

John GRAGG  
52 Camden C  
WPB 71

CFN 20040555259  
OR BK 17574 PG 1201  
RECORDED 09/30/2004 11:36:57  
Palm Beach County, Florida  
Dorothy H Wilken, Clerk of Court

33417

Amendment  
to the  
Declaration of Condominium  
of

CAMDEN C

As Recorded in Official Records,  
Palm Beach County, Florida:  
12552 1598  
Book \_\_\_\_\_, Page \_\_\_\_\_

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 XI of the Declaration of Condominium is amended as follows:

XI.  
Provisions Relating to Sale or Rental or Other  
Alienation or Mortgaging of Condominium Units

No lease of any unit shall be less than six (6) months and no unit may be leased more than once in a twelve (12) month period. 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.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess 75% vote of the membership or 51% of those present in person or represented by proxy (a quorum being present) at a duly called meeting on FEB 2, 2001, 199\_\_\_\_ and does not affect the interests of the lessor of the long-term recreational lease.

Declaration was approved by in excess 75% vote of the membership or 51% of those present in person or represented by proxy (a quorum being present) at a duly called meeting on Feb 2 2001, 199\_\_\_\_ and does not affect the interests of the lessor of the long-term recreational lease.

CAMDEN C

By: Marie Cheavard

President

Attest: Madalene Krasinski, Secretary

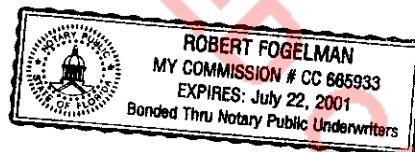
STATE OF FLORIDA :  
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 26<sup>th</sup> day of APRIL, 2001, 199\_\_\_\_, personally appeared MARIE CHEAVARD and MADALENE KRASINSKI, to me known to be the President and Secretary, respectively of CAMDEN C, who being by me first duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument as such President and Secretary, and that said instrument is the free act and deed of said ASSOCIATION.

Robert Fogelman

Notary Public

ROBERT FOGELMAN  
My Commission Expires: 7-22-01



State of Florida at Large

Amendment to the  
Declaration of

CAMDEN C Association

As Recorded in ORB \_\_\_, Page \_\_\_ Official Records of Palm Beach County, Florida:

As used herein (unless substantially reworded) the following shall apply:

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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 XI of the Declaration of Condominium entitled "Provisions Relating to Sale or Rental or Other Alienation or Mortgaging of Condominium Units B. Mortgage and Other Alienation of Units" is amended as follows:

2. No After judicial sale of a unit, ~~nor or~~ any interest therein, ~~through foreclosure or other judicial process, shall be valid unless:~~ (a) The sale is to a ~~and~~ purchaser must still be approved by the Association or Management Firm, which approval shall be in recordable form, executed by two Officers of the Association or Management Firm, and delivered to the purchaser. or, (b) The sale is a result of a public sale with open bidding.

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

(a) An Institutional First Mortgage holding a mortgage on a Condominium parcel, or the Management Firm, or the Lessor under the Long-Term Lease, upon becoming the owner of a Condominium parcel through foreclosure, or by Deed in Lieu of Foreclosure, or whomsoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for common expenses, or the lien under the Long-Term Lease, shall have the unqualified right to may not sell, lease or otherwise transfer said unit, including the fee ownership thereof, and/or to mortgage said parcel, or occupy said parcel, without prior ~~offer to the Board of Directors of the Association or Management Firm, and without the prior written approval of the said Board of Directors or Management Firm.~~ The provisions of Section A. and B., No. 1-5, of this Article XI, shall be inapplicable apply to such Institutional First Mortgagee, or the Management Firm, or the Lessor under the Long-Term Lease, or acquirer of title, as aforescribed in this paragraph.

(b) and (c) Deleted in their Entirety.

THE UNDERSIGNED HEREBY CERTIFIES that the above amendment does not affect the interests of the lessor of the long-term recreation lease and that said amendment was duly and properly presented to the unit owners of this Condominium at a duly called meeting on Feb 2, 01 wherein in excess of 75% vote of the total membership or 51% of the total membership was present in person or proxy with a quorum present, and voted to approve said amendment.

C A M D E N C

CONDOMINIUM ASSOCIATION, INC.

By: Marie Chiavaro

President

Attest: Madalene Krasinska

Secretary

(CORPORATE SEAL)

STATE OF FLORIDA: )  
COUNTY OF PALM BEACH: )

BEFORE ME, the undersigned authority, this 26<sup>th</sup> day of APRIL, 2001, personally appeared MARIE CHIAVARO and MADALENE K. KASINSKA,

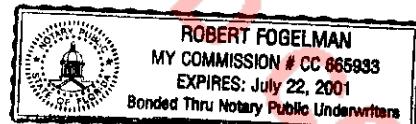
me known to be the President and Secretary, respectively, of C A M D E N C, CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not-for-profit, who being by me first duly cautioned and sworn upon oath, have acknowledged that they have executed this instrument as such President and Secretary and that said instrument is the free act and deed of said ASSOCIATION.

Witness my hand and seal this 26<sup>th</sup> day of APRIL, 1992, 2001

Robert Fogelman

ROBERT FOGELMAN Notary Public  
State of Florida at Large

My Commission Expires: 7-22-01



Amendment  
to the  
Declaration of Condominium  
of

CAMDEN C

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Palm Beach County, Florida:

Book \_\_\_\_\_, Page \_\_\_\_\_

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Article XI of the Declaration of Condominium is amended as follows:

VII.

METHOD OF AMENDMENT DECLARATION

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than ~~three-fourths (3/4ths)~~ ~~fifty-one per cent (51%)~~ of the total vote of the members of the Association, ~~those present in person or proxy provided a quorum is present.~~

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess 75% vote of the membership present or by proxy (a quorum being present) at a duly called meeting on Feb 2, 2001, 199 and does not affect the interests of the lessor of the long-term recreational lease.

