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Exhibit 1

AMENDMENT

TO THE AMENDED DECLARATION OF CONDOMINIUM AND BYLAWS OF
WELLINGTON "K" CONDOMINIUM

As Recorded in Official Records Book 2108, Page 1003

and Amended in

Book 11019, Page 755 et seq.

Book 11266, Page 692 et seq.

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.

Article IV of the Bylaws, "DIRECTORS" is hereby amended as follows:

Section 1. ~~Election~~; Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of ~~not less than five (5) and not more than seven (7)~~ persons as provided in the Articles of Incorporation if applicable. The term of each Director's service shall extend until the next annual meeting of the members and thereafter, until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. Notwithstanding any other provision contained in these Bylaws, as amended, or in the Declaration of Condominium, as amended, all Directors shall be members of the Association. The Board members shall be elected by the unit owners at the annual meeting under alternate election procedures of Section 718.112 of the Condominium Act as follows:

a. ~~All unit owners wishing to run for the Board must submit a written request to the Secretary at least 30 days prior to the annual meeting.~~

b. ~~At least 14 days prior to the annual meeting the Secretary shall deliver to each unit owner the Notice of annual meeting and list the declared candidates for the board. Said notice shall include a general proxy form which will allow unit owners to vote by general proxy for the Board candidates and all other issues on the agenda. All proxies shall comply with Article II Section 4 of these Bylaws.~~

c. ~~At the annual meeting further nominations for the Board may be made from the floor. The candidates receiving the highest number of votes for the Board vacancies shall be elected to the Board for one year. As an example, if seven persons run for the Board with five vacancies then unit owners shall vote for only five persons. Those five persons out of the seven candidates receiving the most votes shall be elected.~~

d. ~~An annual meeting to elect the Board may not proceed without first establishing a quorum of at least 51% of the total voting interests in person and/or by proxy. If a quorum is not established the meeting may be adjourned not more than 60 days.~~

...

Section 5. "Disqualification and Resignation of Directors"

...

No member shall continue to serve on the Board should he be more than ~~thirty (30)~~ ninety (90) days delinquent in the payment of an assessment and said delinquency shall automatically constitute a resignation effective when such resignation is accepted by the Board of Directors.

Article X of the Bylaws, "AMENDMENTS TO THE BY-LAWS", is hereby amended as follows:

The By-Laws may be altered, amended or added to at any duly called meeting of ther unit owners,

provided: ...

- (1) Notice of all meetings shall contain a statement of the proposed Amendment.
- (2) The Amendment shall be approved by the affirmative vote of the voting members casting not less than fifty-one percent (51%) ~~two-thirds (2/3)~~ of those present in person or by proxy (provided a quorum is present); and ...

Article XIII of the Declaration "USE AND OCCUPANCY" is hereby amended as follows:

The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests, while he is residing, who may visit for 30 days per year, and for no other purpose.

...

No animals or pets of any kind shall be kept in any unit, or on any property of the Condominium, except:

1. specially trained dogs for handicapped residents who are hearing or sight impaired;
2. no more than one house cat (indoor only);
3. aquarium fish;
4. birds;

~~except with the written consent and subject to the Rules and Regulations adopted for the keeping of said pets, by the Board of Directors; provided that they are not kept, bred or maintained for any commercial purposes, and further provided that such house pets causing or creating a nuisance or unreasonable disturbance, shall be permanently removed from the property subject to these restrictions, upon three (3) days written notice from the Board of Directors of the Association.~~

We hereby certify that this amendment was approved by in excess of 51% of those present in person or represented by proxy (a quorum being present) at a duly called meeting on SEPTEMBER 25, 2009.

Wellington "K" Condominium Association, Inc.

By: [Signature], President

Attest: [Signature], Co-President

STATE OF FLORIDA)

COUNTY OF PALM BEACH)



The foregoing instrument was acknowledged before me this 25 day of Sept., 2009, by Michael Rayber, President, and George Franklin, Secretary. Both are personally known 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.

Mary E. Patrick, Notary Public

MARY E. PATRICK Printed Notary Name

My Commission Expires: _____

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Mary E. Patrick
Commission # DD564033
Expires: JULY 08, 2010
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