Prepared by:
Steven I. Greenwald, Esq
Suto & Greenwald, P.A.
P. O. Box 1770
Boca Raton, FL. 33432

CERTIFICATE OF AMENDMENT
TO
DECLARATIONS OF CONDOMINIUM
OF
PINES OF DELRAY NORTH
Nos. 1 through 12

as recorded in the Public Records
of Palm Beach County, Florida

WHEREAS, prior to February 9, 1982, the Board of Administration of PINES OF DELRAY NORTH ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, adopted the Resolutions appearing below for proposal as amendments to the Declarations of Condominium of each and every Condominium operated, maintained and otherwise controlled by the said Corporation, being PINES OF DELRAY NORTH Nos. 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all of said Declarations being recorded in the Public Records of Palm Beach County, Florida: and

WHEREAS, in excess of seventy-five (75%) percent of the Board of Administration and the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of the said amendments and the incorporation and substitution of same in the said Declarations of Condominium, all at a duly constituted meeting held on February 9, 1982,

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NORTH Nos. 1 through 12, inclusive, Condominiums created under the laws of the State of Florida, are hereby amended in the following respects:

1. RESOLVED, that Section 14.2 of the said Declarations of Condominium be amended and a new Section 14.2 and an additional new Section 14.6 be added to read as follows:

> "14.2 RESOLUTION. An amendment may be proposed by either the Board of Administration or by a majority of the members of the Association. A resolution adopting a proposed amendment must bear the approval of not less than a majority of the Board of Administration and a majority of the members of the Association. Administrators and members not present at the meetings considering the amendment may express their approval, in writing, given before such meetings."

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RETURN TO: Suto & Greenwald, P.A.
P. O. Box 1770
Boca Raton, FL. 33432

13.20

LAW OFFICES
SUTO, GREENWALD
& GIDMAN, P. A.
150 EAST BOCA RATON ROAD
BOCA RATON, FLORIDA 33432

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"14.6 BY-LAWS. The By-Laws shall be amended as separately provided in the By-Laws."

2. The said Declarations of Condominium are hereby amended to include the following, and any term or provision of the said Declarations in direct or indirect conflict therewith are hereby amended as below provided:

"1. ANNUAL MEMBERS' MEETING. The Annual Members' Meeting shall be held at a place in Delray Beach, Florida, selected by the Secretary at 9:00 A.M. EST, on the first Tuesday in February of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the Members; provided, however, that if that day is a legal holiday the meeting shall be held at the same hour on the next day. The Annual Meeting may be waived by a majority agreement of all of the members, in writing. Notice of Annual Members' Meetings shall be posted in a conspicuous place on the Condominium property at least fourteen (14) days prior to the Annual Meeting. The Unit Owners' Turn-Over Meeting held February 9, 1982, shall be and constitute the Annual Members' Meeting for the calendar year 1982 inasmuch as all business to be conducted at the said Annual Members' Meeting has been transacted at the said Turn-Over Meeting of February 9, 1982, and as a result of the foregoing, no further Annual Members' Meeting need be held for the calendar year 1982."

C E R T I F I C A T I O N

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida Corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendments to the Declarations of Condominium of PINES OF DELRAY NORTH Condominiums 1 through 12, inclusive, Condominiums formed pursuant to and under the laws of the State of Florida, as all such Amendments are set forth above, were duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the membership thereof, in accordance with the laws of the State of Florida. Said Amendments are hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC., and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of PINES OF DELRAY NORTH ASSOCIATION, INC., this 19TH day of Feb, 1982.

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LAW OFFICES
SUTO, GREENWALD
& GIDMAN, P. A.
150 EAST BOCA RATON ROAD
BOCA RATON, FLORIDA 33432

WITNESSES

PINES OF DELRAY NORTH ASSOCIATION, INC.

Lou Levine
President

Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me, the undersigned authority, personally appeared

as President and Secretary, respectively, of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida Corporation not-for-profit, and they acknowledged to and before me that they executed the foregoing instrument as such officers of said Corporation and that they affixed thereto the official seal of said Corporation and that the foregoing is the act and deed of such Corporation.

IN WITNESS WHEREOF, I have hereunto set my and and official seal this 19 day of Jan, 1982.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 31 1982
BONDED THRU GENERAL INS. UNDERWRITERS

Certified copy

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LAW OFFICES
SUTO, GREENWALD
& GIDMAN, P. A.
150 EAST BOCA RATON ROAD
BOCA RATON, FLORIDA 33432

Record Verified
Palm Beach County, Fla.
John B. Dunkle
Clerk Circuit Court

Prepared by: Steven I. Greenwald
1300 N. Federal Highway
Suite 203
Boca Raton, FL 33432

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
PINES OF DELRAY NORTH
NOS. 1 THROUGH 12

as recorded in the Public Records
of Palm Beach County, Florida

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This Instrument Recorded Copy

WHEREAS, prior to April 28, 1983, the Board of Administration of PINES OF DELRAY NORTH ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, adopted the Resolutions appearing below for proposal as amendments to the Declarations of Condominium of each and every Condominium operated, maintained and otherwise controlled by the said Corporation, being PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all of said Declarations being recorded in the Public Records of Palm Beach County, Florida: and

WHEREAS, a majority of the Board of Administration and a majority of the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of the said amendments and the incorporation and substitution of same in the said Declarations of Condominium, all at a duly constituted meeting held on April 28, 1983,

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums created under the laws of the State of Florida, are hereby amended in the following respects:

13.6(

1. RESOLVED, that Section 5.1(b) of the said Declarations of Condominium be amended to read as follows:

> "5.1(b) Alteration and Improvement. After the completion of the improvements included in the common elements which are contemplated in the Declaration, there shall be no alteration nor further improvement of common elements without proper approval, in writing, by record owners of 75 percent of all apartments. The costs of such alteration or improvement shall be a common expense and so assessed. Notwithstanding the foregoing, in the event any apartment owner shall desire to construct a porch, patio, or similar improvement adjacent to his Condominium Unit and otherwise designed for such apartment owner's use as an appurtenance to his Condominium Unit, such apartment owner shall have the right to undertake such construction upon filing a copy of the plans and specifications for such construction, prepared by an architect or contractor licensed to practice in Florida, with the Association, and upon thereafter obtaining written approval for such construction by a majority of the members of the Board of Administration, and written approval for such construction by the record owners of 75 percent of

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the apartments in the building wherein the Unit of the apartment owner desiring to undertake such construction shall be located. Except as set forth above with regard to porches, patios and similar improvements designed for use by less than all Condominium Units in a Condominium, the costs of such alteration or improvement shall be a common expense and so assessed. The costs of construction of porches, patios and similar improvements shall be borne by the apartment owner undertaking such improvement or alteration."

