

This instrument was prepared by
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Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM OF
WELLINGTON D CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Wellington D Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1931** at Page **194**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach for Wellington D Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **11019** at Page **755**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Wellington D Condominium Association, Inc.**, a Florida not-for-profit corporation, held **February 28, 2021**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration of Condominium is a true and correct copy of the amendment as amended by the membership.

**AMENDMENT TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
WELLINGTON D CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

**ARTICLE XI
PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR
MORTGAGING OF CONDOMINIUM UNITS**

B. MORTGAGE AND OTHER ALIENATION OF UNITS

1. Units may only be financed by institutional mortgagees. For purposes of this paragraph, the term "institutional mortgagee" means the owner and holder of a mortgage encumbering a Condominium unit which owner and holder of said mortgage is a bank, a life insurance company, a federal or state savings and loan association, a real estate or mortgage investment trust, a credit corporation having in excess of Fifty Million Dollars, a federal or state agency, the United States Department of Veterans Affairs, the Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, and similar agencies, their successors and assigns. Other entities and/or individuals are prohibited from financing units at Wellington D. The Association shall deny any sale or transfer of a Condominium unit if a non-institutional mortgagee will be holding the mortgage. Unit owners are prohibited from refinancing or taking out an equity line of credit on his or her unit with a non-institutional mortgagee. Notwithstanding the foregoing, reverse mortgages secured by a lien or other security interest in a Condominium unit are prohibited to be taken out on any Unit in this Condominium. Any reverse mortgage taken out on a Condominium Unit contrary to the foregoing prohibition will be subordinate to the liens of the Association and the Long-Term Lessor to the extent not prohibited by applicable law.

* * * * *

WITNESS my signature hereto this 11 day of March, 2021, at West Palm Beach, Palm Beach County, Florida.

WELLINGTON D CONDOMINIUM
ASSOCIATION, INC.

By: *Philip Rafael*
President

[Signature]
Witness
Rafael Bous
(PRINT NAME)

Attest *Laura Veloz*
Secretary

Domestic Guaranga
Witness
DOMESTIC GUARANGA
(PRINT NAME)

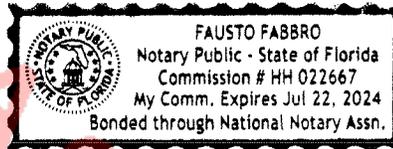
[Notary page to follow]

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of MARCH 2021, by and LEWORE VECROTT, as PRES, and Philip DePAUL, respectively, of **Wellington D Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced CV as identification and did take an oath.

Fausto Fabbro (Signature)

FAUSTO FABBRO (Print Name)
Notary Public, State of Florida at Large



NOTARIZED CERTIFIED COPY