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This instrument was prepared by:
Robert Rubinstein, Esquire,
BECKER & POLIAKOFF, P.A.
625 N. Flagler Drive, 7th Floor
W. Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
PINE RIDGE NORTH VILLAGE IV, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Pine Ridge North Village IV, A Condominium as recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 4701 at Page 1834, was duly adopted in the manner provided in said Declaration at a members' meeting held on March 8, 2021.

IN WITNESS THEREOF, the Association sets its hand and seal on this 22 day of March, 2021.

WITNESSES:

Joseph Sacchiari
Signature
JOSEPH SACCHIARI
Print Name:

PINE RIDGE NORTH VILLAGE IV
CONDOMINIUM ASSOCIATION, INC.

By: Kathy Magaraci
Kathy Magaraci, President

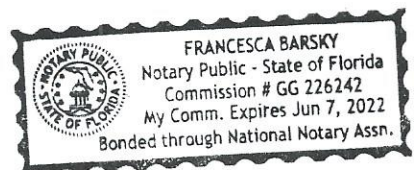
Martha Larsh
Signature
MARTHA LARSH
Print Name:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 03 day of 22, 2021, by Kathy Magaraci, as President of Pine Ridge North Village IV Condominium Association, Inc., a Florida not-for-profit Corporation, on behalf of the Corporation. She is personally known to me or has produced _____ (type of identification) as identification and did take an oath.

Francesca Barsky
Notary Public
FRANCESCA BARSKY
Printed Name

My Commission Expires: JUNE 7 2022



BECKER & POLIAKOFF, P.A.
625 NORTH FLAGLER DRIVE, 7TH FLOOR, WEST PALM BEACH, FL 33401
TELEPHONE (561) 655-5444

PROPOSED AMENDMENTS
TO THE DECLARATION OF CONDOMINIUM OF
PINE RIDGE NORTH VILLAGE IV, A CONDOMINIUM

Paragraph 9, Section (a), of the Declaration of Condominium is amended to read as follows:

9. ~~USE AND OCCUPANCY. The provisions of this Paragraph 9 shall not be applicable to Sponsor or to any Corporation formed or controlled by Sponsor.~~

a. Residential Use. Each Unit is restricted to residential use as a residence by the Owner thereof, his immediate family, guests, tenants and invitees. All similarly restricted to use by those same persons. At no time may the Unit be used by more persons than for which it was designed (5 persons in 2-bedroom convertible den units; 5 persons in 3-bedroom units; 4 persons in 2-bedroom units; 3 persons in 1-bedroom units). An owner cannot lease the apartment and leasing is prohibited during the first (1) year of his or her ownership, which commences upon the date title to the Unit is acquired. In the event the instrument of conveyance is recorded subsequent to the date title to the Unit is acquired, then the one (1) year period is extended so that it terminates one (1) year subsequent to the recording of the instrument of conveyance. In the event ownership of a Unit is transferred subject to a lease, the term of which extends beyond the date of transfer of ownership (a "pre-existing" lease), the pre-existing lease cannot be renewed or extended and, upon termination of the pre-existing lease, the unit cannot be leased for a one (1) year period commencing upon the termination date of the pre-existing lease.

(i) Notwithstanding anything to the contrary, not more than twenty percent (20%) of units can be leased at any time and leasing is prohibited, if the lease or proposed lease would result in the total number of units being leased to exceed twenty percent (20%); provided, however, this limitation does not apply to the Association or to any units under the Association's receivership.

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