2. RESOLVED, that Section 5.2(b) of the said Declarations of Condominium be amended to read as follows:

"5.2(b) Alteration and Improvement. After the completion of an apartment building and the limited common elements thereof which are contemplated by this Declaration, there shall be no alteration or further improvement of the limited common elements without prior approval, in writing, by the record owners of 75 percent of the apartments in the apartment building in which or appurtenant to which such limited common element is located. In the event there shall be an adjudication by a court of competent jurisdiction or by the Division of Florida Land Sales and Condominiums that porches, patios, or similar improvements adjacent or appurtenant to individual Condominium Units shall be construed as limited common elements, then in such event, and notwithstanding any contrary provision of this section or elsewhere contained in this Declaration, any apartment owner desiring to construct a porch, patio, or similar improvement adjacent or appurtenant to his Unit shall have the right to do so upon filing a copy of the plans and specifications for such construction, prepared by an architect or contractor licensed to practice in Florida, with the Association, and upon thereafter obtaining written approval for such construction by a majority of the members of the Board or Administration, and written approval for such construction by the record owners of 75 percent of the apartments in the building wherein the Unit of the apartment owner desiring to undertake such construction shall be located."

3. RESOLVED, that Section 5.3(c) of the said Declarations of Condominium be amended to read as follows:

"5.3(c) Alteration and Improvement. Subject to the other provisions of 5.3, and which in all cases shall supersede and have priority over the provisions of this section when in conflict therewith, an apartment owner may make such alteration or improvement to his apartment at his sole and personal cost as he may be advised, provided all work shall be done without disturbing the rights of other apartment owners and further provide that an apartment owner shall make nochanges or alterations to any interior boundary wall, exterior wall, balcony or patio, screening, exterior door, windows, structural or loadbearing member, electrical service or plumbing service, without first obtaining approval in writing of owners of 75 percent of all other apartments in such apartment building wherein his unit shall be located, and further filing with the Association the plans and specifications for such construction, prepared by an architect or contractor licensed to practice in Florida, and further thereafter and prior to commencing construction, the approval of a majority of the Board of Administration of the Association."

EXHIBIT "C" TO DECLARATION

C E R T I F I C A T I O N

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendments to the Declarations of Condominium of PINES OF DELRAY NORTH Condominiums 1 through 12, inclusive, Condominiums formed pursuant to and under the laws of the State of Florida, as all such Amendments are set forth above, were duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the membership thereof, in accordance with the laws of the State of Florida. Said Amendments are hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC., and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of PINES OF DELRAY NORTH ASSOCIATION, INC., this 24 day of May, 1983.

WITNESSES:

PINES OF DELRAY NORTH ASSOCIATION, INC.

BY: Martin Ehrlich, President

Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared

As President and Secretary, respectively, of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, and they acknowledged to and before me that they executed the foregoing instrument as such officers of said Corporation and that they affixed thereto the official seal of said Corporation and that the foregoing is the act and deed of such Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 24th day of May, 1983.

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 5 [illegible]
BONDED THRU GENERAL INS. [illegible]

B3972 P1048

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

This Document Is Not Certified Copy

Prepared By & Return To:
STEVEN I. GREENWALD
SQUIRES BLDG., SUITE 203
1300 N. FEDERAL HWY.
BOCA RATON, FL 33432

85 061092

85 MAR 20 PM 12:58

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
PINES OF DELRAY NORTH NOS. 1 THROUGH 12

as recorded in the Public Records of Palm Beach County, Florida

This Document is Certified Copy

WHEREAS, prior to February 5, 1985, the Board of Administration of PINES OF DELRAY NORTH ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, adopted the Resolutions appearing below for proposal as amendments to the Declarations of Condominium of each and every Condominium operated, maintained and otherwise controlled by the said Corporation, being PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all of said Declarations being recorded in the Public Records of Palm Beach County, Florida; and

WHEREAS, a majority of the Board of Administration and a majority of the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of the said amendments and the incorporation and substitution of same in the said Declarations of Condominium, all at a duly constituted meeting held February 5, 1985,

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums created under the laws of the State of Florida, are hereby amended in the following respects:

1. RESOLVED that the following language be added to the Declarations of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, as a new Section 10.12 thereof:

> "10.12 Parking and Unauthorized Vehicles. In no event shall any boats, motor homes, motorcycles, vans, panel trucks, recreational vehicles, trailers, mopeds, or commercial vehicles of any kind or description be permitted upon any portion of the condominium property as defined in this Declaration. Any unauthorized vehicles not in compliance with the terms and provisions of this Section shall be towed from the condominium property at the owner's expense, as more fully provided in Florida Statute Section 715.07, and any said unauthorized vehicle attempting to gain admission to the condominium property in violation of the provisions of this paragraph

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shall summarily be refused entrance to the condominium property by the security guard or any other individual designated by the Association to screen vehicles seeking admission to the condominiun property, without liability or recourse against the Association, unless said vehicle has first been registered with the Association at their offices at the South Clubhouse and only after said Association gives written permission for parking of said vehicle at such designated area as the Association may indicate or change from time to time."

2. RESOLVED that the following language be added to the Declarations of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, as a new Section 11.2(b)(4) thereof:

"11.2(b)(4) $50.00 Fee. Notwithstanding anything contained herein, the Association shall have the right to charge a nonrefundable fee of Fifty Dollars ($50.00) in connection with the application for required approval by the Association of the sale, lease, or other transfer of a unit."

3. RESOLVED that Section 6(4) of the said Declarations of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

"6(4) Payments. (a) Assessments and installments shall not bear interest.

(b) Late Charge Assessment. Assessments not paid when due are subject to a late assessment charge of Ten Dollars ($10.00) if received in the office after the 10th of the month, or if mailed, if postmarked later than the 10th of each month."

4. RESOLVED that Section 10.9 of the Declarations of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

"10.9 Leasing. (a) After the approval of the Association elsewhere required, the entire apartment may be rented provided the occupancy is only by one lessee and members of his immediate family at least 12 years of age, his servants and guests, and the term of the lease is not less than 4 months. No rooms may be rented and no transient tenants may be accommodated. No lessee of an apartment shall release or discharge the owner thereof of compliance with this Section 10 or any of his other duties as an apartment owner.

(b) The Association shall have the right to require that in connection with any such lease, the unit owner, or in the alternative, the prospective tenant desiring to lease such unit post with the Association a security deposit in the amount of Two Hundred Fifty Dollars ($250.00) to indemnify and hold harmless the Association against any damage occasioned directly or indirectly by such tenant to the general or limited common elements, including but not limited to that portion of the subject apartment which the Association is obligated to repair, if any."

This is a certified copy

C E R T I F I C A T I O N

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendments to the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed pursuant to and under the laws of the State of Florida, as all such Amendments are set forth above, were duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the membership thereof, in accordance with the laws of the State of Florida. Said Amendments are hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC., and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of PINES OF DELRAY NORTH ASSOCIATION, INC., this 18 day of February, 1985.

WITNESSES:

Barry Kaufman

Kenneth C Sack

PINES OF DELRAY NORTH ASSOCIATION, INC.

