

This Instrument Prepared By:  
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West Palm Beach, FL 33401



11/25/2003 10:42:05 20030732566  
OR BK 16235 PG 0772  
Palm Beach County, Florida

**AMENDMENT TO THE DECLARATION  
OF CONDOMINIUM AND BY-LAWS OF  
WELLINGTON H CONDOMINIUM**

As Recorded in Official Records Book 2151, Page 308  
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 10/1, 2003 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 H Condominium Association, Inc.

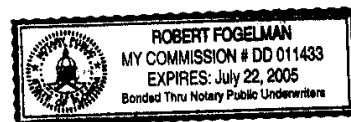
By: Stanley Babinhaus  
President  
Attest: Barrie Isaacs  
Secretary V.P.

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of OCTOBER, 2003, by Stanley Babinhaus President, and Barrie Isaacs, 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.

Robert Fogelman  
Notary Public  
ROBERT FOGELMAN  
Printed Notary Name  
My Commission Expires: 7-22-05

cv/form-amd.wpd



# **1999 UCO Model Document Exhibit to Amendment to the Declaration for Wellington H Condominium**

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

**1. Article IV of the Bylaws, "Directors" is hereby amended to Section 1. Election, Number, Term and Qualifications. The affairs of the Board of Directors composed of not less than five (5) and not more than 10 Directors as set forth in the Articles of Incorporation if applicable. The term of each Director's service shall be for one year commencing at the annual meeting of the members and, thereafter, until his successor is duly elected in the manner provided in Section 3 below. The Board members shall be elected at the annual meeting under alternate election procedures of Section 718.112 of the Condominium Act.**

**a. All unit owners wishing to run for the Board must submit a written notice of candidacy to the Secretary at least 14 days prior to the annual meeting:**

**b. At least 14 days prior to the annual meeting the Secretary shall distribute a notice of annual meeting and list the declared candidates for the board. Said notice shall be distributed to all unit owners and shall allow unit owners to vote by general proxy for the Board candidates. All proxies shall comply with Article II Section 4 of these Bylaws.**

**c. At the annual meeting further nominations for the Board may be received. The candidates receiving the highest number of votes for the Board vacancies shall be elected. For example, if seven persons run for the Board with five vacancies then unit owners shall elect five of the seven candidates receiving the most votes shall be elected.**

**d. An annual meeting to elect the Board may not proceed without the presence of a quorum consisting of 51% of the total voting interests in person and / or by proxy. If a quorum is not present at the meeting, the meeting may be adjourned not more than 60 days.**

**2. Article XI of the Declaration "Provisions Relating to Sale and Mortgage of Condominium Units" is amended to read: .....**

**The Board of Directors of the Association, within thirty (30) days after receipt of the required information as is required by the Board of Directors or Management, shall deliver a notice of sale of the unit, or by written notice to be delivered to the place designated by the unit owner in his notice), from the Board of Directors of the Association.**

.....

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

(a) An Institutional First Mortgage holding a mortgage on a Condominium the Lessor under the Long-Term Lease, upon becoming the owner of a Cond or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquire Institutional First Mortgage or the lien for common expenses, or the lien u sell, lease or otherwise transfer said unit, including the fee ownership ther occupy said parcel, without the prior written approval of the Board of I provisions of Section A. and B, No. 1-5, of this Article XI, shall apply to s the Management Firm, or the Lessor under the Long-Term Lease, or acqui paragraph. After judicial sale of a unit, or any interest therein, through fore sale and purchaser must still be approved by the Association or Managem recordable form, executed by two Officers of the Association or Mana purchaser.

**3. Article XIII of the Declaration "Use and Occupancy" is amended**

The owner of a unit shall occupy and use his apartment unit as a single fam the adult members of his family, and his social guests while he is residing, days per year, and for no other purpose. Therefore, the leasing of units to oth speculative, investment, or other similar purposes is not permitted. Only th the unit in the owners absence, with prior approval of the Board of Amendment shall not apply to leases already reviewed and approved by the of this Amendment. However, this Amendment shall apply at the expirati

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No children under fifteen (15) years of age shall be permitted to reside in any Condominium, except that children may be permitted to visit and temporar in excess of 30 days, in any calendar year.

**Housing for Older Persons:**

This Condominium shall be "housing for older persons," as such Housing Amendment Act of 1988.

To demonstrate an intent by the Association to provide housing for p older and inasmuch as this Association was designed as part of an adult com effective date of this amendment that at least eighty (80) percent of the unit

effective date of this amendment that at least eighty (80) percent of the units person fifty-five (55) years of age or older per unit. This amendment shall i

The Board, upon application and review, may grant exceptions to oc of persons under the age of fifty-five (55) years to occupy units within the undue hardship to the applicant.

All prospective owners, lessees or occupants shall be notified of thi age. This restriction and its enforcement is not an admission that the co interstate commerce or is in any way subject to Federal laws on housing.

**4. Article VII of the Declaration "METHOD of AMENDMENT read:**

This Declaration may be amended at any regular or special meeting of the called and convened in accordance with the By-Laws, by the affirmative vote than fifty-one per cent (51%) of those present in person or proxy provided