

Mark D. Friedman, Esq.
Shareholder
Board Certified Specialist, Condominium and
Planned Development Law
Phone: (561) 820-2868 Fax: (561) 832-8987
mfriedman@beckerlawyers.com

Becker

625 N. Flagler Drive
7th Floor
West Palm Beach, Florida 33401

April 13, 2022

ATTORNEY/CLIENT WORK PRODUCT
PRIVILEGED AND CONFIDENTIAL

SENT VIA E-MAIL TO: jayseabari@yahoo.com
AND REGULAR U.S. MAIL

Board of Directors
Canterbury B Condominium Association, Inc.
c/o Johanna Careccia, Secretary
39 Canterbury B
West Palm Beach, FL 33417-6839

Re: Recorded Certificate of Amendment

Dear Board Members:

Enclosed please find the recorded Certificate of Amendment to record the amendment to the Amended Declaration of Condominium passed on March 11, 2022, which was recorded in the Public Records of Palm Beach County on **April 1, 2022**, in **Official Record Book 33439 at Page 41**, and which is effective as of the date of recording. You will note that there are two (2) copies of the document; the original with hand-stamped recording information, and a copy with the recording information printed on it which was obtained when it was electronically recorded. Please keep all of these documents with the official records of the Association. We have retained copies for our file.

Please do not hesitate to contact this office with any questions you may have.

Very truly yours,



Mark D. Friedman
For the Firm

MDF/ebd
Enclosures

This document was e-recorded by:
Becker & Poliakoff, P.A.
625 N. Flagler Drive, 7th Floor
West Palm Beach, FL 33401
ID: #20220143058
DATE: 04/1/2022

ORBK 33439 Pg 41
Pgs 0041-0043; (3 Pgs)

This instrument was prepared by:
Mark D. Friedman, Esq.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
AMENDED DECLARATION OF CONDOMINIUM FOR
CANTERBURY B CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Canterbury B Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **1996** at Page **1767**; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach Amended Declaration of Condominium for Canterbury B Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **11019** at Page **755**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Canterbury B Condominium Association, Inc.**, a Florida not-for-profit corporation, held **March 5, 2022**, recessed to and reconvened on **March 11, 2022**, the aforementioned Amended Declaration of Condominium was amended pursuant to the provisions of said Amended Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Amended Declaration of Condominium are a true and correct copy of the amendments as amended by the membership.

**AMENDMENTS TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
CANTERBURY B CONDOMINIUM**

(Additions shown by underlining,
deletions shown by strikeout)

XI

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.

* * *

No unit owner acquiring title after the effective date of this amendment may lease or rent his or her unit for a period of twelve (12) consecutive months from the date title is acquired. This twelve (12) month period shall run from the date of recording of any instrument transferring any ownership interest in title to the unit, except for transfers to add members of the unit owner's immediate family (defined for the purposes of this paragraph as a spouse, parents, or children) as titleholders with the unit owner, or to a trust where such transfers were undertaken for the purpose of estate planning (the foregoing does not include Land Trusts). This restriction shall not apply to units acquired by the Association or the Long Term Lessor (its successors and assigns) while the units are owned by the Association. If at the time of transfer of any interest in title a unit is already leased or rented pursuant to a lease or rental agreement entered into by the previous owner, the aforementioned twelve (12) consecutive month period during which the unit may not be leased or rented shall commence upon the expiration of the current term of the existing lease or rental agreement which may not be renewed or extended.

B. MORTGAGE AND OTHER ALIENATION OF UNITS

* * *

4. The foregoing provisions of this Article XI shall not apply to transfers by a unit owner to any member of his immediate family (viz: spouse, children or parents). No person or permitted entity (other than the Association, the Long-Term Lessor, or a Mortgagee taking title by foreclosure or deed in lieu of foreclosure) may own or have any ownership interest, directly or indirectly, jointly or individually, in more than two (2) units in the Condominium operated by the Association including, without limitation, individually, jointly or through his or her spouse, roommate, family member, a "straw man", or otherwise, or a corporate entity as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any ownership interest in or to a unit. Such additional transfers shall be considered void. The foregoing shall not be deemed to allow for business entity ownership if prohibited elsewhere in this Declaration.

* * * * *

[Signature page to follow]

WITNESS my signature hereto this 23 day of March, 2022, at West Palm Beach, Palm Beach County, Florida.