By: Milton Novin
President

Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Milton Novin and Gerry Fahrer as President and Secretary, respectively, of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, and they acknowledged to and before me that they executed the foregoing instrument as such officers of said Corporation and that they affixed thereto the official seal of said Corporation, and that the foregoing is the act and deed of such Corporation.

WITNESS my hand and official seal this 18 day of February, 1985.

NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires June 15, 1988

RECORD VERIFIED
PALM BEACH COUNTY FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

B4495 P1852

Unofficial Certified Copy

Prepared by & Return to:
STEVEN I. GREENWALD
SQUIRES BLDG., SUITE 203
1300 N. FEDERAL HWY.
BOCA RATON, FL 33432

85 157175
85 JUL 16 AM 9:08

CERTIFICATE OF AMENDMENT

TO

DECLARATION OF CONDOMINIUM

OF

PINES OF DELRAY NORTH NOS. 1 THROUGH 12

as recorded in the Public Records of Palm Beach County, Florida

This is not a certified copy

WHEREAS, prior to April 18, 1985, the Board of Administration of PINES OF DELRAY NORTH ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, adopted the Resolutions appearing below for proposal as Amendments to the Declaration of Condominium of each and every Condominium operated, maintained and otherwise controlled by the said corporation, being PINES OF DELRAY NORTH NOS 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all of said Declarations being recorded in the Public Records of Palm Beach County, Florida; and

WHEREAS, a majority of the Board of Administration and a majority of the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of the said Amendments and the incorporation and substitution of same in the said Declarations of Condominium, all at a duly constituted meeting held April 18, 1985;

13.60

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums created under the laws of the State of Florida, are hereby amended in the following respects:

1. RESOLVED that Section 5.1(b) of the Declaration of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

> "5.1(b) Alteration and Improvement. After the completion of the improvements included in the common elements which are contemplated in the Declaration, there shall be no alteration nor further improvement of common elements without proper approval, in writing, by record owners of 75% of all apartments. The cost of such alteration or improvement shall be a common expense and so assessed. Notwithstanding the foregoing, in the event any apartment owner shall desire to construct a porch,

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patio, or similar improvement adajacent to his Condominium Unit and otherwise designed for such apartment owner's use as an appurtenance to his Condominium Unit, such apartment owner shall have the right to undertake such construction upon filing a copy of plans and specifications for such construction, prepared by an architect or contractor licensed to practice in Florida, with the Association, and upon thereafter obtaining written approval for such construction by a majority of the members of the Board of Administration, and written approval for such construction by the record owners of 50% of the apartments in the building wherein the Unit of the apartment owner desiring to undertake such construction shall be located. Except as set forth above with regard to porches, patios and similar improvements designed for use by less than all Condominium Units in a Condominium, the costs of such alteration or improvement shall be a common expense and so assessed. The costs of construction of porches, patios and similar improvements, shall be borne by the apartment owner undertaking such improvement or alteration.

The apartment owner desiring to construct a porch, patio or similar improvement shall before filing his application with the Architectural Board of Review notify all of the unit ownersin his building of his application and the substance thereof. Said notice shall be in writing and hand delivered or mailed by certified or registered mail, return receipt requested."

2. RESOLVED that Section 5.2(b) of the Declaration of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

"5.2(b) Alteration and Improvement. After the completion of an apartment building and the limited common elements thereof which are contemplated by this Declaration, there shall be no alteration or further improvement of the limited common elements without prior approval, in writing, by the record owners of 50% of the apartments in the apartment building in which, or appurtenant to which, such limited common element is located. In the event there shall be an adjudication by a court of competent jurisdiction or by the Division of Florida Land Sales and Condominiums that porches, patios or similar improvements adjacent or appurtenant to individual Condominium Units shall be construed as limited common elements, then in such event, and notwithstanding any contrary provision of this section or elsewhere contained in this Declaration, any apartment owner desiring to construct a porch, patio or similar improvement adjacent or appurtenant to his Unit shall have the right to do so upon filing a copy of the plans and specifications for such construction, prepared by an architect or contractor licensed to practice in Florida, with the Association, and upon thereafter obtaining written approval for such construction by a majority of the members of the Board of Administration, and written approval for such construction by the record owners of 50% of the apartments in the building wherein the Unit of the apartment owner desiring to undertake such construction shall be located.

The apartment owner desiring to construct a porch, patio or similar improvement shall before filing his application with the Architectural Board of Review notify all of the unit owners in his building of his application and the substance thereof. Said notice shall be in writing and hand delivered or mailed by certified or registered mail, return receipt requested."

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3. RESOLVED that Section 5.3(c) of the Declaration of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

"5.3(c) Alteration and Improvement. Subject to the other provisions of 5.3, and which in all cases shall supersede and have priority over the provisions of this when in conflict therewith, an apartment owner may make such alteration or improvement to his apartment at his sole and personal cost as he may be advised, provided all work shall be done without disturbing the rights of other apartment owners and further provide that an apartment owner shall make no changes or alterations to any interior boundary wall, exterior wall, balcony or patio, screening, exterior door, windows, structural or loadbearing member, electrical service or plumbing service, without first obtaining approval in writing of owners of 50% of all apartments in such apartment building wherein his unit shall be located, and further filing with the Association the plans and specifications for such construction, prepared by an architect or contractor, licensed to practice in Florida, and further thereafter and prior to commencing construction, the approval of a majority of the Board of Administration of the Association.

The apartment owner desiring to construct a porch, patio or similar improvement shall before filing his application with the Architectural Board of Review notify all of the unit owners in his building of his application and the substance thereof. Said notice shall be in writing and hand delivered or mailed by certified or registered mail, return receipt requested."

CERTIFICATION

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendments to the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed pursuant to and under the laws of the State of Florida, as all such Amendments are set forth above, were duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the Membership thereof, in accordance with the laws of the State of Florida. Said Amendments are hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC,, and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of PINES OF DELRAY NORTH ASSOCIATION, INC., this 2 day of July, 1985.

WITNESSES:

PINES OF DELRAY NORTH ASSOCIATION, INC.

BY: Milton Novin
MILTON NOVIN, President

Gerald Faher
GERALD FAHER, Secretary

RECORD VERIFIED
PALM BEACH COUNTY FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared MILTON NOVIN, President and GERALD FAHER, Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, and they acknowledged to and before me that they executed the foregoing as such officers of said Corporation, that they affixed the corporate seal thereto, and that the foregoing is the act and deed of such Corporation.

WITNESS my hand and official seal this 8 day of July, 1985.

NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires June 15, 1988

B4597 P1304

APR-13-1988 10:46am 88-095920
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CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF PINES OF DELRAY NORTH NOS. 1 THROUGH 12

as recorded in the Public Records of Palm Beach County, Florida

WHEREAS, prior to February 2, 1988, the Board of Administration of PINES OF DELRAY NORTH ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, adopted the Resolutions appearing below for proposal as Amendments to the Declaration of Condominium of each and every Condominium operated, maintained and otherwise controlled by the said corporation, being PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all said Declarations being recorded in the Public Records of Palm Beach County, Florida, as follows:

Pines of Delray North No. 1	O.R. Book 2992 Page 1915
Pines of Delray North No. 2	O.R. Book 3023 Page 1802
Pines of Delray North No. 3	O.R. Book 3056 Page 1671
Pines of Delray North No. 4	O.R. Book 3056 Page 1756
Pines of Delray North No. 5	O.R. Book 3168 Page 1500
Pines of Delray North No. 6	O.R. Book 3232 Page 436
Pines of Delray North No. 7	O.R. Book 3232 Page 524
Pines of Delray North No. 8	O.R. Book 3232 Page 614
Pines of Delray North No. 9	O.R. Book 3301 Page 1528
Pines of Delray North No. 10	O.R. Book 3329 Page 1018
Pines of Delray North No. 11	O.R. Book 3360 Page 1321
Pines of Delray North No. 12	O.R. Book 3499 Page 1777

WHEREAS, a majority of the Board of Administration and a majority of the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of the said Amendments

STEVEN I. GREENWALD, ESQ.
BOCA PALM PROFESSIONAL PLAZA
6971 N. FEDERAL HIGHWAY
SUITE 105
BOCA RATON, FLORIDA 33431

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and the incorporation and substitution of same in the said Declaration of Condominium, all at a duly constituted meeting held February 2, 1988;

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums created under laws of the State of Florida, are hereby amended in the following respects:

1. AMENDED that Section 10.9(a) of the Declarations of Condominium for PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

> "10.9 Leasing. (a) After the approval of the Association elsewhere required, the entire apartment may be rented provided the occupancy is only by one (1) lessee and members of his immediate family at least 18 years of age, his servants and guests, and the term of the lease is not less than four (4) months. No rooms may be rented and no transient tenants may be accomodated. No lessee of an apartment shall release or discharge the owner thereof of compliance with this Section 10 or any of his other duties as an apartment owner. Notwithstanding anything contained herein, in no event may any apartment be leased in excess of two (2) times in any period of sixteen (16) consecutive months."

2. AMENDED that Section 10.2 of the Declarations of Condominium for PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

> "10.2 Children. No persons who have not yet attained 18 years of age shall be permitted to reside upon the lands except that children under such age may be permitted to visit and temporarily reside thereon provided that such temporary residence shall not exceed thirty (30) days in any one (1) calendar year or thirty (30) days within any consecutive twelve (12) month period, whichever may provide the least permissible residence."

C E R T I F I C A T I O N

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendments to the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed pursuant

CLERK CIRCUIT COURT

to and under the laws of the State of Florida, as all such Amendments are set forth above, were duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the Membership thereof, in accordance with the laws of the State of Florida. Said Amendments are hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC., and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of the PINES OF DELRAY NORTH ASSOCIATION, INC., this 6th day of April, 1988.

WITNESSES:

Jill A. Larkin

Dorothea T. DeFace

PINES OF DELRAY NORTH ASSOCIATION, INC.

Robert Penn
President

Jill A. Larkin

Dorothea T. DeFace

Herman N. Solomon
Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared ROBERT PENN and HERMAN N. SOLOMON

President and Secretary, of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, and they acknowledged to and before me that they executed the foregoing as such officers of said Corporation, that they affixed the Corporate seal thereto, and that the foregoing is the act and deed of such Corporation.

WITNESS my hand and official seal, this 6th day of April, 1988.

Priscilla A. Burgess
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Aug. 29, 1989
Bonded Thru Troy Fain - Insurance Inc.

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT

JUN-24-1991 11:53am 91-177586

ORB 6867 Pg 239

CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
PINES OF DELRAY NORTH NOS. 1 THROUGH 12

as recorded in the Public Records of
Palm Beach County, Florida

WHEREAS, prior to February 6, 1990, the Board of Administration of PINES OF DELRAY NORTH ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, adopted the Resolutions appearing below for proposal as Amendments to the Declaration of Condominium of each and every Condominium operated, maintained and otherwise controlled by the said corporation, being PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all said Declarations being recorded in the Public Records of Palm Beach County, Florida, as follows:

Pines of Delray North No. 1	O.R. Book 2992 Page 1915
Pines of Delray North No. 2	O.R. Book 3023 Page 1802
Pines of Delray North No. 3	O.R. Book 3056 Page 1671
Pines of Delray North No. 4	O.R. Book 3056 Page 1756
Pines of Delray North No. 5	O.R. Book 3168 Page 1500
Pines of Delray North No. 6	O.R. Book 3232 Page 436
Pines of Delray North No. 7	O.R. Book 3232 Page 524
Pines of Delray North No. 8	O.R. Book 3232 Page 614
Pines of Delray North No. 9	O.R. Book 3301 Page 1528
Pines of Delray North No. 10	O.R. Book 3329 Page 1018
Pines of Delray North No. 11	O.R. Book 3360 Page 1321
Pines of Delray North No. 12	O.R. Book 3499 Page 1777

WHEREAS, a majority of the Board of Administration and a majority of the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of the said Amendments and the incorporation and substitution of the same in the said Declaration of Condominium, all at a duly constituted meeting held February 6,

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STEVEN I. GREENWALD, P.A.
BOCA PALM PROFESSIONAL PLAZA
6971 N. FEDERAL HIGHWAY
SUITE 135
BOCA RATON, FLORIDA 33431

1990;

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums created under laws of the State of Florida, are hereby amended in the following respects:

1. AMENDED the Declarations of Condominium for PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to include the following language and to exclude any language in conflict with the following:

> 1) "Ownership. Notwithstanding anything contained herein or elsewhere in this Declaration or any Exhibit to this Declaration provided, in order to demonstrate an intent by the Association to provide housing for persons 55 years of age or older and inasmuch as the PINES OF DELRAY NORTH was designed as an adult community, it shall be required, as of the effective date of this amendment, that at least one person 55 years of age or older must occupy a unit. Owners, their family and guests under fifty-five (55) years of age and eighteen (18) years of age or older may reside in any unit, as long as at least one of the occupants is over fifty-five (55) years of age. Notwithstanding same, the Board in its sole discretion shall have the right to establish hardship exceptions to permit owners, their family and guests between the ages of eighteen (18) and fifty-five (55) to occupy units, providing that said exceptions shall not be permitted in situations where the granting of a hardship exception would result in less than 80% of the units in the condominium having less than one occupant fifty-five (55) years or older, it being the intent that at least 80% of the units shall at all times have at least one occupant fifty-five (55) years of age or older. The Board, or its designee, shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would thereby create a violation of the aforestated percentages of adult occupancy."

