This instrument prepared by: Larry Z. Glickman, Esq. Sachs, Sax & Klein, P.A. 301 Yarnato Road, Suite 4150 Broa Raton, FL 33431

CERTIFICATE of AMENDMENT to
DECLARATION OF CONDOMINIUM
of
WINDSOR Q CONDOMINIUM
recorded at
OFFICIAL RECORDS BOOK 2036, PAGE 287 et seq.,
PALM BEACH COUNTY, FLORIDA

THIS CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF WINDSOR Q CONDOMINIUM is made this <u>Uff</u>day of March, 2000, by the President of United Civic Organization, Inc. ("UCO"), as follows:

WHEREAS, UCO is the authorized representative and agent for Windsor Q Condominium Association in Century Village, West Palm Beach, Florida ("Association") pursuant to that certain Authorization for Recreation Rents Arbitration and Negotiation, a true copy of which is attached hereto as Exhibit "A" and made a part hereof ("Authorization"); and

WHEREAS, pursuant to and as a part of the aforesaid arbitration and negotiation under the Authorization, issues of community-wide concern were addressed by UCO respecting rents, operation and management of recreational facilities, canals, lakes and the drainage system, including dams and water control devices, serving the entire Century Village, West Palm Beach, development; and

WHEREAS, in furtherance of settlement of the issues described above, Association has ratified and approved that certain Millennium UCO Amendment to Long Term Lease ("Millennium UCO Amendment"); and

WHEREAS, pursuant to the Authorization, Association has delegated to UCO the responsibility and authority to place the Millennium UCO Amendment in the Public Records, and UCO has caused the Millennium UCO Amendment to be recorded in the Public Records of Palm Beach County, Florida, at Official Records Book 11660, at Page 1550 et seq., on March 14, 2000, which Millennium UCO Amendment is incorporated herein by reference and made a part hereof; and

WHEREAS, also in furtherance of settlement of issues described above and concurrently with and as part of Association's ratification and approval of the Millennium UCO Amendment, Association has approved and adopted that certain Amendment to its Declaration of Condominium, the text of which Amendment is attached hereto as Exhibit "B" and made a part hereof ("Amendment"); and

WHEREAS, pursuant to the settlement, Association has delegated to UCO the responsibility and authority to ensure that the Amendment shown on Exhibit "B" be certified of record as notice to all current and future owners of condominium units in the WINDSOR Q Condominium, Century Village, West Palm Beach, of the contents of the Amendment;

**NOW THEREFORE**, In furtherance of the foregoing, the President of UCO hereby certifies as follows:

That Association has certified to UCO, pursuant to that certain Certificate of Notice of Amendment a true copy of which is attached hereto as Exhibit "C" and made a part hereof, that, at a meeting called in accordance with all the requirements of law and the provisions of its Declaration of Condominium, at which a quorum was present and acting throughout, the members of Association approved and adopted certain amendments to the condominium documents of Windsor Q Condominium, including but not limited to, the Amendment to the Declaration shown on Exhibit "B," using that certain Limited Proxy instrument, the form of which is attached hereto as Exhibit "D" and made a part hereof.

IN WITNESS WHEREOF, the undersigned have set his hand and seal on the date and year first above written.

United/Civic Ofganization, Inc.

**ICORPORATE SEALI** 

Kurt Weis

Title: President

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2 day of March, 2000, by Kurt Weiss as President of United Civic Organization, Inc., for and on behalf of said corporation, who is personally known to me OR—did produce the following identification:

gnature of Notary Public

AMy Commission CC838977

Print, type or stamp Commissioned Name Name

My Commission expires:

Philip Shapkin

Any Commission CC838976

Expires May 20, 2003

Windson & CONDOMINIUM ASSOCIATION at Century Village

# AUTHORIZATION FOR RECREATION RENTS ARBITRATION AND NEGOTIATION

COMES NOW the Windsel 6 Condominium Association at Century Village, West Palm Beach and hereby delegates and appoints the United Civic Organization (UCO), as our authorized representative and agent in all matters concerning the arbitration and negotiation of recreation rents pursuant to the UCO Unity Recreation Lease Amendments of 1987, and more specifically delegates to UCO the following responsibilities

1 Association does hereby authorize UCO to vote and otherwise appoint arbitrators under the 1987 UCO Unity Lease Amendment.

2. Association hereby delegates to UCO the authority and responsibilities of initiating and/or defending arbitration under the 1987 UCO Unity Lease Amendment, granting UCO the authority to retain legal counsel and expert witnesses. Association further delegates to UCO the responsibility of deciding all strategies and procedures of the arbitration, including the number of arbitrators and the appointment of arbitrators. Association hereby delegates to UCO the authority to negotiate and/or settle any and all claims in arbitration concerning recreation rents under the long term recreation lease provided.

