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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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This instrument was prepared by:
MARK D. FRIEDMAN, ESQ
Becker & Poliakoff, P.A.
625 North Flagler Drive - 7th Floor
West Palm Beach, FL 33401
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium for Pine Ridge South II has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 3442 at Page 834; and

WHEREAS, the Second Amended and Restated Declaration of Condominium for Pine Ridge South II has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 23424 at Page 0727; and

WHEREAS, at a duly called and noticed meeting of the membership of Pine Ridge South II Condominium Association, Inc., a Florida not-for-profit corporation, held February 18, 2015, the aforementioned Second Amended and Restated Declaration of Condominium amended pursuant to the provisions of said Second Amended and Restated Declaration of Condominium.

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

SEE ATTACHED

* * * * *

WITNESS my signature hereto this 23 day of February, 2015, at West Palm Beach, Palm Beach County, Florida.

PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC.

[Signature]
Witness
Alexandra San Miguel
(PRINT NAME)

By [Signature]
Donald Fiorini President

[Signature]
Witness
Edward L. Whittier
(PRINT NAME)

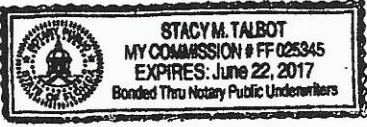
Attest [Signature]
EDWARD L. WHITTIER Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 23 day of February 2015, by Donald Fiorini and Edward Whittier as President and Secretary, respectively, of Pine Ridge South II Condominium Association, 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.

[Signature] (Signature)

Stacy M. Talbot (Print Name)
Notary Public, State of Florida at Large



AMENDMENTS TO THE
SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
OF
PINE RIDGE SOUTH II, A CONDOMINIUM

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

Section 13. LEASING OF UNITS; LOANING OF UNITS. A Unit Owner may lease only his entire Unit, and then only in accordance with this Section and Section 12.12 above, after receiving the approval of the Association. An Owner's loan of a Unit to a guest (in the absence of the Owner) shall also be subject to the procedures of Section 13.1 below. References in Section 13.1 below to lease of a Unit shall include an Owner's loan of a Unit to a guest (in the absence of the Owner); all references to leases shall include guests. An Owner's loan of a Unit to a guest (in the absence of the Owner) is further limited by the provisions of Section 12.3(B) above.

* * *

13.3 Frequency of Leasing. No lease shall be made more often than once in any twelve (12) month period. For purposes of calculation hereunder, a Lease shall be considered as made on the first day of the Lease term.

(a) No Unit Owner may lease his or her Unit on an annual basis during the first three (3) years (36 consecutive calendar months) of ownership, measured from the date of recordation of the most recent instrument conveying any interest in title to the Unit, except:

- (i) transfers by devise or inheritance to members of the family, as defined herein below, of a deceased Unit Owner;
- (ii) a Unit acquired by the Association; or
- (iii) transfers to add a member of the Owner's family to the title of the Unit for estate planning purposes.

(b) The term "family" is defined for the purposes of this Section 13.3 as grandparents, parents, siblings, children, and grandchildren.

(c) In the event of conveyance of title with an approved occupant in possession under lease, said moratorium against leasing during the first three (3) years of ownership shall commence upon expiration of the lease, and such lease may not be renewed or extended.

(d) The foregoing moratorium on leasing during the first three (3) years (36 consecutive calendar months) of ownership applies to annual leases only. An annual lease for the purposes of this Section 13.3 shall mean any lease with a term of more than six (6) calendar months. For purposes of calculation hereunder, a lease shall be considered as made on the first day of the lease term. The month in which the lease commences is considered the first calendar month of the lease, even if the lease does not begin on the first day of the month.

(e) The term "lease" as used in this Section shall have the same meaning as the term "rent" and may be used interchangeably.

(f) Notwithstanding the foregoing, Unit Owners taking title after this amendment is recorded in the Public Records may lease their Units once in any twelve (12) month period, measured from the commencement date of the current lease, but for no greater than six (6) consecutive calendar months. Proviso. This provision shall not be considered to permit a Lease which is otherwise not allowed under the Condominium Documents or the Rules and Regulations of the Association.

13.4 Minimum and Maximum Lease Terms. After the expiration of the three (3) year moratorium on leasing, No lease shall be made with a lease term which is less than three (3) consecutive months in duration, not more than twelve (12) consecutive months in duration.
