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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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Prepared by and return to:
Natalie C. Chin-Lenn, Esquire
2300 Palm Beach Lakes Boulevard
Suite 308
West Palm Beach, FL 33409

This is not a certified copy

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

WHEREAS, the Declaration of Condominium for Pine Ridge North Village IV was recorded in Official Record Book 4701, Page 1834, Public Records of Palm Beach County, Florida;

WHEREAS, Section 16.2 of the Declaration provides that the Declaration may be amended by not less than seventy-five percent of the entire membership of the Board of Directors and by not less than seventy-five percent of the voting interests in Pine Ridge North Village IV ;

WHEREAS, a meeting of the Board of Directors was held on November 14, 2016, was duly noticed and at which time there was a quorum and at which time there was at least eighty percent (80%) of the entire membership of the Board of Directors voted to propose the amendments to the Declaration to the membership in the various particulars as set forth in the attached Exhibit "1" to this certificate;

WHEREAS, at least seventy-five percent (75%) of the Board of Directors voted to amend the Declaration in the various particulars as set forth in the attached Exhibit "1" to this certificate;

WHEREAS, a meeting of the membership was held on April 17, 2017, was duly noticed and at which time there was a quorum and at which time there was at least seventy-five percent (75%) of the voting interests voted to amend the Declaration in the various particulars as set forth in the attached Exhibit "1" to this certificate; and

WHEREAS, the amendments and this Certificate shall be recorded in the Public Records of Palm Beach County, Florida;

NOW THEREFORE, the Declaration of Condominium of the Pine Ridge North Village IV is hereby amended in the particulars as stated in Exhibit "1" attached hereto; said amendments shall run with the real property known as PINE RIDGE NORTH VILLAGE IV, and shall be binding on all parties, having any right, title or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

We hereby certify that the Amendments attached to this certificate were duly adopted as amendments to the above-referenced Declaration and the required percentage of Board of Directors and owners vote at a meeting with quorum present and did approve same.

DATED this 3rd day of May, 2017.

WITNESSES:

Sign Steve Dookhan

Print STEVE DOOKHAN

Sign Michael Furaco

Print MICHAEL FURACO

PINE RIDGE NORTH VILLAGE IV
CONDOMINIUM ASSOCIATION, INC.

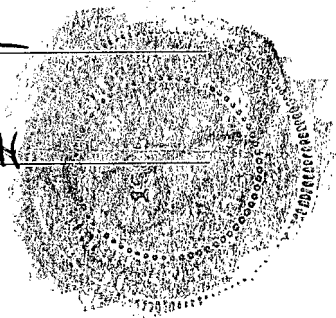
By: Kathleen Magaraci
PRESIDENT

Print Kathleen Magaraci

Current Address 800 Sky Pine Way
Greenacres FL 33415

Attest [Signature]
SECRETARY

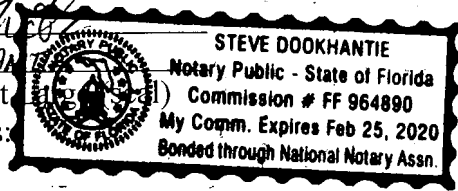
Print GREENEN BUCH
(CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of MAY, 2017 by KATHLEEN MABARACI President of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced _____ (if left blank), personal knowledge existed) as identification and who did take an oath.

NOTARY PUBLIC
Sign Steve Dookhantie
Print STEVE DOOKHANTIE
State of Florida at Large (seal)
My Commission Expires:



The foregoing instrument was acknowledged before me this 3rd day of MAY, 2017 by GRETCHEN RUCH Secretary of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced _____ (if left blank), personal knowledge existed) as identification and who did take an oath.

NOTARY PUBLIC
Sign Steve Dookhantie
Print STEVE DOOKHANTIE
State of Florida at Large (seal)
My Commission Expires:

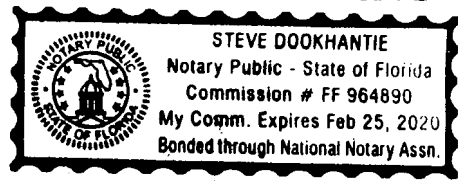


Exhibit "1"

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR PINE
RIDGE NORTH VILLAGE IV OFFICIAL RECORDS BOOK 4701, PAGE 1834**

As used herein the following shall apply:

- A. Words in the text are lined through with (----) indicates deletions from the present text.
 - B. Words in the text which are underlined indicate additions to the present text.
 - C. If the above format would make understanding of the proposed amendment difficult, then instead, the proposal will be preceded by a reference that the document is substantially re-worded and reference made to the particular article of the present text.
-

1. Section 2.1 of the Declaration shall be amended as follows:

2.1 "Condominium Act" means the Condominium Act of the State of Florida (F.S. 718, et. Seq.) as it exists at the time of recording this Declaration in the Public Records, and as it may be amended from time to time.

