

This instrument prepared by:
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OR BK 20647 PG 1167
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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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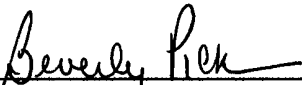
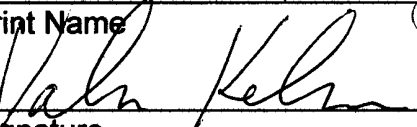
**CERTIFICATE OF AMENDMENT
TO THE DECLARATION
OF
PALMETTO PLACE, THE CONDOMINIUM**

I **HEREBY CERTIFY** that the amendment attached as Exhibit "A" to this Certificate was duly adopted by the Members of the Association at a duly called Special Meeting of the Members called in accordance with the Bylaws of the Association as well as in accordance with Chapter 718, Florida Statutes. The Declaration of Palmetto Place, the Condominium, is recorded in Official Records Book 14696, at Page 924, in the Public Records of Palm Beach County, Florida.

DATED this 11 day of July, 2006.

WITNESSES

**PALMETTO PLACE AT MIZNER PARK
CONDOMINIUM ASSOCIATION, INC.**

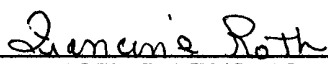

Signature
BEVERLY PICKMAN
Print Name

Signature
Valerie Kelman
Print Name

By: 
David Baron, President
By: 
Jennifer Kelman, Secretary

STATE OF NEW YORK)
) ss:
COUNTY OF QUEENS)

The foregoing instrument was acknowledged before me this 11th day of July, 2006, by David Baron, as President, and Jennifer Kelman, as Secretary, of Palmetto Place at Mizner Park Condominium Association, Inc., who are [X] Personally Known or [] Produced Identification.

Type of Identification Produced: _____



NOTARY PUBLIC

FRANCINE ROTH
Notary Public, State of New York
No. 01RO6028112
Qualified in Queens County
Commission Expires July 19, 2009

Exhibit "A"

**AMENDMENTS TO THE
DECLARATION OF
PALMETTO PLACE, THE CONDOMINIUM**

The original Declaration of Palmetto Place, The Condominium is recorded in Official Records Book 14696, at Page 924, in the Public Records of Palm Beach County, Florida.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

Item 1: Article 17 of the Declaration of Palmetto Place, The Condominium shall be amended by the creation of a new Section 17.18 as follows:

17.18. Sales. In order to assure a community of congenial residents and thus protect the value of the Units, the sales of Units shall be subject to the provisions identified herein:

- a. No sale of any interest in a Unit shall commence without the Unit Owner having first obtained the written approval of such sale by the Association.
- b. The Unit Owner shall notify the Association, in writing on an application form provided by the Association, of his/her intention to sell his/her Unit. The name, address, and telephone number of the prospective purchaser and a copy of the Purchase Contract must be provided to the Association, not less than thirty (30) days prior to the sale of the Unit. The application must indicate the date when such sale is to take place.
- c. Within twenty (20) days after the receipt of such completed application, the Association shall either approve or disapprove of the sale.
- d. Transfer Fees. The Association may charge a transfer fee in connection with the sale of any Unit in the amount of One Hundred (\$100.00) Dollars, or the highest amount allowable by law. Said fee shall be remitted to the Association at the same time as the Unit Owner provides a completed application for such sale as provided in subsection (b) of this Section 17.18. For purposes of this subsection (d), a husband and wife shall constitute one (1) applicant. The application provided by the Association may also require any further information that the Association may reasonably require for purposes of screening applicants, including but not limited to, criminal background check, credit history, and financial background.

- e. In the event of a sale, it shall be the responsibility of the purchaser of the Unit to furnish the Association with the recorded copy of the deed of conveyance indicating the Owner's mailing address for all future maintenance bills and other correspondence from the Association.

The purchaser shall be required to meet in person with the Association to acknowledge that he/she takes title to the Unit subject to, and agrees to abide by this Declaration, the Articles of Incorporation, Bylaws and the Rules and Regulations of the Association, as same are amended from time to time. Such meeting shall take place within fourteen (14) days after the Association has received the completed application.

- g. The Unit Owner must furnish the prospective purchaser with a copy of this Declaration, the Articles of Incorporation, Bylaws and the Rules and Regulations of the Association, and any amendments thereto. If the Unit Owner does not have a copy of such documentation, then the Unit Owner will be required to obtain copies from the Association at a reasonable cost at the time of application.

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