

This Instrument Prepared By:
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Jan-10-2008 09:08am 00-008922
ORB 11551 Pg 1469

**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: Telen Fisher
President

Attest: Kear Chapman
Secretary

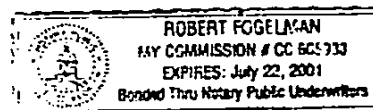
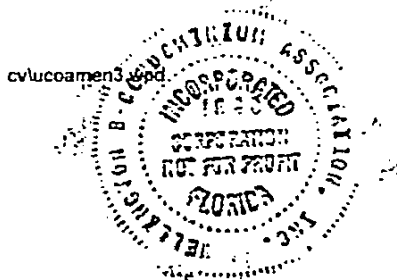
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23 day of December, 1999, by Michael Friedman, President, and Paul Chapman, Secretary. Both are personally known 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.

Notary Public

Printed Notary Name

My Commission Expires:



1999 UCO Model Document Exhibit to Amendment to the Declaration for Wellington B Condominium

Those portions of the Declaration and By-Laws which are listed as 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 meeting of the Condominium, called and convened in accordance with the By-Laws. Voting Members casting not less than fifty-one per cent (51%) of the votes provided a quorum is present.

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

...

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

...

6. Special Provisions -- Sale, Leasing, Mortgaging, or Other Aliena

b. Special Provisions re Sale, Leasing, Mortgaging, or Other Alienation by the Developer, and the Management Firm:

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