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Palm Beach County, Florida  
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This Instrument Prepared by  
and PLEASE RETURN TO:

Tanique G. Lee, Esq.  
Gelfand & Arpe, P.A.  
WILL CALL BOX 58  
1555 Palm Beach Lakes Blvd.  
Suite 1220  
West Palm Beach, Florida 33401-2329  
  
(561) 655-6224

**FOURTEENTH CERTIFICATE OF AMENDMENT TO THE  
BY-LAWS OF SUNFLOWER CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED of SUNFLOWER CONDOMINIUM ASSOCIATION, INC., whose mailing address is 7200 NW 2<sup>nd</sup> Avenue, Unit #175, Boca Raton, FL 33487 certifies that the By-Laws of Sunflower Condominium Association, Inc. have been amended as set forth in Exhibit "A," attached hereto. The By-Laws are attached as an Exhibit to the Declaration of Condominium for Sunflower recorded in Official Records Book 2614 at Page 1404 of the Public Records of Palm Beach County, Florida.

Written consent for the amendment has been given in accordance with the provisions of §617.0701(4) Fla. Stat. (2013).

The undersigned further certify that pursuant to Article 12.4.1 of the Declaration of Condominium for Sunflower Condominium as amended by an instrument recorded May 15, 1979 in Official Records Book 3059 at Page 0271 of the Public Records of Palm Beach County, Florida that sixty-six and two-third percent or more of the unit owners entitled to vote voted in favor of the amendment.

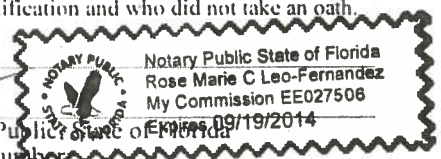
Dated this 25 day of MARCH, 2014.

Witnessed by:  
Signature here: Shirley Chiri  
Print name here: Shirley Chiri  
Signature here: Frances Surdi  
Print name here: FRANCES SURDI  
Signature here: Anne Carbone  
Print name here: ANNE CARBONE  
Signature here: Joseph E. Warner  
Print name here: Joseph E. Warner  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

Sunflower Condominium Association, Inc.  
By: Mary Geiser  
Mary Geiser, President  
  
By: Rose Kane, Sec.  
Rose Kane, Secretary

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2014, by Mary Geiser and Rose Kane, the President and Secretary, respectively of Sunflower Condominium Association, Inc., who are personally known to me or who have produced \_\_\_\_\_ as identification and who did not take an oath.

Signature here: \_\_\_\_\_  
Print name here: \_\_\_\_\_



Notary Public, State of Florida  
Serial Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
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**EXHIBIT "A"**  
**TO THE FOURTEENTH CERTIFICATE OF AMENDMENT**  
**TO THE**  
**BY-LAWS OF SUNFLOWER CONDOMINIUM ASSOCIATION, INC.**

By-Law Article "54.3" entitled "Leasing" of the By-Laws of Sunflower Condominium Association, Inc. an Exhibit to the Declaration of Condominium of Sunflower, a Condominium, has been amended as follows (the language added is underlined; the language deleted is ~~struck-out~~):

54.3 Leasing. In the event any ~~u~~Unit ~~o~~Owner wishes to lease the Owner's Unit, the Association shall have the option to lease said Condominium ~~u~~Unit upon the same conditions that are offered by the Unit Owner to a third person.

(a) Waiting Period.

(i) A Unit Owner may not lease the Owner's Unit during the first twelve (12) months of ownership, if the Unit Owner's interest in the Condominium Unit was acquired on or before the effective date of the twenty-four month restriction stated below. Thereafter, a Unit Owner may lease the Owner's Unit in accordance with the restrictions set forth in the Declaration or these By-Laws as supplemented by the Association's Rules and Regulations. However, if a Condominium Unit's transfer of title is sold subject to a lease, either the lessee must vacate within thirty (30) days of the sale transfer of title, or the lessee may continue to lease the Condominium uUnit for the unexpired term of the lease, in which case, the above-described twelve (12) month lease restriction ~~runs~~ commences from the expiration date of such lease. After the twelve month no lease period, a Unit Owner may lease the Owner's Unit in accordance with the other restrictions set forth in the Declaration or these By-Laws as supplemented by the Association's Rules and Regulations.

(ii) A Unit Owner may not lease the Owner's Unit during the first twenty-four months of ownership, if the Unit Owner's interest in the Condominium Unit was acquired after the effective date of this restriction. However, if a Condominium Unit's transfer of title is subject to a lease, either the lessee must vacate within thirty days of the transfer of title, or the lessee may continue to lease the Condominium Unit for the unexpired term of the lease, in which case, the above-described twenty-four month lease restriction commences from the expiration date of such lease. After the twenty-four month no lease period, a Unit Owner may lease the Owner's Unit in accordance with the other restrictions set forth in the Declaration or these By-Laws as supplemented by the Association's Rules and Regulations.

(iii) The twelve month and twenty-four month waiting period lease restrictions stated above shall not apply to a Condominium Unit:

(1) Whose Owner obtained title to the Condominium Unit by inheritance or devise and the transferee Owner was either: (a) the grandparent, parent, child, grandchild, sibling, aunt or uncle of the transferor; or, (b) an individual who resided in the Condominium Unit with the immediate prior Owner for a period no less than one year immediately before Owner's death; or,

(2) Owned by the Association or an entity formed or controlled by the Association.

(b) Term. No lease or tenancy shall be made except for a minimum period of three ~~(3)~~ months or a maximum period of twelve ~~(12)~~ months. No more than one lease or tenancy shall commence in any twelve month period.

(c) Compliance. No lease or tenancy shall be made unless the lease agreement provides, and if the agreement does not, then the agreement shall be deemed to provide, that the corporation is authorized to act as the Unit Owner's agent to compel compliance by lessee(s) and/or their guests and invitees with all terms, provisions, conditions and covenants of the Declaration of Condominium, as amended, its supportive exhibits, the Condominium Act, and the Rules and Regulations of the Association as adopted from time to time by the Board of Directors.

(d) Entire Condominium Unit. After approval as herein set forth, entire Condominium ~~u~~Units may be rented provided occupancy is only by the approved lessee(s) and the lessee's family and guests. No individual rooms may be rented and no transient tenants may be accommodated; however, any owner may rent to up to one roommate every twelve months which roommate is subject to screening and approval as provided in this Article for tenants and sub-tenants. No Condominium ~~u~~Unit may be sub-leased or assigned.

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