2. AMENDED that the Declarations of Condominium for PINES OF NORTH NOS. 1 through 12, inclusive, be amended to include the the following language and to exclude any language in conflict with following:

> 2) "Leasing. Notwithstanding anything contained herein or elsewhere in this Declaration or any Exhibit to this Declaration provided, with regard to the leasing of condominium units, and in order to demonstrate an intent by the Association to provide housing for persons 55 years of age or older and inasmuch as the PINES OF DELRAY NORTH was designed as an adult community, it shall be required, as of the effective date of this amendment, that at least one person 55 years of age or older must occupy a unit. Lessees, their family and guests under fifty-five (55) years of age and eighteen (18) years of age or older may reside in any unit, as long as at least one of the occupants is over fifty-five (55) years of age. Notwithstanding same, the Board in its sole discretion shall have the right to establish hardship exceptions to permit lessees, their family and guests between the ages of eighteen (18) and fifty-five (55) to occupy units, providing that said exceptions shall not

STEVEN I. GINSBURG, P.A.
BOCA PALM PROFESSIONAL PLAZA
6971 N. FEDERAL HIGHWAY
SUITE 105
BOCA RATON, FLORIDA 33431

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Broward County, Florida
RECORDED

be permitted in situations where the granting of a hardship exception would result in less than 80% of the units in the condominium having less than one occupant fifty-five (55) years or older, it being the intent that at least 80% of the units shall at all times have at least one occupant fifty-five (55) years of age or older. The Board, or its designee, shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would thereby create a violation of the aforestated percentages of adult occupancy."

This Document is NOT Official!

C E R T I F I C A T I O N

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendments to the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed pursuant to and under the laws of the State of Florida, as all such Amendments are set forth above, were duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the Membership thereof, in accordance with the laws of the State of Florida. Said Amendments are hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC., and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of the PINES OF DELRAY NORTH ASSOCIATION, INC., this 13th day of June, 1991.

STEVEN I. GREENWALD, ESQ.
BOCA PALM PROFESSIONAL PLAZA
6971 N. FEDERAL HIGHWAY
SUITE 105
BOCA RATON, FLORIDA 33431

WITNESSES:

Thomas W Toscano

Shirley Israel

Thomas W Toscano

Shirley Israel

PINES OF DELRAY NORTH ASSOCIATION, INC.

By: Robert Penn
President

By: Herman Solomon
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME the undersigned authority, personally appeared Robert Penn and Herman Solomon, President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, and they acknowledged to and before me that they executed the foregoing as such officers of said Corporation, that they affixed the Corporate seal thereto, and that the foregoing is the act and deed of such Corporation.

WITNESS my hand and official seal, this 13th day of June, 1991.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 1,1995
BONDED THRU GENERAL INS. UND.

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT

Return to: (enclose self-addressed stamped envelope)

Name

Address:

E
Steven Eisenwald
6971 N. Fed. Hwy. Ste. 105
Boca Raton, 33487

Property Appraisers Parcel Identification (Folio) Number(s):

JUL-01-1996 11:19am 96-227680
ORB 9332 Pg 445

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CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
PINES OF DELRAY NORTH NOS. 1 THROUGH 12

as recorded in the Public Records of
Palm Beach County, Florida

WHEREAS, prior to May 7, 1996, the Board of Administration of PINES OF DELRAY NORTH ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, adopted the Resolution appearing below for proposal as an Amendment to the Declaration of Condominium of each and every Condominium operated, maintained and otherwise controlled by the said corporation, being PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all said Declarations being recorded in the Public Records of Palm Beach County, Florida, as follows:

Pines of Delray North No. 1	O.R. Book 2992 Page 1915
Pines of Delray North No. 2	O.R. Book 3023 Page 1802
Pines of Delray North No. 3	O.R. Book 3056 Page 1471
Pines of Delray North No. 4	O.R. Book 4056 Page 1756
Pines of Delray North No. 5	O.R. Book 3168 Page 1500
Pines of Delray North No. 6	O.R. Book 3232 Page 436
Pines of Delray North No. 7	O.R. Book 3232 Page 524
Pines of Delray North No. 8	O.R. Book 3232 Page 614
Pines of Delray North No. 9	O.R. Book 3301 Page 1528

E Steven Eisenwald
6971 N. Federal Hwy #105
Boca Raton, FL. 33487

Pines of Delray North No. 10	O.R. Book 3329 Page 1018
Pines of Delray North No. 11	O.R. Book 3360 Page 1321
Pines of Delray North No. 12	O.R. Book 3499 Page 1777

WHEREAS, a majority of the Board of Administration and a majority of the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of the said Amendments and the incorporation and substitution of the same in the said Declaration of Condominium, all at a duly constituted meeting held May 7, 1996;

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums created under laws of the State of Florida, are hereby amended in the following respects:

1. AMENDED Article 8.2(d) of the Declarations of Condominium for PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to include the following language and to exclude any language in conflict with the following:

> 8. INSURANCE. Insurance, other than title insurance, which shall be carried upon the Condominium property and the property of the apartment owners, shall be covered by the following provisions:
>
> .2 Coverage. (d) Other. "Such other insurance as the board of administration of the Association shall determine from time to time to be desirable; provided, however, that the board of administration in no event shall have the discretion to obtain flood insurance whether or not the condominium property shall be located in a federally designated flood zone unless this Declaration of Condominium shall hereafter be amended to permit the acquisition of such flood insurance within the discretion of the board of administration, or unless the laws of the State of Florida and most particularly the provisions of Chapter 718 of the Florida Statutes shall be amended to require the Association to obtain flood insurance."

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C E R T I F I C A T I O N

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendments to the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed pursuant to and under the laws of the State of Florida, as all such Amendments are set forth above, were duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the Membership thereof, in accordance with the laws of the State of Florida. Said Amendments are hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC., and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of the PINES OF DELRAY NORTH ASSOCIATION, INC., this 14th day of JUNE, 1996.

WITNESSES: (as to both)

PINES OF DELRAY NORTH ASSOCIATION, INC.

By: Max Glow
President

By: Joan I. Hurley
Secretary

Public Records Certified Copy

ORB 9332 Pg 448
DOROTHY H. WILKEN: CLERK PB COUNTY, FL

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME the undersigned authority, personally appeared Max Flom and Jean Nunley, President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, and they acknowledged to and before me that they executed the foregoing as such officers of said Corporation, that they affixed the Corporate seal thereto, and that the foregoing is the act and deed of such Corporation.

WITNESS my hand and official seal, this 14th day of June, 1996.

Notary Public

Ernest DellaRocca
Notary Public, State of Florida
Commission No. CC 457986
My Commission Expires 06/01/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

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Mar-09-1999 09:07am 99-093978
ORB 10973 Pg 1674

Record & Return

Law Offices Of
Steven I. Greenwald, P.A.
6971 N Federal Hwy Ste 105
Boca Raton, FL 33487

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE PINES OF DELRAY NORTH NOS. 1 THROUGH 12

As recorded in the Public Records
Of Palm Beach County, Florida

WHEREAS, prior to February 2, 1999, the Board of Administration of PINES OF DELRAY NORTH ASSOCATION, INC., a corporation not-for-profit, under the laws of the State of Florida, adopted the Resolution appearing below for proposal as an amendment to the Declarations of Condominium of each and every Condominium operated, maintained and otherwise controlled by said Corporation, being PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed under the laws of the State of Florida, and all of said Declarations being recorded in the Public Records of Palm Beach County, Florida; and,

WHEREAS, a majority of the Board of Administration and a majority of the members of PINES OF DELRAY NORTH ASSOCIATION, INC., have voted approval of said amendment and the incorporation and substitution of same in the said Declarations of Condominium, all at a duly constituted meeting held on February 2, 1999.