3. It is the intent of the Association that one arbitration proceeding shall govern all

Associations who have adopted the 1987 UCO Unity Lease Amendment.

4. As declared in our earlier resolution we have pledged to UCO certain sums which will be this Association's sole financial obligation to UCO for purposes of funding negotiation and arbitration proceedings.

5. Any agreement arrived at as a result of negotiations will be brought before the Association

for ratification.

SO AGREED this 7 day of 1999

ATTEST

ATTEST

ATTEST

UNITED CIVIC ORGANIZATION

President

President

President

EXHIBIT A

COST

### **EXHIBIT "B"**

1. A new Article is hereby added to the Declaration of Condominium, at the end thereof, and is numbered sequentially, as follows:

Notwithstanding any other term herein to the contrary, Common Expenses as defined in this Declaration, shall include the cost and expense of maintaining and operating the canals, lakes and drainage system, including dams and water control devices, serving the entire Century Village, West Palm Beach development ("System"), even if certain elements of System are located off-site and not located within Century Village, West Palm Beach. United Civic Organization, Inc. ("UCO") is expressly authorized as agent of Association, in conjunction with similar authorization from other condominium associations in Century Village, West Palm Beach, to undertake the responsibility for maintenance of System, and the expense therefore shall be paid proportionately by Association with other condominium associations of Century Village, West Palm Beach to UCO.

New language is <u>double underlined</u>; deleted language is <del>struck</del> through.

## AMENDMENT TO THE RECREATION LEASE OF CONDOMINIUM

We hereby certify that at a meeting called in accordance with all the requirements of law and held on 11/19, 1999, the Membership of this Association in accordance with its bylaws has approved the Millennium UCO Amendment to the Long Term Lease, and at said meeting the Membership has approved the execution of the Millennium UCO Amendment by United Civic Organization, Inc. ("UCO") on behalf of this Association and in its stead and place.

By: Condominium Association, Inc.

By: Condominium Association, Inc.

President

Attest: Description Feld

Secretary V, P

STATE OF FLORIDA COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this day of fee.

1999, by ART President, and Sepulce 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 (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 (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:

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

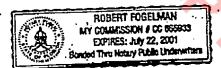


EXHIBIT \_\_\_\_

#### EXHIBIT "D"

## LIMITED PROXY/ WRITTEN AGREEMENT, JOINDER AND CONSENT

I/we are member(s) of the	CONDOMINIUM ASSOCIATION ("Association").
[please insert the name of your	association here]
I/we hereby appoint	
[please name an officer of Association. If left blank, tl	nen the Secretary of Association shall be proxyholder
as my/our proxy holder to attend the Special Meetin	
, 1999, atM., at and any adjournments or extensions of the Special Mee	
just as if I/we would if I/we were personally present a Meeting my/our proxyholder may sign any documents of personally signing them, and may separate Exhibits "A' recording, document storage, or any other purpose. My matters that come before the Special Meeting, except my below:	or certificates authenticating my/our vote as if I/we were and "B" from my/our executed proxy for purposes of v/our proxyholder may use his/her best judgment on all
I/WE WAIVE ANY NOTICE OF THE SPECIAL MEETING CONSENT AND AGREE, AS FOLLOWS (PLEASE CHE	
1. Should the Long Term Lease be amended as provide Lease, incorporated herein by reference and made a part Civic Organization, Inc. ("UCO") be authorized to exshould the Declaration of Condominium be amended as herein by reference and made a part hereof as Exhibit.	ecute the Amendment on behalf of Association; and provided in the Declaration Amendment incorporated
YES (approve Amendment and Declarate	tion Amendment)
NO (do not approve Amendment and I	Declaration Amendment)
•	
	Date:
SIGNATURE OF OWNER OR DESIGNATED VOTER	C
SIGNATURE OF OWNER	Unit Number
Notes:	<b>70</b> ,

- 1. IF YOUR UNIT HAS NO "DESIGNATED VOTER," THEN ALL OWNERS OF THE UNIT MUST SIGN.
- 2. YOU MAY REVOKE THIS PROXY ANY TIME BEFORE THE SPECIAL MEETING.
- 3. THIS PROXY IS VALID ONLY FOR THE SPECIAL MEETING AND ANY LAWFUL ADJOURNMENT. HOWEVER, IN NO EVENT IS THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE SPECIAL MEETING.
- 2. THIS LIMITED PROXY/WRITTEN AGREEMENT, JOINDER AND CONSENT IS MADE PURSUANT TO SECTION 718.112(2)(d)(4), FLA. STAT.