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This instrument was prepared by
and should be returned to:
Robert B. Burr, Esq.
St. John Rossin Podesta Burr & Lemme, PLLC
1601 Forum Place, Suite 700
West Palm Beach, FL 33401
WILL CALL BOX #110

This is a true and correct copy of the original recorded in the Public Records of Palm Beach County, Florida

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF OF THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM is made by THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC. ("Association").

WITNESSETH:

WHEREAS, the Declaration of Condominium for The Arbours of the Palm Beaches, a Condominium was recorded commencing at Official Records Book 4663, Page 1434 of the Public Records of Palm Beach County, Florida, and established covenants running with the land therein described;

WHEREAS, the Association is the condominium association operating The Arbours of the Palm Beaches Condominium; and

WHEREAS, Section 16.2 of the Declaration of Condominium provides that the Declaration may be amended by the approval of not less than 50% plus 1 of the votes of the entire membership of the Association.

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

1. The Amendment, attached hereto as Exhibit "A", to the Declaration of Condominium, has been properly and duly approved by not less than 50% plus 1 of the votes of the entire membership of the Association.

2. Further, the Amendment, attached hereto as Exhibit "A", to the Declaration of Condominium, has been properly and duly approved by greater than a majority of the Association's Board of Directors.

3. The Amendment attached hereto as Exhibit "A" has been properly and duly approved and adopted by the Association. The approval and adoption of the Amendment appears in the minutes of the Association, and said approval and adoption is unrevoked.

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4. The Amendment attached hereto as Exhibit "A" shall run with the real property subject to the Declaration of Condominium and shall be binding on all parties having any right, title or interest in the real property subject to the Declaration of Condominium, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned have signed this Certificate this 28 day of December, 2012.

Witnesses:

Helen M Conklin
Witness signature
HELEN M CONKLIN
Printed Name

Charlotte Morris
Witness signature
Charlotte Morris
Printed Name

THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC.

By: Judith R. Moskowitz
Signature
Printed name: Judith R. Moskowitz
Association President

By: Marian Andersen
Signature
Printed name: Marian Andersen
Association Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28 day of December, 2012, by Judith Moskowitz as President and Marian Andersen as Secretary of THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC. on behalf of the Corporation, who are personally known to me or have produced _____ as identification.

LaCresia L Sansoucie
NOTARY PUBLIC, State of Florida

My commission expires: 6/3/14

LACRESIA L SANSOUCIE
MY COMMISSION # DD997932
EXPIRES June 03, 2014
(407) 398-0153 FloridaNotaryService.com

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EXHIBIT "A"

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

Section 12.1(b) of the Declaration of Condominium is amended to read as follows:

[Added language is underlined.]

"b. LEASE. No Unit Owner may dispose of a Unit or any interest in a Unit by lease without approval of the lessee by the Association. No lease may be made for less than a period of three (3) consecutive months nor shall any transient accommodations be provided. No Unit Owner may lease the Owner's Unit during the first two (2) year period of ownership measured from the date the Owner received title to the Unit. After the first two (2) year period of ownership, an Owner may lease the Owner's Unit subject to the tenant approval and screening process and the other requirements and limitations of the Declaration and Rules and Regulations. If a Unit is leased, and the Owner seeks to sell or otherwise convey the Unit, the Owner shall, prior to closing and conveyance of the Unit, terminate the lease and remove the tenant(s). A purchaser may not purchase a Unit subject to an existing lease, because purchasing a Unit subject to an existing lease would violate the prohibition on leasing during the first two (2) year period of ownership.

There shall be no subleasing. No rooms may be rented."