Jan-10-2000 09:08am 00-008922
ORB 11551 Pg 1469

This Instrument Prepared By:
ROD TENNYSON, ESQ.
1801 Australian Ave. S.
Suite 101
West Palm Beach, FL 33409

AMENDMENT TO THE DECLARATION OF CONDOMINIUM AND BY-LAWS OF WELLINGTON B CONDOMINIUM

As Recorded in Official Records Book 1881, Page 277
Public Records of Palm Beach County, Florida:

As used herein (unless substantially reworded) the following shall apply:

A. Words in the text which are ~~lined-through~~ with hyphens indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

C. Whenever an ellipsis (. . .) appears in the text this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

We hereby certify that the 1999 UCO Model Documents, Master Amendment recorded in Official Record Book 11019, Page 728, Public Records of Palm Beach County, Florida, which adopts the Master Declaration and By-Laws as recorded in Official Record Book 11019, Page 755, Public Records of Palm Beach County, Florida, were approved by in excess of 75% vote of the Membership at a duly called meeting on 12-22-99, 1999, to include the following inserts to the Master Amendment and Declaration:

1. The Association: (choose one) ☒ *shall* ☐ *shall not* be incorporated.
2. There is no "Pool Area" as described in Articles XIV and XIX of the Master Declaration.
3. See attached Exhibit.

Wellington B Condominium Association, Inc.

By: Helen Fisherman
President

Attest: Pearl Chapkin
Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23 day of December, 1999, by Helen Fisherman, President, and Pearl Chapkin, Secretary. Both are personally know to me and [ ] did or [✓] did not take an oath. The President (please check one of the following) [ ] is personally known to me or [✓] has produced PHOTO ID (type of identification) as identification and (please check one of the following) [ ] did or [✓] did not take an oath; the Secretary (please check one of the following) [ ] is personally known to me or [✓] has produced PHOTO ID (type of identification) as identification and (please check one of the following) [ ] did or [✓] did not take an oath.

Robert Fogelman
Notary Public

ROBERT FOGELMAN
Printed Notary Name

My Commission Expires: 7-22-01

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WELLINGTON B CONDOMINIUM ASSOCIATION, INC.
INCORPORATED 19..
CORPORATION NOT FOR PROFIT
FLORIDA

ROBERT FOGELMAN
MY COMMISSION # CC 6.. 933
EXPIRES: July 22, 2001
Bonded Thru Notary Public Underwriters

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1999 UCO Model Docume
Exhibit to Amendment to the Declarati
for Wellington B Condomi

Those portions of the Declaration and By-Laws which are listed deviations from the 1999 UCO Model Documents passed by the Documents:

Article VII of the Declaration "METHOD of AMENDMENT DI to read:

This Declaration may be amended at any regular or special meet Condominium, called and convened in accordance with the By-La Voting Members casting not less than fifty-one per cent (51%) of th provided a quorum is present.

Article XI of the Declaration "Provisions Relating to Sale or Re Alienation or Mortgaging of Condominium Units" is amended

...

2. After judicial sale of a unit, or any interest therein, through forecl the sale and purchaser must still be approved by the Association approval shall be in recordable form, executed by two Officers of th Firm, and delivered to the purchaser.

...

6. Special Provisions re Sale, Leasing, Mortgaging, or Other Alienat
Developer, and the Management Firm:

(a) An Institutional First Mortgage holding a mortgage on a
Management Firm, or the Lessor under the Long-Term Lease, u
Condominium parcel through foreclosure, or by Deed in Lieu of For
become the acquirer of title at the foreclosure sale of an Institutional
common expenses, or the lien under the Long-Term Lease, may not
said unit, including the fee ownership thereof, and/or mortgage said
without the prior written approval of the Board of Directors or Man
of Section A. and B. No. 1-5, of this Article XI, shall apply to such Ir
the Management Firm, or the Lessor under the Long-Term Lease
described in this paragraph.