



This instrument was prepared by:
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Fort Lauderdale, FL 33312

INSTR # 100605178
OR BK 30950 PG 0240
RECORDED 10/29/2000 10:17 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2075

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM OF
MAYBURY MANSIONS CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of Maybury Mansions Condominium, the original Declaration having been recorded in Official Records Book 3034 at Page 118 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the governing documents of the Association, at a meeting held July 25, 2000.

IN WITNESS WHEREOF, we have affixed our hands this 17th day of October, 2000, at Fort Lauderdale, Broward County, Florida.

WITNESSES

Sign William M. Beck
Print WILLIAM M. BECK
Sign Susan M. Kiley
Print SUSAN M Kiley

MAYBURY MANSIONS ASSOCIATION, INC.

By: William E. Williams
William E. Williams, President
c/o 2451 N.E. 51st Street
Fort Lauderdale, FL 33308-4007

STATE OF FLORIDA
COUNTY OF BROWARD

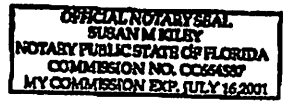
The foregoing instrument was acknowledged before me this 17th day of October, 2000, by William E. Williams, as President of Maybury Mansions Association, Inc., a Florida not-for-profit corporation.

Personally Known OR
Produced Identification
Type of Identification _____

NOTARY PUBLIC - STATE OF FLORIDA

sign Susan M. Kiley
print SUSAN M Kiley
My Commission expires:

604648_1.DOC



**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM
OF
MAYBURY MANSIONS CONDOMINIUM**

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

1. Amendment to Article XIII of the Declaration of Condominium, to read as follows:

EACH PRIVATE DWELLING is hereby restricted and limited to residential use by the owner or owners thereof, their immediate families, guests and invitees, ~~and is further restricted and limited to permanent residents eighteen (18) years of age or older, and no person shall be permitted to reside in said PRIVATE DWELLING who is under the age of eighteen (18) years.~~ No owner or owners of any PRIVATE DWELLING shall permit use of the same for transient hotel or commercial purposes. Occupancy regulations are as follows: One (1) Bedroom – no more than 2 authorized related or unrelated occupants. Two (2) Bedrooms – no more than 2 authorized related or unrelated occupants or no more than 4 authorized immediate family members.

Inasmuch as this Condominium has a strong residential character and it is the intent that the owner of each PRIVATE DWELLING shall occupy and use such PRIVATE DWELLING for himself or herself and his or her immediate family and for no other purpose and to inhibit transiency, impose continuity of residents, and to discourage investment ownership, no person shall, directly or indirectly, through any corporation, trust, estate, partnership or other business or other entity (except ASSOCIATION) or any family member, hold an ownership interest, whether legal, equitable or beneficial, to more than two (2) PRIVATE DWELLINGS at any time. Family member, as that term is used herein, shall mean the owner and the owner's spouse, and such persons' parents, grandparents, children, grandchildren, brothers, sisters, aunts, uncles, nieces, nephews and the spouses of such persons.

2. Amendment to Article XXV, fifth paragraph, of the Declaration of Condominium, to read as follows:

Notwithstanding the foregoing, no unit owner may dispose of a PRIVATE DWELLING or any interest therein by lease for a period of one (1) year after acquiring title to any PRIVATE DWELLING, and ~~No PRIVATE DWELLING shall be leased unless the terms and provisions of such lease shall provide that such PRIVATE DWELLING may not be sublet without the prior written approval of ASSOCIATION being first had and obtained, and any lease shall provide that the lessee shall comply with and abide by all of the restrictions pertaining to the use of PRIVATE DWELLINGS and COMMON PROPERTY contained in this Declaration of Condominium as presently exist or may be subsequently amended, and with the rules and regulations contained herein or hereafter established by ASSOCIATION governing the use of such PRIVATE DWELLINGS and COMMON PROPERTY, and should any lessee not comply with such covenants, then ASSOCIATION shall be given the right to cancel and terminate such lease, all without any obligation to owner, and in said respect, ASSOCIATION shall be regarded as the owner's agent, fully authorized to take such steps as may be necessary to effect the cancellation and termination of such lease.~~

3. *Amendment to Article XXVII, paragraph G, of the Declaration of Condominium, to read as follows:*

G. The payment of any assessment or installment thereof due to ASSOCIATION shall be in default if such assessment, or any installment thereof, is not paid unto ASSOCIATION on or before the due date for such payment. When in default, the delinquent assessment or delinquent installment thereof due to ASSOCIATION shall bear interest at the highest rate of ~~8%~~ per annum allowed by law until such delinquent assessment or installment thereof, and all interest due thereon, has been paid in full to ASSOCIATION.

Assessments and installments on such assessments paid on or before ten (10) days after date when due shall not bear interest, but all sums not paid on or before ten (10) days after the date when due shall bear interest at the highest rate per annum allowed by law from the date when due until paid. In addition to such interest, the ASSOCIATION may charge an administrative late fee in the highest amount allowed by law of each installment of the assessment or such other amount as may be provided by the Florida Condominium Act, as amended from time to time, for each delinquent installment that the payment is late. This administrative late fee shall be secured by the ASSOCIATION's lien rights. Any payment received by the ASSOCIATION shall be applied first to any interest accrued by the ASSOCIATION, then to the administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation or restriction placed on or accompanying a payment. If any PRIVATE DWELLING is in default in the payment of any assessment owed to the ASSOCIATION for more than thirty(30) days after written demand by the ASSOCIATION, the ASSOCIATION upon written notice to the defaulting PRIVATE DWELLING owner shall have the right to accelerate and require such defaulting PRIVATE DWELLING owner to pay to the ASSOCIATION assessments for common expenses for the remainder of the fiscal year, based upon the then existing amount and frequency of assessments for common expenses. In the event of such acceleration, the defaulting PRIVATE DWELLING owner shall continue to be liable for any increases in the regular assessments for common expenses, for all special assessments, for common expenses, and/or all other assessments payable to the ASSOCIATION.