</u>, 2000.

HARBOUR TOWERSCONDOMINIUM ASSOCIATION OF NORTH PALM BEACH, INC.

By: Samuel E. Williamian
President

LORRAINE PARRINO BY COMMISSION & CC 997280

EXPIRES: December 20, 2003 Support Thru Notary Public Underwriters

By: Mal A. Holson

STATE OF FLORIDA:

COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this day of fore the foregoing instrument was acknowledged before me this day of foregoing instrument was acknowledged before me this day of foregoing the foregoing day of foregoing and foregoing foregoing the foregoing day of foregoing day of

NOTARY PUBLIC
PRINT/STAMP/TYPE NAME:
COMMISSION EXPIRES:
COMMISSION NUMBER:

LORRAINE PARRINO
MY COMMISSION & CC 897280
EXHIBES. December 20.2003
Exceed This fectory Public Underwiners

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## **EXHIBIT A**

## PROPOSED AMENDMENT TO DECLARATION OF CONDOMINIUM OF HARBOUR TOWERS CONDOMINIUM

- 1. Article XI, Section G shall be deleted in its entirety and replaced with the following language:
  - G. <u>Leasing</u>. No Owner of a Unit may lease their Unit unless they shall comply with the following requirements:
    - 1. The Unit Owner and Prospective Tenant ("Tenant") shall apply to the Association for permission to lease the Unit from the Unit Owner to the Tenant.
    - 2. At least one (1) occupant of the Unit shall be at least fifty-five (55) years of age or older. Verification of age must be provided.
    - 3. No more than one (1) lease per calendar year shall be allowed. By way of example, if a lease expires in the month of April, then the Unit would not be able to be leased again until January 1st of the subsequent year.
    - 4. No more than six (6) Units within the condominium may be leased at any one time. It shall be up to the Board of Directors to develop rules and procedures regarding the governance of this particular restriction and the development of a waiting list for subsequent leases.
    - 5. For purposes of this Subsection G, a Tenant shall be defined as any person residing in a Unit to the exclusion of the record title owner, and such person is not the parent, child, grandparent, grandchild or sibling of the record title holder.
    - For purposes of this Subsection G, any Tenant occupying a Unit as of the date of recording this Amendment, shall be deemed exempt from the requirements of this Subsection G.