NOW, THEREFORE, this shall certify that the Declarations of Condominium of PINES OF DELRAY NOS. 1

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through 12, inclusive, Condominiums created under the laws of the State of Florida, are hereby amended in the following respects:

1. RESOLVED, that Article 11.1(b) of each Declaration of Condominium for the PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, be amended to read as follows:

> ".1(b) Lease. No apartment owner may dispose of an apartment or any interest therein by lease without approval of the Association. Notwithstanding anything contained herein, or elsewhere in this Declaration of Condominium or any exhibits to this Declaration of Condominium provided, no lease shall be approved by the Association in the event the apartment owner applying for such lease approval shall be delinquent or otherwise shall not have paid an obligation in the nature of any regular assessment or any special assessment owed by said apartment owner to the Association."

C E R T I F I C A T I O N

We, the undersigned, as President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, having its principal office in Palm Beach County, Florida, hereby certify and affirm that the Amendment to the Declarations of Condominium of PINES OF DELRAY NORTH NOS. 1 through 12, inclusive, Condominiums formed pursuant to and under the laws of the State of Florida, as all such Amendments are set forth above, were

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Steven I. Greenwald, P.A.
6971 N Federal Hwy Ste 105
Boca Raton, FL 33487

duly adopted by PINES OF DELRAY NORTH ASSOCIATION, INC., and the Board of Administration and the Membership thereof, in accordance with the laws of the State of Florida. Said Amendment is hereinabove set forth as duly adopted in the Minute Book of PINES OF DELRAY NORTH ASSOCIATION, INC., and are unrevoked.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seals of the PINES OF DELRAY NORTH ASSOCIATION, INC., this 11 day of Feb., 1999.

WITNESSES:

PINES OF DELRAY NORTH ASSOCIATION, INC.

By: _____
President

By: _____
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11TH day of FEBRUARY, 1999, by SHIRLEY ISCAEL and MONROE JACOBS, President and Secretary of PINES OF DELRAY NORTH ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. SHIRLEY ISCAEL is personally known to me or has provided _____ as identification, MONROE JACOBS is personally known to me or has provided _____ as identification, and who did/did not take an oath.

By: _____
Notary Public
My Commission Expires:

CURTIS RUDDY
NOTARY PUBLIC, STATE OF FLORIDA
My Comm. Exp. 4/13/2000
Bonded By Service Ins.
No. CC539477
( ) Personally Known ( ) Other ID

Law Offices Of
Steven I. Greenwald, P.A.
6971 N Federal Hwy Ste 105
Boca Raton, FL 33487

CFN 20130195986
OR BK 25988 PG 1595
RECORDED 04/30/2013 16:27:00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1595 - 1596; (2pgs)

Prepared by and return to:
Gerstin & Associates
40 S.E. 5th St., Suite 610
Boca Raton, FL 33432
Telephone: (561) 750-3456

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_____(Space Above This Line For Recording Data) _____

Certificate of Amendment to Section 11.2(b)(4) of the Pines of Delray North Association, Inc. Declaration of Condominium, NOS. 1 through 12.

The undersigned officers of the Pines of Delray North Association, Inc. ("Association"), the corporation in charge of the operation and control of the Pines of Delray North Condominium Association No.s 1 though 12 according to its Declaration of Condominium being PINES OF DELRAY NORTH NOS. 1 through 12 as recorded in the Official Records of Palm Beach County, Florida, as follows (collectively "Declaration"):

Pines of Delray North No. 1 O.R. Book 2992 Page 1915,
Pines of Delray North No. 2 O.R. Book 3023 Page 1802,
Pines of Delray North No. 3 O.R. Book 3056 Page 1671,
Pines of Delray North No. 4 O.R. Book 3056 Page 1756,
Pines of Delray North No. 5 O.R. Book 3168 Page 1500,
Pines of Delray North No. 6 O.R. Book 3232 Page 436,
Pines of Delray North No. 7 O.R. Book 3232 Page 524,
Pines of Delray North No. 8 O.R. Book 3232 Page 614,
Pines of Delray North No. 9 O.R. Book 3301 Page 1528,
Pines of Delray North No. 10 O.R. Book 3329 Page 1018,
Pines of Delray North No. 11 O.R. Book 3360 Page 1321,
Pines of Delray North No. 12 O.R. Book 3499 Page 1777,

and all duly recorded amendments thereto (collectively "Declaration"), hereby certify the following amendment was proposed and approved pursuant to the provisions of the Declaration and applicable law. The amendment was presented and approved by the Associations' Board of Directors and its members at a properly noticed and duly held meeting.

This certificate and the amendment to the Declaration are being filed in the Public Records of Palm Beach County, Florida and are as follows:

Amendment to Section 11.2(b)(4) of the Pines of Delray North Association, Inc. Declaration of Condominium, NOS. 1 through 12

(underlines are additions and ~~strikethroughs~~ are deletions)

Article 11. Maintenance of Community Interests
Section 11.1 to 11.2(b)(3) Unchanged
Section 11.2(b)(4):

~~$50.00~~Lease and Transfer of Ownership Fees~~ Fee~~. Notwithstanding anything contained herein, the Association shall have the right to charge a nonrefundable fee, at an

amount determined annually by the Board of Directors or, at the prior year's amount if no such determination is made ~~of Fifty Dollars ($50.00)~~ in connection with the application for required approval by the Association of the ~~sale,~~ lease~~, or other transfer~~ of a unit.

The Association shall also have the right to charge a non refundable fee, at an amount determined annually by the Board of Directors or, at the prior year's amount if no such determination is made, upon the sale or transfer of a Unit to a third party or upon the acquisition of a Unit by a mortgagee upon the foreclosure of its mortgage. In conjunction with Florida law, the Board of Directors shall determine the allocation of all funds received pursuant to this paragraph. All fees imposed by this paragraph shall be collectable by the Association in the same manner as an assessment, including the filing of a lien and foreclosure action as well as the imposition of late fees, interest, attorneys' fees and costs. This fee shall run with the land.

Notwithstanding the foregoing, the fee imposed in the preceding paragraph shall not apply to transfers of ownership undertaken in the furtherance of settling or planning an estate for its existing owner. By way of example, but not limitation, said fee shall not apply to transfers occurring according to intestate succession, by and through a will or by the establishment of a life estate or land trust.

No further changes

IN WITNESS WHEREOF, the Association has caused this Certificate of Amendment to Section 11.2(b)(4) of the Declaration to be executed in its name on April 19, 2013.

Pines of Delray North Association, Inc.

