

produced by the Association, as hereinafter provided, that the Offering is a bonafide offer in all respect. The Transfer Notice shall be given by certified mail, return receipt requested, or delivered by hand to the Secretary of the Association, or other authorized agent of the Association including the Management Company, who shall give a receipt therefor.

11.6.1(b) Screening or Applicants for Purchase, Lease or Transfer. Approval of the applicant shall be based upon reasonable grounds. The Board shall consider the following factors as constituting good cause for such disapproval:

(i) The proposed purchaser, lessee, or transferee has been convicted of a felony from less than 15 years from the date of the application or if the applicant has a misdemeanor conviction for a crime related to property theft, drugs or weapons, of less than 8 years from the date of the application. However, the association has the discretion to deny an applicant should their crimes be after these time periods if the heinousness of the crime supports the board's decision;

(ii) The proposed purchaser, lessee, or transferee has a record of financial irresponsibility, including without limitation prior bankruptcies, foreclosures or bad debts or the person does not appear to have adequate financial resources available to meet his/her obligations to the Association (credit scores and income requirements stated within this Declaration);

(iii) The application for approval on its face indicates that the proposed purchaser, lessee, or transferee intends to conduct himself/herself/themselves in a manner inconsistent with the covenants and restrictions applicable to the association;

(iv) The proposed purchaser, lessee, or transferee has a history of disruptive behavior or disregard for the rights and property of others as evidenced by their conduct in other social organizations or associations, or by their conduct in this Association as a tenant, apartment Owner or occupant of an apartment;

(v) The proposed purchaser, lessee, or transferee failed to provide the information required to process the application in a timely manner or included inaccurate or false information in the application;

(vi) The requesting apartment Owner has had fines assessed against him or her which have not been paid; or

(vii) All assessments and other charges against the apartment have not been paid in full.

In the event a prospective Purchaser has filed bankruptcy less than 7 years from the date of the application, along with the other required documentation to be provided to the Association in the screening of the applicant, the prospective Purchaser must provide a Cashier's Check in the amount equivalent to 12 months of maintenance to be held by the Association and deposited in a non-interest bearing account. The Association shall hold the funds for the 12 months following the closing on the purchase. Should a 12 month on-time payment history be established by the new Owner, the funds

held will be returned within 30 days following a written request received by the Association, from the new Owner. Should the new Owner fail to make a payment within 30 days from its due date, the Association shall apply the funds held in Escrow to the missed payment and the 12 month on time period shall start over from the next on-time payment received by the Association."

Except as proposed above, all other terms and conditions of in Articles 11.3 and 11.6.1 of the Declaration of Condominium of QUAIL RUN OF SUNRISE UNIT TWO CONDOMINIUM, INC., shall remain unchanged and in full force and effect according to their terms.

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- 4. Amendment to the Declaration at Article 5.1.b(1), as follows; (Removal of language by ~~strikeout~~ and additions by underline)
 - "b. By the apartment owner. The responsibility of the apartment owner shall be as follows:
 - (1) To maintain, repair and replace at his expense all portions of his apartment except the portions to be maintained, repaired and replaced by the Association. This obligation includes the requirement to maintain and repair the air-conditioning system at all times. All owners must maintain the air-conditioning at a temperature of 79 degrees or cooler to prevent the spread of mold to neighboring units and damage to the common elements. Such shall be done without disturbing the rights of other apartment owners."

Except as proposed above, all other terms and conditions of in Article 5.1 of the Declaration of Condominium of QUAIL RUN OF SUNRISE UNIT TWO CONDOMINIUM, INC., shall remain unchanged and in full force and effect according to their terms.

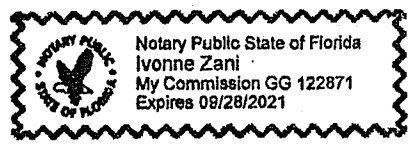
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IN WITNESS WHEREOF, the Association has caused these Amendments to the Declaration of Condominium of QUAIL RUN OF SUNRISE UNIT TWO CONDOMINIUM, INC., to be executed by the duly authorized officer on this 18 day of October, 2019.

Witnessed by:  
Vicki Johnson  
MARCEL RESTA  
STATE OF FLORIDA )  
COUNTY OF BROWARD )

QUAIL RUN OF SUNRISE UNIT TWO CONDOMINIUM, INC.  
By: [Signature], President  
KEVIN COLLINS (Printed Name)

THE FOREGOING instrument was executed before me this 18 day of October 2019, by KEVIN COLLINS, President of QUAIL RUN OF SUNRISE UNIT TWO CONDOMINIUM, INC., who upon being duly sworn acknowledged to me that he/she signed the foregoing document and produced a driver's license as proof of identity.

WITNESS my hand and official seal at the County and State aforesaid this 18 day of October, 2019.



[Signature]  
Notary Public  
My commission expires