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September 8, 2022

Belfort Condominium Q Association, Inc.
Attn: Clifford Schissel
9487 N Belfort Circle
Tamarac FL 33321

**RE: Recorded Certificate of Amendment to the Declaration of Condominium
of Belfort Condominium "Q" Association, Inc. #118390014**

Dear Members of the Board:

Enclosed is the recorded Certificate of Amendment to the Declaration of Condominium of Belfort Condominium "Q" Association, Inc., as well as the recorded amendment which you indicated was approved in accordance with the governing documents. Please keep this original document in a safe place as part of the Official Records of the Association.

If we may be of further assistance, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Andrew B. Black', written over a horizontal line.

ANDREW B. BLACK

ABB/cg
Enclosures

This instrument was prepared by:
KAYE BENDER REMBAUM, P.L.
Nicole E. Halpryn, Esq.
1200 Park Central Boulevard South
Pompano Beach, Florida 33064

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
BELFORT CONDOMINIUM "Q"**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Belfort Condominium "Q", as described in Official Records Book 14089 at Page 464 of the Public Records of Broward County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 8th day of September, 2022, at _____, Broward County, Florida.

WITNESS 1:

[Signature]
(Sign)

Kathryn Acuedo
(Print)

WITNESS 2:

[Signature]
(Sign)

Shaniece Bernick
(Print)

Belfort Condominium Q Association, Inc.

By: [Signature] President

Print: Charles Schissel

Attest: [Signature] Secretary

Print: Wilson A Mojica

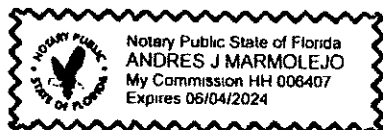
STATE OF FLORIDA :
: SS
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 8th day of September, 2022, by Charles Schissel as President and Wilson Mojica as Secretary of Belfort Condominium Q Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced as identification and did take an oath.

My Commission Expires:

BY:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
Andres Marmolejo
Printed Name of Notary Public



AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF BELFORT CONDOMINIUM "Q"

(additions indicated by underlining, deletions by "----",
and unaffected language by "...")

17.8 Leases. [a] Notwithstanding anything to the contrary contained in this Declaration, as of the effective date of this amendment, the leasing of Units is prohibited, and no Unit may be leased or offered for lease. In the event a Unit is leased as of the effective date of this amendment, and provided the Association has a copy of the approved lease agreement in its files on the effective date of this amendment, such lease may continue for the duration of the existing approved lease term, as well as any renewal of the previously approved lease, so long as the Unit is continuously occupied by the same approved tenant(s). Upon the termination of that lease (or the termination of any renewal of the previously approved lease), the Unit shall not be permitted to be leased. Notwithstanding anything to the contrary contained herein, this prohibition against leasing shall not apply to: (i) any Unit owned by the Association; or (ii) any Unit whose ownership was acquired by way of devise or inheritance. All remaining references in this Declaration concerning the ability to lease or sublease, including, without limitation, those references within Subsections (b) and (c) of Article 17 below and the lease provisions within Article 18 of this Declaration, shall only apply to Units whose ownership was acquired by way of devise or inheritance, as all other leasing of Units shall be prohibited as set forth herein.

[b] ~~No portion of Unit (other than an entire Unit) may be rented. Effective upon the recording of this amendment, no lease shall be approved during the first two (2) years of ownership of the Unit, beginning from the date title is recorded in the name of the Unit Owner. A Unit whose ownership is transferred by way of inheritance is exempt from this restriction until such time as ownership is subsequently transferred by sale, gifting, or any other conveyance. No transient use of the Units shall be authorized, including but not limited to, temporary leasing through AirBNB or other third party service or entity. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles and By-Laws of the Association, applicable rules and regulations or other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Association.~~

[c] Any person over the age of 18, residing in or occupying a Unit, with or without the Unit Owner in residence, for more than thirty (30) days in any 365 day period, shall be deemed a tenant, regardless of whether rent was paid, and must be screened and approved by the Association as detailed in this Section and Section 18. No Unit shall be occupied by any person, without the Owner in residence, except for an approved owner or tenant, or the immediate family of an approved owner or tenant, unless authorized by the Association in writing. Leasing of Units shall be subject to the prior written approval of the Association and the Association may reject the leasing of any Unit on reasonable grounds as detailed in Section 18 hereof. No lease shall be approved for a term of less than one (1) year. Only one lease shall be permitted within a

365 day period, which 365 day period shall be deemed to commence on the date of the lease. Unit Owners wishing to lease their Units shall be required to place in escrow with the Association a security deposit, in the maximum amount allowed by Florida law, which may be used by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The Unit Owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. Any balance remaining in the escrow account, less an administrative charge determined by the Association, shall be returned to the Unit Owner within ninety (90) days after the tenant and all subsequent tenants permanently move out. Any Owner who does not reside within Florida, and is approved to lease his/her Unit, must retain a local, licensed management company to handle the property and any issue that may arise. Furthermore, all Owners of leased Units must maintain a current home service policy on all appliances, including but not limited to, Water Heater, and HVAC system to reduce incident of flooding and damage to the Common Elements and neighboring Units. All leases shall also comply with and be subject to the provisions of Section 18 hereof.

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