



CFN 20200151216

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
THE FOUNTAINS OF PALM BEACH CONDOMINIUM, INC.**

Trevi Court as recorded in Official Record Book 2022, Page 911
Public Records of Palm Beach County, Florida

As used herein (unless substantially reworded), the following shall apply:

- A. Words in the text which are ~~stricken~~ indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.
- C. Whenever an ellipsis (...) appears in the text, this indicates that this portion of the present text remains intact to the point where the next typewritten material appears.

DECLARATION OF CONDOMINIUM

Article XI Paragraph A, ninth subparagraph of the Declaration of Condominium of the aforesaid Declaration shall be amended as follows:

New Owners ~~Purchasers~~, other than the Association, are prohibited from renting their units(s) for two one years from the date the Owner obtains title to the Unit of purchase.

Article XI Paragraph A, adding a new twelfth subparagraph to the Declaration of Condominium of the aforesaid Declaration shall be amended as follows:

No more than 18% of the total Units within the Condominium may be rented at any one time. If a prospective lease will cause the total number of rentals to exceed 18% of the total number of Units in the Condominium, the prospective lease will not be approved. As of the effective date of this amendment all present rentals shall be grandfathered. If the total number of rentals as of the effective date of this amendment exceed 18% of the total number of Units in the Condominium, then no new rentals will be permitted until the total number of rentals falls below 18%. However, the following exceptions to this restriction shall be permitted even though such rental causes the total number of units rented to exceed 18% of the total number of units:

1. The Association shall be permitted to rent a unit it acquires as a result of a foreclosure sale of its lien foreclosure action or by deed in lieu of foreclosure;
2. Units acquired by inheritance may be rented;
3. Board of Directors, in its sole discretion, may allow a Unit which would cause the amount of rentals to exceed 18% of the total number of units to be rented if extreme hardship is shown by the owner.

Article XIII of the Declaration of Condominium of the aforesaid Declaration shall be amended as follows:

No dogs or other animals or pets of any kind, except as specifically stated below, shall be kept in any unit or on any property of the Condominium. Typical common household pets which remain inside a unit, such as cats, fish, hamsters, guinea pigs, etc...except for snakes, shall be permitted as long as such pet does not create any nuisance, excessive noise or odors. Cats must remain inside the Unit at all times and are prohibited from being left outside the Unit at any time. Provided However, individuals who qualify for a reasonable accommodation to have a service animal or assistance animal shall be permitted to have such animal in the Units or upon common areas. Specially trained dogs for legally handicapped owners or occupants of the condominium shall be allowed to reside in the condominium unit and use condominium common areas...

OR BK 31396 PG 0732
 RECORDED 04/30/2020 13:50:07
 Palm Beach County, Florida
 Sharon R. Bock, Clerk & COMPTROLLER
 Pgs 0732 - 733 (2pgs)

WE HEREBY CERTIFY that the above Amendments to the Declaration of Condominium were approved by the Board of Directors and by not less than 66 2/3% votes of the membership present in person or by proxy (members entitled to vote) with a quorum present at a Special Unit Owners Meeting held on April 15, 2020 at 7:00 P.M.

THE FOUNTAINS OF PALM BEACH
CONDOMINIUM, INC.

By: Suzi Poll
Suzi Poll, President
Trevi Court

Attest: David Greenholz
David Greenholz, Vice-President
Trevi Court

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 21st day of April, 2020, appeared before me, Suzi Poll and David Greenholz as President and Vice-President, respectively, of The Fountains of Palm Beach Condominium, Inc., a Florida corporation not-for-profit, who are personally known to me, and acknowledge that they executed the foregoing Notice for the purposes therein expressed and did (did not) take an oath.

Witness my hand and seal the day and year last above written.

My Commission Expires:

Lisa M. Scranton
Notary Public

Lisa M. Scranton
Printed Notary Name

LISA M. SCRANTON
MY COMMISSION # FF 999424
EXPIRES: June 6, 2020
Bonded Thru Budget Notary Services



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