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 Palm Beach County, Florida
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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.

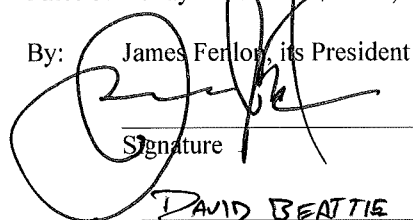
The undersigned officers of the Pines of Delray North Association, Inc. ("Association"), the corporation in charge of the operation and control of the Pines of Delray North Condominium Association Nos 1 through 12 according to its Declaration of Condominium being PINES OF DELRAY NORTH NOS. 1 through 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

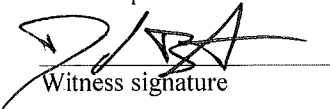
and all duly recorded amendments thereto (collectively "Declaration"), hereby certify the following amendment was proposed and approved pursuant to the provisions of the Declaration and applicable law. The amendment was presented and approved by the Associations' Board of Directors and its members at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

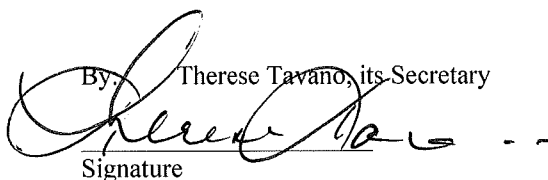
By: James Ferlon, its President


 Signature

DAVID BEATTIE
 Witness printed name


 Witness signature

By: Therese Tavano, its Secretary


 Signature

HIGINIO VERASTEGUI
 Witness printed name

Higinio M. Vera'stegui
 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



Exhibit “A”

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

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.

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 at 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.

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 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,

(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.

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.

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.

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)

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.