CFN 20260170378
OR BK 36510 PG 1109
RECORDED 5/12/2026 8:44 AM
Palm Beach County, Florida
Michael A. Caruso, Clerk
Pgs: 1109 - 1111; (3pgs)

This instrument was prepared by:
Paul J. Milberg, Esquire,
Milberg Klein, P.L.
1300 N. Federal Highway, Ste 205
Boca Raton, Florida 33432

CERTIFICATE OF AMENDMENT OF DECLARATION OF CONDOMINIUM OF THE ARBOURS OF THE PALM BEACHES CONDOMINUM ASSOCIATION, INC.

WHEREAS, THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC., is the Florida not-for-profit corporation required by the provisions of Florida Statutes §718 to operate and maintain the Association according to the Declaration of Condominium of The Arbours of the Palm Beaches Condominium Association, Inc. originally recorded at Official Records Book 4663 at page 1434 in the Public Records of Palm Beach County, Florida, and thereafter revived by that document recorded by Instrument Number 114884896 in the Public Records of Broward County, Florida, and all amendments thereto;

IT IS HEREBY CERTIFIED THAT the attached Amendments to the Declaration of Condominium of The Arbours of the Palm Beaches Condominium Association, Inc. were duly adopted by the Voting Members in the manner provided for in the governing documents.

NOW THEREFORE, the Association submits the attached amendment to its Rules and Regulations for recording in the Palm Beach County Public Records.

IN WITNESS WHEREOF, we have set our hands and seals this ___ day of October, 2025.

WITNESSES

Sign _____

Print Name: Dana Brancato

Address: 6801 Lake Worth Rd #350

Sign _____

Print Name: STEPHEN KOLLER

Address: 6801 LAKE WORTH RD #350
GREENACRES, FL 33463

THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC.

Signed: _____

Print Name: Harris Lash

** Notarization on next page **

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7th day of October, 2025 by Harris Cash as Vice President of The Arbours of the Palm Beach Condominium Association, Inc. He/She is personally known to me or has produced (type of identification) _____ as identification and took an oath that the above is true and correct.

KIM SAUNDERS
NOTARY PUBLIC
MY COMMISSION
EXPIRES 11-3-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 455643

Notary Public

Kim Saunders
Printed Name of Notary

AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE ARBOURS OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO ARTICLE 10.1 OF THE ASSOCIATION'S DECLARATION: (Deletions indicated by ~~strikeout~~, additions by underlining; Text appearing without underlining or strikeout is original text without change):

10. MAINTENANCE AND REPAIR OF THE CONDOMINIUM PROPERTY.

10.1. MAINTENANCE BY ASSOCIATION. The Association, at its expense, shall be responsible for and shall maintain, repair and replace all of the Common Elements and any Limited Common Elements as indicated on Exhibit 1 hereto. The Association shall also maintain the surface water management system serving the Condominium.

The Association shall maintain this Condominium as a first-class quality residential project.

~~It is agreed that the Association shall make no material changes (or permit others, including Unit Owners) in the visual appearance of the Condominium without the express prior written consent of Sponsor. Such right shall terminate December 31, 1988 unless terminated earlier, in writing, by Sponsor.~~

There shall be no material alterations or substantial additions to Common Elements, Limited Common Elements or any Recreational Facilities operated by the Association, except as the same are authorized by the Board of Directors and approved by a majority (50% +1) of the voting members of this Condominium who attend a membership meeting (in person or by proxy) called for that purpose, or alternatively by obtaining written consent from a majority (50% +1) of the total membership of the Association.

To any extent a material alteration is made without first obtaining the requisite membership approval, the Association may first seek to obtain the requisite membership vote before having to remove the alteration and/or restore the premises and will not have to do so should it subsequently obtain the necessary membership vote.