2. Section 12.2 (b)(2) of the Declaration shall be amended as follows:

(2) **SALE OR LEASE.** If the proposed transaction is a sale or lease, then within fifteen (15) days after receipt of the notice and information concerning the proposed purchaser or lessee, (including responses to character and financial inquiries), that the Association may request, the Association must either approve or disapprove the proposed transaction.

a. Disapproval of a Sale.

(1) With Good Cause. Approval of the Association shall be withheld for good cause only if a majority of the whole Board so votes, after receiving a written opinion of counsel that good cause exists. If good cause exists, the Association shall not be required to provide a substitute purchaser. Only the following may be deemed to constitute good cause for disapproval:

(a) The person seeking approval has been convicted of a felony involving violence to persons or property, a felony involving possession or sale of a controlled substance, or a felony demonstrating dishonesty or moral turpitude; The person seeking approval is listed on a sex offender list or data base.

(b) The person seeking approval has a record of financial irresponsibility, including without limitation prior bankruptcies, foreclosures or bad debts;

(c) The person seeking approval gives the Board reasonable cause to believe that person intends to conduct himself in a manner inconsistent with the Association documents;

(d) The person seeking approval will not be able to comply with the occupancy requirement for the communities over fifty-five (55) status;

(e) The person seeking approval has a history of disruptive behavior or disregard for the rights or property of others;

(f) The person seeking approval has evidenced an attitude of disregard for association rules by his conduct in Pine Ridge North Village IV as a tenant, unit owner or occupant of a unit;

(g) The person seeking approval has failed to provide the information, fees or interviews required to process the application in a timely manner, or provided false information during the application process; or

(h) The transaction, if a sale or gift, was concluded by the parties without having sought and obtained the prior approval required herein.

If the transaction is a sale, the approval shall be stated in a certificate executed in accordance with the By-Laws of the Association, the form of which is attached thereto as EXHIBIT "A", which shall be recorded, at the expense of the party recording the deed, in the Public Records as an attachment to the instrument of conveyance, The grantee shall provide the Association with a photocopy of the recorded deed.

If the transaction is a lease, the approval shall be executed in accordance with the By-laws of the Association and delivered to the lessor. The liability of the Unit Owner under the terms of this Declaration shall continue notwithstanding the fact that the Unit may have been leased.

3. Section 12.3 (b) of the Declaration sentence one shall be amended as follows:

b. SALE OR LEASE—REQUEST FOR SUBSTITUTE. If the proposed transaction is not approved and the request for substitute has been made, the Association shall deliver, or mail by registered certified mail, to the Unit Owner a bona fide agreement to purchase or rent the Unit by a purchaser or lessee approved by the Association who will purchase or lease and to whom the Unit Owner must sell or lease the Unit upon the following terms (unless disapproval of a sale is for good cause):

(1) The price to be paid and terms of payment shall be as stated in the disapproved offer to sell or rent.

4. Section 14.10 of the Declaration shall be amended as follows:

In the event that ~~any person or an~~ institutional First Mortgagee shall acquire title to any Unit, by virtue of either purchase at public sale resulting from the first mortgagees, or a deed in lieu thereof, ~~such acquirer of title the institutional First Mortgagee~~, his successors and assigns, shall not be liable for the share of Common Expenses or assessments attributable to the Condominium Unit or chargeable to the former Unit Owner of the Unit which became due prior to the acquisition of title as a result of the foreclosure, unless the share is secured by a claim of lien for assessments that is recorded prior to the foreclosed mortgage or to the extent required by the condominium statute as it may be amended from time to time. The unpaid share from all of the Common Expenses or assessments are Common Expenses collectible for all of the Unit Owners, including such acquirer and his successors and assigns. Nothing herein contained shall be construed as releasing the party liable for such delinquent assessments from payment thereof or the enforcement or collection of such payment by means other than foreclosure. Following said acquisition, all Unit Owners of any nature, including, without limitation a purchaser at a judicial sale or Institutional Mortgagee, shall be liable for all assessments coming due while he is the Unit Owner.

NOTICE: EXCEPT AS AMENDED ABOVE, THE DECLARATION SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT. THE AMENDMENTS SHALL BE EFFECTIVE WHEN RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA