

This Instrument Prepared by and Return to:
Mary Ann Chundler, Esq.
Katzman Chandler
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Fort Lauderdale, FL 33309
(954) 486-7774

**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM, BY-LAWS
AND ARTICLES OF INCORPORATION FOR
LIMETREE CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached Amendments to the Amended and Restated Declaration of Condominium, By-Laws and Articles of Incorporation for LIMETREE CONDOMINIUM ASSOCIATION, INC., as originally recorded at Official Records Book 7163, at Page 520, et. seq. of the Public Records of Palm Beach County, Florida, and as subsequently amended from time to time, were adopted and approved at duly noticed meeting of the members in the manner provided in the documents.

IN WITNESS WHEREOF, we have affixed our hands this 30 day of April, 2018, at Boynton Beach, Palm Beach County, Florida.

WITNESSES

Sign Dina Margitelli
Print Dina Margitelli

Sign [Signature]
Print Mark S. Kindt

LIMETREE CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
President

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THE FOREGOING instrument was acknowledged before me this 30 day of April 2018 by, Bob Evans as President of Limetree Condominium Association, Inc., a Florida not-for-profit corporation.

Personally Known
 Produced Identification
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign: [Signature]
Print: Lora Lilli
My commission expires: 10/11/2021



LORA LILLI
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG160675
Expires 10/11/2021

LIMETREE CONDOMINIUM ASSOCIATION, INC.

AMENDMENT LANGUAGE SHEET

Additions indicated by underline; Deletions by strikethrough: text appearing without underline or strikethrough is existing text and remains unchanged and of full force and effect.

AMEND ARTICLE 21.3 OF THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LIMETREE CONDOMINIUM, ARTICLE 11.3 OF THE AMENDED AND RESTATED BYLAWS FOR LIMETREE CONDOMINIUM AND ARTICLE 9.3 OF THE AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR LIMETREE CONDOMINIUM, AS FOLLOWS:

21.3 Vote Required. Except as otherwise provided by Florida Law, or by specific provision of the Condominium Documents, this Declaration may be amended by concurrence of not less than ~~60% a majority~~ of the ~~entire~~ Board of Directors and not less than 75% a majority of the voting interests ~~of all members~~ of the Association appearing in person or by proxy at a duly noticed meeting of the membership.

11.3 Vote Required. Except as otherwise provided by Florida Law, or by specific provision of the Condominium Documents, these Bylaws may be amended by concurrence of not less than ~~60% a majority~~ of the ~~entire~~ Board of Directors and not less than 75% a majority of the voting interests ~~of all members~~ of the Association appearing in person or by proxy at a duly noticed meeting of the membership.

9.3 Vote Required. Except as otherwise provided by Florida Law, or by specific provision of the Condominium Documents, ~~this Declaration~~ these Articles of Incorporation may be amended by concurrence of not less than ~~60% a majority~~ of the ~~entire~~ Board of Directors and not less than 75% a majority of the voting interests ~~of all members~~ of the Association appearing in person or by proxy at a duly noticed meeting of the membership.

AMEND ARTICLE 13.3 OF THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LIMETREE CONDOMINIUM, AS FOLLOWS:

13.3 Frequency of Leasing. No lease shall be made more often than one time in a twelve (12) month period. For purposes of calculation, a lease shall be considered as made on the first day of the Lease term. Notwithstanding the foregoing, as to any Owner taking title to a Unit after the effective date of this Amended and Restated Declaration, no Unit shall be leased during the twenty-four (24) calendar month period immediately following the recording of a deed or other instrument evidencing record title to the Unit in the public records of Palm Beach County. In the event that a Unit is subject to an existing lease or rental at the time of

such recordation, the leasehold interest and any extensions or renewals thereof to the same lessees, shall be permitted to continue, and the aforementioned twenty-four (24) month prohibition shall commence upon the termination of the leasehold interest. Units inherited from an Owner's death shall be exempt from the twenty-four (24) calendar month waiting period. The foregoing provisions shall not apply to any Unit owned by the Association. In connection with the lease of any Unit, the Association shall have the right to require a Uniform Lease, or Uniform Lease Addendum, as determined by the Board from time to time. The terms of this paragraph shall not serve to limit the rights of the Association to lease Units it has taken or obtained title to through lien foreclosure actions or deeds in lieu of foreclosure. In addition to the foregoing it is the intent of the Association to establish a cap on the total number of Units that may be subject to lease/rental at any one time. Such rental cap shall become effective upon recording of this amendment in the public records of Palm Beach County, Florida (the "effective date"), but shall not apply to any owner of record on the date of recording. As to any unit owner who acquires title to a unit after the effective date of this amendment, no Unit may be leased or rented within this Condominium when twenty (20%) percent of the total number of units within this Condominium are subject to an approved lease.

AMEND ARTICLE 10.8(A) OF THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR LIMETREE CONDOMINIUM, AS FOLLOWS:

10.8 Priority of Lien.

A. Rights of Institutional First Mortgagees. Institutional First mortgagees shall have those priorities as stated in the Condominium Act as amended from time to time. ~~Notwithstanding any provision to the contrary in the Condominium Act, said priority shall also be accorded to Institutional Mortgagees as if they were first mortgagees.~~

Except as otherwise stated herein, all other provisions of the Amended and Restated Declaration of Condominium, Bylaws and Articles of Incorporation shall remain unchanged and of full force and effect.