



CFN 20210575394

OR BK 33148 PG 0451
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Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pas 0451 - 454; (4pss)

This Instrument Prepared By:

Todd A. Armbruster, Esq.
Moskowitz, Mandell, Salim & Simowitz, P.A.
800 Corporate Drive, Suite 500
Fort Lauderdale, FL 33334
(954) 491-2000

**CERTIFICATE OF AMENDMENT TO THE
CENTURY VILLAGE, WEST PALM BEACH
BY-LAWS FOR WINDSOR M CONDOMINIUM**

WHEREAS, the By-Laws for Windsor M Condominium (the "By-Laws") are recorded in Official Records Book 2012 at Page 266 of the Public Records of Palm Beach County, Florida; and

WHEREAS, the By-Laws were amended by the 1999 UCO Model Documents, Master Declaration and By-Laws recorded in Official Records Book 11019 at Page 755 of the Public Records of Palm Beach County, Florida, as approved and modified pursuant to the Amendment to the Declaration of Condominium and By-Laws of Windsor M Condominium recorded in Official Records Book 11503 at Page 1028 of the Public Records of Palm Beach County, Florida; and

WHEREAS, at a duly called and noticed special meeting of the members of the Windsor M Condominium Association, Inc. held on November 30, 2021 and where a quorum was present, amendments to the By-Laws received sufficient affirmative votes to pass and were therefore adopted pursuant to the provisions of the By-Laws; and

WHEREAS, the amendments were adopted with the consent of the Lessor under the Long Term Lease.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the By-Laws are a true and correct copy of the amendments that were adopted on November 30, 2021.

**AMENDMENTS TO THE
CENTURY VILLAGE, WEST PALM BEACH
BY-LAWS FOR WINDSOR M CONDOMINIUM**

New language is double underlined, deleted language is ~~struck through~~,
and unaffected language is designated by "....."

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ARTICLE II. MEMBERSHIP AND VOTING PROVISIONS

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Any application for the transfer of membership or for conveyance of an interest in or to encumber or lease a Condominium parcel where the approval of the Board of Directors of the Association is required, as set forth in these By-Laws and the Declaration of Condominium to which they are attached, shall be accompanied by an application fee equal to the maximum amount then permitted by law in an amount to be set by the Board of Directors, to cover the cost of contacting the references given by the applicant, and such other costs of investigation that may be incurred, ~~not to exceed \$100.00 per applicant or per family or per entity~~. Provided, however, no such fee shall be charged for the renewal of a lease.

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ARTICLE XVII. RULES AND REGULATIONS

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Section 3. Building Rules and Regulations.

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2. The personal property of all unit owners shall be kept solely stored within their Condominium units, ~~or where applicable, in an assigned storage space~~.

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5. Unit owners, occupants and tenants shall comply with the Board of Directors' trash policy, as amended from time to time. The trash policy shall be posted on the communication board near the laundry room. Refuse and bagged garbage shall be deposited only in the designated area and only during the designated time period, as more particularly described within the trash policy. provided therefore.

6. NO UNIT OWNER, OCCUPANT OR TENANT SHALL PARK, STORE OR LEAVE BOATS, TRAILERS, TRUCKS (SAVE AND EXCEPT FOR LIGHT TRUCKS INCLUDING, WITHOUT LIMITATION, SPORT UTILITY VEHICLES, MINIVANS AND PICKUPS USED FOR NON-COMMERCIAL PURPOSES), RECREATIONAL VEHICLES, MOTORHOMES, CAMPERS, COMMERCIAL VEHICLES OR MOTORCYCLES ON THE CONDOMINIUM PROPERTY. NO OTHERWISE AUTHORIZED VEHICLE MAY BE PARKED, STORED OR LEFT ON THE CONDOMINIUM PROPERTY UNLESS THE VEHICLE HAS A VALID AND CURRENT REGISTRATION TAG.

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9. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four hours, and no repair of vehicles shall be made on the Condominium premises, and no vehicles shall be washed on the Condominium premises. For purposes of this paragraph, vehicles shall be defined to include, without limitation, golf carts.

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IN WITNESS HEREOF, the undersigned have signed and sealed these presents on this 2 day of December 2021.

Signed, sealed and delivered in the presence of:

WITNESSES:

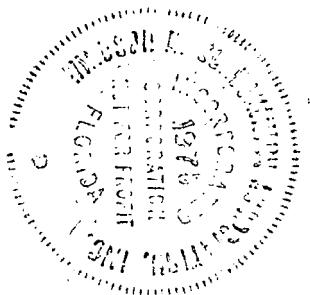
Judie A. Doherty
Judie A. Doherty
Print Name

Claire Zelen
Claire Zelen
Print Name

Windsor M Condominium Association, Inc.

By: J.Y.
Betty Yu, its President

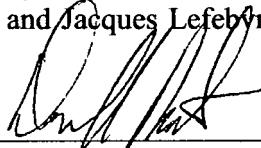
Attest: J.L.
Jacques Lefebvre, its Secretary



[Notary Page to Follow]

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:
)

The foregoing instrument was sworn to (or affirmed) and subscribed before me, by means of physical presence or online notarization, this 2 day of December 2021 by Betty Yu, as President of Windsor M Condominium Association, Inc. and Jacques Lefebvre, as Secretary of Windsor M Condominium Association, Inc.



NOTARY PUBLIC IN AND FOR
THE STATE OF FLORIDA

Personally Known OR Produced Identification
Type of Identification Produced _____

