This Instrument Prepared By
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AMENDMENT TO THE DECLARATION OF CONDOMINIUM AND BY-LAWS OF BEDFORD A CONDOMINIUM

As Recorded in Official Records Book 1861, Page 288
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 December 10, 2000, 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

Bedford A Condominium Association

By: Gail Stein
President

Attest: Sandra Levine
Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 29th day of JUNE, 2001, by GAIL STEIN, President, and SANDRA LEVINE, Secretary. Both are personally know to me and [ ] did or [~~x~~] did not take an oath. The President (please check one of the following) [~~x~~] is personally known to me or [ ] has produced _____ (type of identification) as identification and (please check one of the following) [ ] did or [~~x~~] did not take an oath; the Secretary (please check one of the following) [~~x~~] is personally known to me or [ ] has produced _____ (type of identification) as identification and (please check one of the following) [ ] did or [~~x~~] did not take an oath

Robert Fogelman
Notary Public

ROBERT FOGELMAN
Printed Notary Name

My Commission Expires: 7-22-01

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ROBERT FOGELMAN
MY COMMISSION # CC 665933
EXPIRES: July 22, 2001
Bonded Thru Notary Public Underwriters

NOT CERTIFIED COPY

1999 UCO Model Documents-Exhibit to Amendment to the Declaration and By-Laws for Bedford A Condominium

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

Article XI of the Declaration, "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units" is amended to read: A. SALE OR RENTAL OF UNITS - Association to Have First Right of Refusal. ... Provided, however, each owner shall use such apartment as a private dwelling for himself or herself and his or her immediate family, and for no other purpose including business purposes. Therefore, the leasing of apartments to others as a regular practice, for business, speculative, investment, or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his or her apartment one time during the ownership of the apartment to a specified lessee. The provisions of this Amendment shall not apply to leases already reviewed and approved by the Association as of the effective date of this Amendment. However, this Amendment shall apply at the expiration of any such existing lease. ...

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

6. Special Provisions re Sale, Leasing, Mortgaging, or Other Alienation by certain Mortgagees and Developer, and the Management Firm: (a) An Institutional First Mortgage holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or mortgage said parcel, or occupy said parcel, without the prior written approval of the Board of Directors or Management Firm. The provisions of Section A. and B. No. 1-5, of this Article XI, shall apply to such Institutional First Mortgagee, or the Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as afore described in this paragraph. (b&c deleted)

Article XIII of the Declaration "Use and Occupancy" is amended to read:

The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests while he is residing, who may visit for a maximum of 30 days per year, and for no other purpose. Only the owner's adult children may occupy the unit in the owners absence, with prior approval of the Board of Directors. ...

No children under fifteen (15) years of age...

Housing for Older Persons: This Condominium shall be "housing for older persons," as such term is defined in the Federal Fair Housing Amendment Act of 1988. To demonstrate an intent by the Association to provide housing for persons fifty-five (55) years of age or older and inasmuch as this Association was designed as part of an adult community, it shall be required as of the effective date of this amendment that at least eighty (80) percent of the units must be occupied by at least one (1) person fifty-five (55) years of age or older per unit. This amendment shall include units under leasehold, if any. The Board, upon application and review, may grant exceptions to occupancy and allow a limited number of persons under the age of fifty-five (55) years to occupy units within the condominium when the Board finds undue hardship to the applicant. All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of age. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or is in any way subject to Federal laws on housing.

Article VII of the Declaration "METHOD of AMENDMENT DECLARATION" is amended to read:

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than fifty-one per cent (51%) of those present in person or proxy provided a quorum is present.

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