**CANTERBURY B CONDOMINIUM
ASSOCIATION, INC.**

Adrene King
Witness
(PRINT NAME)

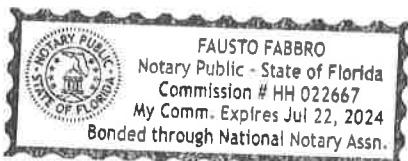
By: King
President

Charley M. Speranza
Witness
Carolyn M. SPERANZA
(PRINT NAME)

Attest Johnson Calleoca
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of March 2022, by Charley Calleoca and Adrene King, as PRES and SEC, respectively, of **Canterbury B Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced CV as identification and did take an oath.



Fausto Fabbro (Signature)

Fausto Fabbro (Print Name)
Notary Public, State of Florida at Large

This instrument was prepared by:
Mark D. Friedman, Esq.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
AMENDED DECLARATION OF CONDOMINIUM FOR
CANTERBURY B CONDOMINIUM**

WHEREAS, the **Declaration of Condominium for Canterbury B Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 1996 at Page 1767; and

WHEREAS, the **1999 UCO Model Documents Century Village, West Palm Beach Amended Declaration of Condominium for Canterbury B Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 11019 at Page 755; and

WHEREAS, at a duly called and noticed meeting of the membership of **Canterbury B Condominium Association, Inc.**, a Florida not-for-profit corporation, held **March 5, 2022**, recessed to and reconvened on **March 11, 2022**, the aforementioned Amended Declaration of Condominium was amended pursuant to the provisions of said Amended Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Amended Declaration of Condominium are a true and correct copy of the amendments as amended by the membership.

**AMENDMENTS TO THE
1999 UCO MODEL DOCUMENTS
CENTURY VILLAGE, WEST PALM BEACH
AMENDED DECLARATION OF CONDOMINIUM FOR
CANTERBURY B CONDOMINIUM**

(Additions shown by underlining,
deletions shown by strikeout)

XI

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.

No unit owner acquiring title after the effective date of this amendment may lease or rent his or her unit for a period of twelve (12) consecutive months from the date title is acquired. This twelve (12) month period shall run from the date of recording of any instrument transferring any ownership interest in title to the unit, except for transfers to add members of the unit owner's immediate family (defined for the purposes of this paragraph as a spouse, parents, or children) as titleholders with the unit owner, or to a trust where such transfers were undertaken for the purpose of estate planning (the foregoing does not include Land Trusts). This restriction shall not apply to units acquired by the Association or the Long Term Lessor (its successors and assigns) while the units are owned by the Association. If at the time of transfer of any interest in title a unit is already leased or rented pursuant to a lease or rental agreement entered into by the previous owner, the aforementioned twelve (12) consecutive month period during which the unit may not be leased or rented shall commence upon the expiration of the current term of the existing lease or rental agreement which may not be renewed or extended.

B. MORTGAGE AND OTHER ALIENATION OF UNITS

4. The foregoing provisions of this Article XI shall not apply to transfers by a unit owner to any member of his immediate family (viz: spouse, children or parents). No person or permitted entity (other than the Association, the Long-Term Lessor, or a Mortgagee taking title by foreclosure or deed in lieu of foreclosure) may own or have any ownership interest, directly or indirectly, jointly or individually, in more than two (2) units in the Condominium operated by the Association including, without limitation, individually, jointly or through his or her spouse, roommate, family member, a "straw man", or otherwise, or a corporate entity as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any ownership interest in or to a unit. Such additional transfers shall be considered void. The foregoing shall not be deemed to allow for business entity ownership if prohibited elsewhere in this Declaration.

* * * * *

[Signature page to follow]

WITNESS my signature hereto this 23 day of March, 2022, at West Palm Beach, Palm Beach County, Florida.

**CANTERBURY B CONDOMINIUM
ASSOCIATION, INC.**

Adrene King
Witness Adrene King
(PRINT NAME)

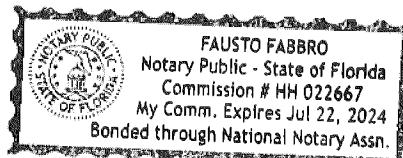
By: Kirkland
President

Barbara A. Speranza
Witness Barbara A. SPERANZA
(PRINT NAME)

Attest Adrienne Coluccia
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of March 2022, by Edward Chaeckin and Barb Varen, as PRES and Sec, respectively, of **Canterbury B Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced CV as identification and did take an oath.



Fausto Fabbro (Signature)
FAUSTO FABBRO (Print Name)
Notary Public, State of Florida at Large