

Prepared by and return to:  
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CFN 20250198044  
OR BK 35783 PG 954  
RECORDED 6/3/2025 3:50 PM  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs: 954 - 956; (3pgs)

**CERTIFICATE OF AMENDMENTS TO DECLARATION OF CONDOMINIUM OF  
ANDOVER AT WYCLIFFE, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium of Andover at Wycliffe, A Condominium, was recorded in Official Records Book 6431, Page 622, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the Declaration provides for amendment of the Declaration, as set forth herein.

NOW THEREFORE, the Declaration is hereby further amended as follows:

**Amendment No. 1**

**Article 18(A)(1) of the Declaration of Condominium shall be amended to read in its entirety as follows:**

*(new language is underlined; deleted language is ~~struck through~~)*

"1. Sale -- No Unit Owner may dispose of a Unit or any interest therein by sale without approval of the Association except to another Unit Owner. By submission of a sales contract for approval, the Owner and prospective purchaser(s) and any other occupant(s) over the age of 18 agree that the Association is authorized to conduct a criminal and financial background check as to all proposed purchasers/occupants (the current Owner is responsible for the costs of such background checks and any other direct out of pocket expenses incurred by the Association). For purposes of any Entity(ies) or Trust(s) that purchase a Unit, all Officers, Members, Partners and Trustees, as well as any other intended occupants of the Unit over the age of 18, shall be considered the purchaser and shall be subject to the background check and any other requirements of a purchaser as set forth in the governing documents. The Association, by and through its Board of Directors, may deny the sale for good cause if such background checks provide reasonable evidence that the purchaser(s) and any other occupant(s) may pose a risk to the community or that they are unlikely to be able to comply with the financial requirements of the Association. Factors to be considered include, but are not limited to: (a) Criminal history; (b) Credit rating; (c) Convicted sex offender status; and (d) Illegal drug use and/or drug-related offenses. If the Association denies the sale as provided above, the Association shall not be required to find a substitute

purchaser and shall have no financial responsibility whatsoever for any costs or damages that may have been incurred by an Owner."

**Amendment No. 2**

**A new Section I is hereby added to Article 18 of the Declaration of Condominium, to read in its entirety as follows:**

*(new language is underlined; deleted language is ~~struck through~~)*

"I. Limit on Ownership. No individual, entity or trust may own more than two (2) Units that are part of the Association at any one time. Any owner who owns more than two (2) Units as of the date of recording this amendment may continue to own those Units but shall not be entitled to purchase any additional Units unless the total number of Units owned by that owner will be two (2) or less. For purposes of this section only, any individuals who are related shall be treated as the same owner, and any entities or trusts which have any commonality or overlap of shareholders, officers, directors, trustees, beneficiaries, partners or members shall be treated as the same owner."

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration as previously amended are hereby reaffirmed.

It is hereby certified that the foregoing Amendments were approved by the affirmative vote of at least a majority of the Board of Directors and at least a majority of the total membership of the Association, pursuant to Article 8, Section A(2)(a) of the Declaration and Florida Statute 617.0701.

[Signatures appear on the following page]



IN WITNESS WHEREOF, the undersigned President and Treasurer have executed this Amendment to Declaration this 6<sup>th</sup> day of May, 2025.

**ANDOVER AT WYCLIFFE  
CONDOMINIUM ASSOCIATION, INC.,**  
a Florida Not-for-Profit Corporation

Witnesses:

Francesca Mastrando  
(witness #1 signature)

Francesca Mastrando  
(witness #1 printed name)

4650 Wycliffe CC. Blvd. Wellington, FL 33449  
(witness #1 address)

Hannah Morden  
(witness #2 signature)

Hannah Morden  
(witness #2 printed name)

4650 Wycliffe CC. Blvd. Wellington, FL 33449  
(witness #2 address)

Francesca Mastrando  
(witness #1 signature)

Francesca Mastrando  
(witness #1 printed name)

4650 Wycliffe CC. Blvd. Wellington, FL 33449  
(witness #1 address)

Hannah Morden  
(witness #2 signature)

Hannah Morden  
(witness #2 printed name)

4650 Wycliffe CC. Blvd. Wellington, FL 33449  
(witness #2 address)

By: Jerry Friedman  
JERRY FRIEDMAN, President  
(print name)

Attest: Peter A. Kase  
Peter A. Kase, Treasurer  
(print name)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2025, by Jerry Friedman, as President, and by Peter A. Kase, as Treasurer, of ANDOVER AT WYCLIFFE CONDOMINIUM ASSOCIATION, INC., via [x] physical presence or [ ] online notarization, who are personally known to me or have produced \_\_\_\_\_ as identification and who did take an oath.

Jamie Hand  
Notary Public

State of Florida

My Commission Expires: May 23, 2029

(Notary Seal)

