

This instrument prepared by:  
Laurie G. Manoff, Esquire  
**STOLOFF & MANOFF, P.A.**  
2090 Palm Beach Lakes Blvd., Suite 502  
West Palm Beach, Florida 33409  
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE 1999 UCO MODEL DOCUMENTS:  
MASTER DECLARATION OF CONDOMINIUM OF WINDSOR M CONDOMINIUM**

I HEREBY CERTIFY that the Amendment attached as Exhibit "A" to this Certificate was duly adopted as an amendment to the 1999 UCO Model Documents Master Declaration of Condominium of Windsor M Condominium. The Original Declaration of Condominium of Windsor M Condominium was recorded in Official Records Book 2012 at Page 248 of the Public Records of Palm Beach County, Florida. The original 1999 UCO Model Documents Master Declaration of Condominium was recorded in Official Records Book 11019, Page 755 of the Public Records of Palm Beach County, Florida.

DATED this 4<sup>th</sup> day of November, 2025.

WITNESSES:

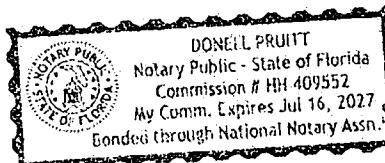
WINDSOR M CONDOMINIUM  
ASSOCIATION, INC.

Laurie G. Manoff  
Signature  
Gwendolyn Gornick  
Print Name  
287 Windsor M  
Address  
Caronnes Colmanares  
Signature  
Caronnes Colmanares  
Print Name  
299 Windsor M.  
Address WPB. FL 33417

By: Esther Nelson, President  
Lucy Davidson, Secretary

STATE OF FLORIDA  
)  
COUNTY OF PALM BEACH  
)  
)  
)

The foregoing instrument was acknowledged before me this 4 day of Nov 2025 by Esther Nelson, as President, and Lucy Davidson, as Secretary of Windsor M Condominium Association, Inc. who are Personally Known X or Produced Identification       . Type of Identification Produced       



NOTARY PUBLIC (SEAL)

Print DONELL Pruitt  
State of Florida  
My Commission Expire

**EXHIBIT "A"**

**AMENDMENTS TO THE 1999 UCO MODEL DOCUMENTS: MASTER DECLARATION OF CONDOMINIUM OF WINDSOR M CONDOMINIUM**

The Original Declaration of Condominium of Windsor M Condominium was recorded in Official Records Book 2012 at Page 248 of the Public Records of Palm Beach County, Florida. The original 1999 UCO Model Documents Master Declaration of Condominium and Bylaws was recorded in Official Records Book 11019, Page 755 of the Public Records of Palm Beach County, Florida.

Words added are underlined; words deleted are stricken:

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**Item 1:** Article XI, Paragraph A of the aforesaid Declaration is amended by adding new Paragraph A-1 as follows:

**A. SALE OR RENTAL OF UNITS- Association to Have Right of Refusal.**

\* \* \*

A-1. (1) Notwithstanding anything else stated herein, Owners who acquire their Units after the effective date of this amendment shall be prohibited from renting their Units for twelve months from the date of acquiring ownership. Any lease or sale of a Unit which has not been approved by the Association is void. This provision does not apply to any Unit acquired by the Association through foreclosure or deed in lieu of foreclosure.

(2) In addition to any information required as set forth elsewhere in this Declaration, the Bylaws or Articles of Incorporation, the Board has the right to conduct obtain a credit report on prospective purchasers or acquirers of title and if appropriate, prospective lessees. The Board may require an interview of any proposed tenant or purchaser and their spouse, if any, and all proposed occupants of a Unit, as a condition for approval.

(3) Transfer/Application Fee. The Association may charge a processing fee for the approval of transfers of title and leases of Units. The fee may not exceed the maximum permitted by law per transaction.

(4) Any guest staying in a Unit for more than 30 days shall be deemed a tenant and must be submitted to the screening and approval process. Continued occupancy by such guest shall only be permitted upon the Association's written approval.

(5) No lease shall be for less than or more than 3 months in a twelve month. Daily and weekly leases and rentals and vacation type rentals such as Air BnB or Vbro

are prohibited. The term "lease" shall be deemed to include, any type of lease or rental agreement or any other agreement or arrangement in which one or more occupants of the Unit is/are providing compensation or other consideration (i.e. services, employment or otherwise) to the Owner or other third party in exchange for occupying the Unit. The term "leasing" and "renting" shall be used interchangeably for the purpose of this Declaration of Condominium. The terms "tenant", "renter", and "lessee" shall likewise be used interchangeably.

(6) Notwithstanding anything stated elsewhere in this Declaration, all occupancies of a Unit in which one or more occupants is/are providing compensation or other consideration (i.e. services, employment or otherwise) to the Owner or other third party in exchange for occupying the Unit must first be approved by the Association in accordance with this Article XI

**Item 2:** Article XI, Paragraph A of the aforesaid Declaration is proposed to be amended by deleting the following language as follows:

A. SALE OR RENTAL OF UNITS- Association to Have Right of Refusal.

\* \* \*

~~After the effective date of the instant amendment, no unit may be leased or rented for more than a total of twelve (12) months in any thirty six (36) month period. This restriction does not apply to any unit owner who acquired title to their units prior to the effective date of the instant amendment. This restriction also does not apply to any units owned by the Association.~~