

**WILL CALL BOX 165**

This instrument prepared by:  
Edward Dicker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
1318 Australian Avenue So., Suite 400  
West Palm Beach, Florida 33409  
(561) 615-0123

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

**I HEREBY CERTIFY** that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the 1999 UCO Model Documents Century Village, West Palm Beach, Amended Declaration of Condominium. The original Amended Declaration of Condominium is recorded in Official Records Book 11019, Page 756 of the Public Records of Palm Beach County, Florida.

DATED this 9<sup>th</sup> day of November, 2008.

**BEDFORD B CONDOMINIUM ASSOCIATION  
OF CENTURY VILLAGE, WEST PALM  
BEACH, FLORIDA, INC.**

By: John Keating  
President

Attest: Shirley Mancine  
Secretary

(SEAL)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared John Keating the President and Shirley Mancine Secretary of Bedford B Condominium Association of Century Village, West Palm Beach, Florida, Inc., who produced Drivers License as identification or are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Bedford B Condominium Association of Century Village, West Palm Beach, Florida, Inc., with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 16<sup>th</sup> day of January, 2008.

Angela M Schmidt

Notary Public, State of Florida at Large  
My Commission Expires:



Angela Schmidt  
COMMISSION #DD660053  
EXPIRES: JULY 29, 2011  
www.AARONNOTARY.com

(SEAL)

233810112.01C

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

The original Amended Declaration of Condominium is recorded in Official Records Book 11019 at Page 756 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

---

**Article XI of the aforesaid Amended Declaration of Condominium shall be amended to read as follows:**

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

**A. SALE OR RENTAL OF UNITS - Association to Have First Right of Refusal.**

~~The sub-leasing or sub-renting of a unit owner's interest shall be subject to the same limitations as are applicable to the leasing or renting the unit prohibited.~~ The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease or Sub-Lease form to be used ~~shall be required~~. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated. Where a Corporate entity is the owner of a unit it ~~may~~ must designate the occupants of the unit as it desires, and for such period of time as it desires, ~~without~~ in compliance with the provisions of Section A of this Article XI. The foregoing shall not be deemed an assignment or sub-leasing of a unit, and shall be deemed to be in compliance with the provisions of the first paragraph of Article XIII of this Declaration.

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 leases.

262610112.01A

NOT A CERTIFIED COPY