By: ~~James Fenlon~~, its President

Signature

By: ~~Therese Tavano~~, Its Secretary

Signature

Witness Printed Name

Keith Mullarkey (GM)
Witness Signature

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn to or affirmed and signed before me on April 19, 2013, by the above-referenced individuals charged with making the above-referenced statements, who are personally known to me, or have produced the following as identification: _____

Notary Signature:
Jacqline Nicole Vanella

My commission expires: 3/17/15

NOTARY PUBLIC-STATE OF FLORIDA
Jacqline Nicole Vanella
Commission # EE075053
Expires: MAR. 17, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

This is a certified copy

CFN 20150455783
OR BK 27986 PG 1156
RECORDED 12/15/2015 11:32:46
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1156 - 1164; (9pgs)

Prepared by and return to:
Gerstin & Associates
40 S.E. 5th St., Suite 610
Boca Raton, FL 33432
Telephone: (561) 750-3456

(Space Above This Line For Recording Data)

Certificate of Amendment to Sections 6(4), 6.5, 11.2(b)(4)(a), 4.3, 11.1(e) and 11.1(f) of the Pines of Delray North Association, Inc. Declaration of Condominium, NOS. 1 through 12.

The undersigned officers of the Pines of Delray North Association, Inc. ("Association"), the corporation in charge of the operation and control of the Pines of Delray North Condominium Association No.s 1 though 12 according to its Declaration of Condominium being PINES OF DELRAY NORTH NOS. 1 through 12 as recorded in the Official Records of Palm Beach County, Florida, as follows (collectively "Declaration"):

Pines of Delray North No. 1 O.R. Book 2992 Page 1915, Pines of Delray North No. 2 O.R. Book 3023 Page 1802, Pines of Delray North No. 3 O.R. Book 3056 Page 1671,
Pines of Delray North No. 4 O.R. Book 3056 Page 1756, Pines of Delray North No. 5 O.R. Book 3168 Page 1500, Pines of Delray North No. 6 O.R. Book 3232 Page 436,
Pines of Delray North No. 7 O.R. Book 3232 Page 524, Pines of Delray North No. 8 O.R. Book 3232 Page 614, Pines of Delray North No. 9 O.R. Book 3301 Page 1528,
Pines of Delray North No. 10 O.R. Book 3329 Page 1018, Pines of Delray North No. 11 O.R. Book 3360 Page 1321, Pines of Delray North No. 12 O.R. Book 3499 Page 1777

and all duly recorded amendments thereto (collectively "Declaration"), hereby certify the following amendment was proposed and approved pursuant to the provisions of the Declaration and applicable law. The amendment was presented and approved by the Associations' Board of Directors and its members at a properly noticed and duly held meeting. This certificate and the amendment to the Declaration are being filed in the Public Records of Palm Beach County, Florida are attached hereto as follows Exhibit "A"

Pines of Delray North Association, Inc.

By: James Fenlon, its President
Signature

DAVID BEATTIE
Witness printed name

Witness signature

By: Therese Tavano, its Secretary
Signature

Higinio VERASTEGUI
Witness printed name

Higinio M. Verastegui
Witness signature

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn to or affirmed and signed before me on Dec. 8, 2015, by the above-referenced individuals charged with making the above-referenced statements, who are personally known to me, or have produced the following as identification: _____

Notary Signature: Lisa Aline Kochlany
My commission expires: 3/25/18

LISA ALINE KOCHLANY
MY COMMISSION #FF101653
EXPIRES March 25, 2018
(407) 398-0153 FloridaNotaryService.com

Public Records Document

Exhibit "A"

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Amendment # 1

Full text of amendment to the Declaration of each and every condominium operated, maintained and otherwise controlled by the Association, being PINES OF DELRAY NORTH NOS. 1 through 12, as recorded in the Official Records of Palm Beach County.

(underlines are additions and ~~strikethroughs~~ are deletions)

Amended Declaration Section 6(4).

(a) No change.

(b) Late Charge Assessment: Assessments not paid when due are subject to a late assessment charge of Twenty-Five Dollars ~~Ten Dollars~~ ($25.00~~$10.00~~) received in the office after the 10th of the month, or if mailed, if postmarked later than the 10th of each month. The amount of the late assessment charge set forth herein can be adjusted upon a majority vote of the Board of Administration.

No further changes

This is not a certified copy

Amendment # 2

Full text of amendment to the Declaration of each and every condominium operated, maintained and otherwise controlled by the Association, being PINES OF DELRAY NORTH NOS. 1 through 12, as recorded in the Official Records of Palm Beach County.
(underlines are additions and ~~strikethroughs~~ are deletions)

Declaration Section 6.5

.5 Lien for Assessments. The Association shall have a lien on each apartment for any unpaid assessments and for interest thereon against the owner thereof, which lien shall also secure reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien. Said lien shall be effective from and after the time of recording in the Public Records a claim of lien stating the description of the apartment, the name of the record owner thereof, the amount due and the date when due, and the lien shall continue in effect until all sums secured by the lien shall have been fully paid. Such claims of lien shall be signed and verified by an officer of the Association or by a managing agent of the Association. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of lien. Such liens shall be subordinate to the lien of a mortgage or other liens recorded prior to the date of recording the claim of lien. Liens for assessments may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of a mortgage on real property. In any such foreclosure, the owner of the apartment shall be required to pay a reasonable rental for the apartment and the Association shall be entitled, as a matter of law, to the appointment of a receiver to collect the same The Association may also sue to recover a money judgment for unpaid assessments without waiving the lien securing the same. ~~Where the mortgagee of a first mortgage of record or other purchaser of an apartment obtains title to the apartment as a result of the foreclosure of the first mortgage or where a mortgagee of a first mortgage of record obtains title to the apartment as a result of a conveyance in lieu of foreclosure of the first mortgage, such acquirer of title, its successors and assigns, shall not be liable for the share of the common expenses, limited common expenses, or assessments by the Association pertaining to such apartment or chargeable to the former owner of such apartment which became due prior to acquisition of title in the manner above provided. Such unpaid share of common expenses, limited common expenses collectible from all of the apartment owners including such acquirer, its successors and assigns.~~

No further changes.

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Amendment #3

Full text of amendment to the Declaration of each and every condominium operated, maintained and otherwise controlled by the Association, being PINES OF DELRAY NORTH NOS. 1 through 12, as recorded in the Official Records of Palm Beach County.
(underlines are additions and ~~strikethroughs~~ are deletions)

Article 11. Maintenance of Community Interests
Section 11.1 to 11.2(b)(3) Unchanged
Section 11.2(b)(4):
Lease Approval Fee and ~~Transfer of Ownership Fees.~~Working Capital Fee.