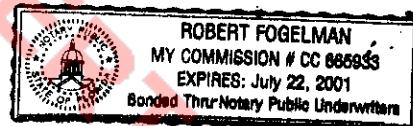
By: Marie Chiavaro President  
Attest: Madelene Krasinski Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

BEFORE ME, the undersigned authority, this 26<sup>th</sup> day of  
APRIL, 2001, 2001, personally appeared MARIE CHIAVARO  
and MADALENE KRASINSKI, to me known to be the President and  
Secretary, respectively of CAMDEN C who  
being by me first duly cautioned and sworn upon oath, have  
acknowledged before me that they have executed his instrument as  
such President and Secretary, and that said instrument is the free  
act and deed of said ASSOCIATION.

State of Florida at Large

Robert Fogelman  
Notary Public  
ROBERT FOGELMAN  
My Commission Expires: 7/22/01



Amendment  
to the  
Declaration of Condominium  
of

~~10~~ CAMDEN C Association

As Recorded in Official Records,  
Palm Beach County, Florida:

Book \_\_\_\_\_, Page \_\_\_\_\_

As used herein (unless substantially reworded) the following shall apply:

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remains intact to the point where the next typewritten material appears.

Article XIII., entitled "Use and Occupancy", of the Declaration of Condominium is amended as follows:

...

No children under fifteen (15) years of age shall be permitted to reside in any of the units or rooms thereof in this Condominium, except that children may be permitted to visit and temporarily reside for reasonable periods, not in excess of 30 days, in any calendar year.

Housing for Older Persons:

This Condominium shall be "housing for older persons", as such term is defined in the Federal Fair Housing Amendment Act of 1988.

To demonstrate an intent by the Association to provide housing for persons fifty-five (55) years of age or older and inasmuch as this Association was designed as part of an adult community it shall be required, as of the effective date of this amendment, that at least eighty (80) percent of the units must be occupied by at least one (1) person fifty-five (55) years of age or older per unit. This amendment shall include units under leasehold, if any.

The Board, upon application and review, may grant exceptions to occupancy and allow a limited number of persons under the age of fifty-five (55) years to occupy units within the condominium when the Board finds undue hardship to the applicant.

All prospective owners, lessees or occupants shall be notified of this restriction and must show proof of use. This restriction and its enforcement is not an admission that the condominium in any way engages in interstate commerce or is in any way subject to Federal laws on housing.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess of 75% vote of the membership or by 51% of those members present in person or represented by proxy (a quorum being present) at a duly called meeting on Feb 2, 01 and does not affect the interests of the lessor of the long-term recreational lease.

CAMDEN C

CONDOMINIUM ASSOCIATION, INC.

By: Marie Chiavaro President

- Attest: Madalene Krasinski Secretary

STATE OF FLORIDA :  
COUNTY OF PALM BEACH

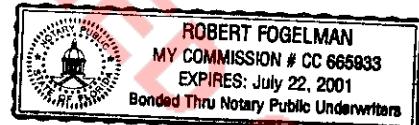
BEFORE ME, the undersigned authority, this 26<sup>th</sup> day of APRIL, 2001, personally appeared  
MARIE CHIAVARO and MADALENE KRASINSKI, to me known to be the President and

Secretary, respectively of CAMDEN C, who being by me first duly cautioned and sworn upon oath, have acknowledged before me that they have executed this instrument as such President and Secretary, and that said instrument is the free act and deed of said ASSOCIATION.

Robert Fogelman  
ROBERT FOGELMAN Notary Public  
State of Florida at Large

My Commission Expires:

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Article XIII of the Declaration of Condominium is amended as follows:

XIII.  
Use and Occupancy

• • •

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, who may visit for a maximum of 30 days per year, and for no other purpose.

WE HEREBY CERTIFY that the attached amendment to the Declaration was approved by in excess 75% vote of the membership or 51% of those present in person or represented by proxy (a quorum being present) at a duly called meeting on Feb. 28, 2001 and does not affect the interests of the lessor of the long-term recreational lease.

Amendment to the Declaration of  
Camden C Association

As Recorded in ORB  
Florida

Page

Official Records of Palm Beach County,

As used herein (unless substantially reworded) the following shall apply:

Article XIII of the Declaration Of Condominium entitled "Use and Occupancy" is  
amended as follows:

**ARTICLE XIII USE AND OCCUPANCY**

**SUBJECT: ANIMALS**

The following animals or pets will be permitted in any unit under the rules set down  
by the Association.

1---FISH (tropical or goldfish as pets)

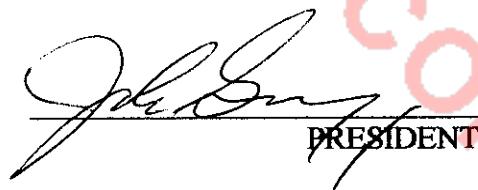
2---BIRDS (inside only)

3---CATS (cats must be neutered or spayed and must be kept indoors at all times)

The animals or pets listed may be kept in any unit with the understanding that any animal  
of pet that causes a disturbance or does not comply with Article XIII for the keeping of  
said pets must be permanently removed from the property upon 3 days written notice  
from the Board of Directors.

The undersigned hereby certifies that the above amendment to the Declaration was  
approved by a vote of the Board of Directors with a quorum being present at a duly called  
meeting on April 29, 2004, and does not affect the interest of the lessor of the long-term  
recreational lease.

CAMDEN C ASSOCIATION

  
John S. Gandy  
PRESIDENT

  
Madalene Krasinski  
SECRETARY