

This instrument was prepared by  
and should be returned to:  
Matthew Zifrony, Esq.  
Tripp Scott, P.A.  
110 S.E. 6th Street, 15th Floor  
Fort Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM  
OF NOVA GARDENS CONDOMINIUM**

**WE HEREBY CERTIFY THAT** the attached document amending the Declaration of Condominium of Nova Gardens Condominium, as recorded in Official Records Book 8129, commencing at Page 365 of the Public Records of Broward County, Florida, was duly adopted in the manner provided in the Condominium documents.

**IN WITNESS WHEREOF**, we have affixed our hand this 17 day of Sep 7, 2002, at \_\_\_\_\_, Broward County, Florida.

Witnesses:

Mildred G. Kearns  
Name: **Mildred Kearns**

Brenda M. Meklas  
Name: **Brenda M. Meklas**

Iomia Omar  
Name: **Iomia Omar**

Josephine Kontogiannis  
Name: **Josephine Kontogiannis**

NOVA GARDENS CONDOMINIUM  
ASSOCIATION, INC.

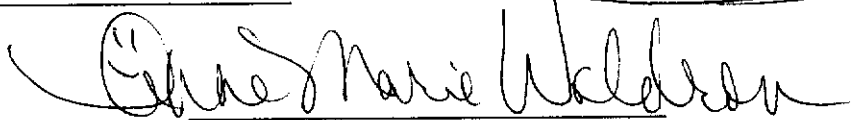
By: Anthony Pitrelli  
Name: **Anthony Pitrelli**  
Its: **President**

By: Florence Schernoff  
Name: **Florence Schernoff**  
Its: **Secretary**

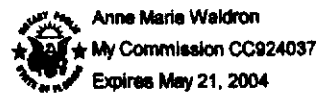
ACKNOWLEDGMENT

STATE OF FLORIDA                     )  
  ) ss:  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me this 20 day of September, 2002, by Anthony Pitrelli, as President of Nova Gardens Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation and who is personally known to me or who has produced \_\_\_\_\_ as identification.



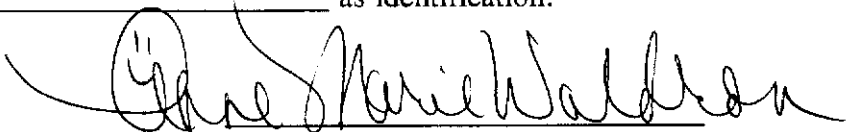
Notary Public, State of Florida  
Serial Number:  
My Commission Expires:



ACKNOWLEDGMENT

STATE OF FLORIDA                     )  
  ) ss:  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me this 20 day of September, 2002, by Florence Schernoff, as Secretary of Nova Gardens Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation and who is personally known to me or who has produced \_\_\_\_\_ as identification.



Notary Public, State of Florida  
Serial Number:  
My Commission Expires:



AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM  
OF NOVA GARDENS CONDOMINIUM

(Additions are indicated by underline; deletions by ~~strikethrough~~)

- **Article X. of the Declaration of Condominium is completely deleted and replaced with the following:**  
Substantial rewording of declaration.

X.

SCREENING

Any Unit Owner who receives a bona fide offer to purchase or otherwise transfer their Unit, which they intend to accept, shall give notice by certified mail, return receipt requested, to the Board of the receipt of such offer. Notwithstanding anything to the contrary contained in this Declaration, the Association shall have the right to disapprove a proposed sale or other transfer of a Unit for good cause without being obligated to provide a substitute purchaser or transferee. The Board shall consider the following factors as constituting good cause for such disapproval:

- (i) The transferee seeking approval has been convicted of or charged with (and they were not acquitted or the charges were never dropped) a felony involving: violence to persons or property; the sale, distribution or use of controlled substances; or a felony demonstrating dishonesty or moral turpitude.
- (ii) The transferee seeking approval has a negative record of financial responsibility, including, without limitation, prior bankruptcies, foreclosures or bad debts or the transferee does not appear to have adequate financial resources available to meet their obligations to the Association.
- (iii) The application for approval, on its face, indicates that the transferee seeking approval intends to conduct themselves in a manner inconsistent with the covenants and restrictions applicable to the Condominium Property. By way of example, but not limitation, a Unit Owner allowing a tenant to take possession of their Unit prior to approval by the Association, as provided for herein, shall create a presumption that the transferee intends to conduct themselves in a manner inconsistent with applicable covenants and restrictions.

- \_\_\_\_\_ (iv) The transferee seeking approval has a history of disruptive behavior or disregard for the rights and/or property of others as evidenced by their conduct in other social organizations or associations, or by their conduct in this Condominium as a tenant, Unit Owner or occupant of a Unit.
- \_\_\_\_\_ (v) The transferee seeking approval fails to provide the information, pay the fees or appear before the Board as required to process their application in a timely manner or the transferee seeking approval includes inaccurate or false information in their application.