(a). Lease Approval Fee. Notwithstanding anything contained herein, the Association shall have the right to charge a nonrefundable fee, at an amount determined annually by the Board of Directors or, at the prior year's amount if no such determination is made in connection with the application for required approval by the Association of the lease of a unit. In no event shall this fee exceed the maximum amount allowable pursuant to Florida law.
~~The Association shall also have the right to charge a non refundable fee, at an amount determined annually by the Board of Directors or, at the prior year's amount if no such determination is made, upon~~ (b). Working Capital Fee. Thirty (30) calendar days after the sale or transfer of a Unit to a third party or ~~upon~~ the acquisition of a Unit by a mortgagee upon the foreclosure of its mortgage., the Owner shall pay to the Association a Working Capital Fee. The Board of Administration shall determine annually the Working Capital Fee amount or it shall be of the prior year's amount if no such determination is made. In conjunction with Florida law, the Board of Directors shall determine the allocation of all funds received pursuant to this ~~paragraph.~~Working Capital Fee. All fees imposed by this paragraph shall be collectable by the Association in the same manner as an assessment, including the filing of a lien and foreclosure action as well as the imposition of late fees, interest, attorneys' fees and costs. ~~This fee~~The Working Capital Fee shall run with the land.

Notwithstanding the foregoing, the ~~fee imposed in the preceding paragraph~~Working Capital Fee shall not apply to transfers of ownership undertaken in the furtherance of settling or planning an estate for its existing owner. By way of example, but not limitation, said fee shall not apply to transfers occurring according to intestate succession, by and through a will or by the establishment of a life estate or land trust.

No further changes.

This is not an official record

Amendment # 4

Full text of amendment to the Bylaws of the Association of each and every condominium operated, maintained and otherwise controlled by the Association, being PINES OF DELRAY NORTH NOS. 1 through 12, being PINES OF DELRAY NORTH NOS. 1 through 12 as recorded in the Official Records of Palm Beach County, Florida, as follows (collectively "Declaration"): Pines of Delray North No. 1 O.R. Book 2993 Page 1915, Pines of Delray North No. 2 O.R. Book 3023 Page 1802, Pines of Delray North No. 3 O.R. Book 3056 Page 1671, Pines of Delray North No. 4 O.R. Book 3056 Page 1756, Pines of Delray North No. 5 O.R. Book 3168 Page 1500, Pines of Delray North No. 6 O.R. Book 3232 Page 436, Pines of Delray North No. 7 O.R. Book 3232 Page 524, Pines of Delray North No. 8 O.R. Book 3232 Page 614, Pines of Delray North No. 9 O.R. Book 3301 Page 1528, Pines of Delray North No. 10 O.R. Book 3329 Page 1018, Pines of Delray North No. 11 O.R. Book 3360 Page 1321,

(underlines are additions and ~~strikethroughs~~ are deletions)

Bylaw Section 4 Board of Administration

Sections 4.1-4.2 unchanged.

Section 4.3 Term. The term of each administrator's service shall be two years, which shall be staggered and shall extend until the next annual meeting of the members and thereafter until his/her successor is duly elected and qualified or until he/she is removed in the manner elsewhere provided.

No further changes.

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Amendment #5

Full text of amendment to the Declaration of each and every condominium operated, maintained and otherwise controlled by the Association, being PINES OF DELRAY NORTH NOS. 1 through 12, as recorded in the Official Records of Palm Beach County.

(underlines are additions and ~~strikethroughs~~ are deletions)

Declaration Section 11.1 (a)-(d). No changes.

Declaration Section 11.1(e). 24 Month Restriction. Other than an Association owned apartment, regardless of whether money or any form of consideration is tendered, obligated or owed, no apartment shall be leased or rented during the first 24 (Twenty-Four) months after a transfer of ownership by any or all owners of an apartment or the addition or replacement of any individual or entity on a deed for the apartment ("24 Month Restriction").

1. Upon the expiration of the 24 Month Restriction, Owners are subject to, and are required to abide by, all of the restrictions and procedures related to the rental of apartments within the Association.

2. The 24 Month Restriction shall apply to all individuals or entities obtaining title to an apartment including, but not limited to, third parties and/or mortgagees obtaining or retaining title to a apartment through a foreclosure sale, testamentary transfer, judicial sale, deed in lieu of foreclosure, by operation of law, by operation of contract or otherwise apartment ownership transfers occurring due to a testamentary transfer of a apartment are subject to the 24 Month Restriction.

3. In the event ownership of a apartment is transferred or assumed through the operation of law or contract by an entity, the occupants of the apartment for the first 24 (Twenty-Four) months of ownership shall be designated via written notice to the Association prior to occupancy ("Designated Occupants"). Any change in the Designated Occupants, for any reason whatsoever, including the transfer or acquisition of majority or minority ownership in the entity that owns the apartment, is subject to the 24 Month Restriction.

4. Only upon the expiration of the 24 Month Restriction shall a apartment be eligible to participate in the procedures comprising the rental of the apartment.

5. In addition to all other remedies available to the Association, the Association shall have the right to seek the permanent removal of a apartment's occupant(s) in violation of the 24 Month Restriction. In doing so the Association may, but is not obligated to, seek said removal pursuant to the summary procedures available pursuant to The State of Florida's statutes related to residential tenancy as amended from time to time.

6. Association Owned apartments. Notwithstanding anything to the contrary, any restrictions regarding leasing contained in this Article, these Bylaws or the Association's Rules and Regulations, shall not apply to an Association owned apartment.

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7. Family Exemption. The 24 Month Restriction shall not apply to a apartment purchased for exclusive use by family member(s) to occupy. This exemption shall expire, and the 24 Month Restriction shall apply, when the apartment is no longer occupied by a family member of the owner. All other leasing restrictions shall apply to apartment(s) purchased for exclusive use by family member(s) to occupy.

No further changes.

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Amendment # 6

Full text of amendment to the Declaration of each and every condominium operated, maintained and otherwise controlled by the Association, being PINES OF DELRAY NORTH NOS. 1 through 12, as recorded in the Official Records of Palm Beach County.

(underlines are additions and ~~strikethroughs~~ are deletions)

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Declaration Section 11.1 (a)-(d). No changes.

Declaration Section 11.1(f). Subleasing.

(1). Owners and Tenants are forbidden from subleasing their apartments.

(2). Other than individuals listed on a lease or its renewal ("Tenant") and their Immediate Relatives cohabiting or occupying the Unit with the Tenant (as defined below), no guests of a tenant are allowed to stay overnight at a Unit for more than a total of 21 (Twenty-One) consecutive or nonconsecutive calendar days each year starting from the date of the last overnight stay at the Home.

(3). In addition to all other remedies available to the Association, the Association shall have the right to seek the permanent removal of an apartment's occupant(s) in violation of this subleasing restriction. In doing so the Association may, but is not obligated to, seek said removal pursuant to the summary procedures available pursuant to The State of Florida's statutes related to residential tenancy as amended from time to time. Additionally, individuals in violation of this subleasing restriction shall be deemed trespassers to whom the Association reserves the right to prohibit entry to the community.

(3). The term "Immediate Relative" shall be defined according to US Office of Personnel Management definitions of *family member* and *immediate relative*, and add related definitions (75 FR 33491) appearing at 5 CFR part 630, subparts B, H, I, J, and K, as amended from time to time.