

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
OF  
THE PALMS OF BOCA LAGO, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of The Palms of Boca LAGO, a Condominium, as recorded in Official Records Book 3365 at Page 0074 of the Public Records of Palm Beach County, Florida, was duly adopted in the manner provided in the governing documents at a meeting held June 16<sup>th</sup>, 2010.

IN WITNESS WHEREOF, we have affixed our hands this 30<sup>th</sup> day of June, 2010, at Boca Raton, Palm Beach County, Florida.

WITNESSES:

Sign *Morris Davison*  
Print MORRIS DAVISON  
Sign *Robert Tauber*  
Print Robert Tauber

THE PALMS OF BOCA LAGO  
CONDOMINIUM ASSOCIATION, INC.  
a Florida not-for-profit corporation  
By: *Arnold Schwartz*  
Arnold Schwartz, President  
21714 Palm Circle #6A  
Boca Raton, FL 33433

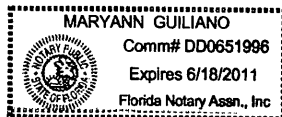
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2010, by Arnold Schwartz, as President of The Palms of Boca LAGO Condominium Association, Inc., a Florida not-for-profit corporation.

NOTARY PUBLIC - STATE OF

FLORIDA  
Personally Known  OR  
Produced Identification   
Type of Identification \_\_\_\_\_

Sign *Maryann Guiliano*  
Print Maryann Guiliano  
My Commission expires:



RECORD & RETURN TO:  
BOCA LAGO MANAGEMENT  
6100 VISTA DEL LAGO  
BOCA RATON, FLORIDA 33499

**AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OF  
THE PALMS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC.**

**The following language shall be added to the existing language of Article XI, A.1. of the Declaration of Condominium. All other existing language of Article XI remains unchanged. See Article XI A.1 for the present text:**

In addition to the foregoing, the Association shall have the right to deny an application to sell a unit without any obligation to provide a substitute buyer under the following circumstances. All prospective purchasers shall submit to the Association a completed application on a form provided by the Association and shall be interviewed by a representative designated by the Board of Directors. The following circumstances shall be construed as violations of the Declaration. The prospective applicants shall be required to provide the Association with written authorization to obtain information necessary for the Association to evaluate whether any of the following circumstances exist:

- a) There are any unresolved violations of the Declaration, Bylaws, Articles or Rules by the owner of the unit to which the application relates;
- b) The application reflects (or the Association otherwise discovers) that the applicant or any prospective occupant would, upon taking occupancy of the premises be in violation of a provision of the Declaration, Bylaws, Articles or Rules;
- c) The owner is delinquent in the payment of any sums owed the Association whether said sums are in the form of a lien for delinquent assessments or whether said sums are owed in the form of a final judgment, fine or other claim by the Association against the existing owner;
- d) Any proposed owner or occupant of the subject unit is listed on the Florida Department of law Enforcement's Sexual Predator List or is listed on another similar such list;
- e) Any proposed owner or occupant of the subject unit has been convicted of a violent crime within ten (10) years of the date of the application to the Association (the Board of Directors shall be the final arbiter of whether a crime is "Violent" as used in this context);
- f) The purchaser intends to finance more than eighty percent (80%) of the contract purchase price; or
- g) When any of the prospective owners have a credit score lower than 600 on Experian or, if Experian ceases to exist, a similar mid-level risk score on any major credit reporting agency selected by the Board of Directors.

**RECORD & RETURN TO:  
BOCA LAGO MANAGEMENT  
6000 VISTA DEL LAGO  
BOCA RATON, FLORIDA 33433**

**The following language shall be added to the existing language of Article XI, A.1. of the Declaration of Condominium. All other existing language of Article XI remains unchanged. See Article XI A.1 for the present text:**

In addition to the foregoing, the Association shall have the right to deny an application to lease a unit without any obligation to provide a substitute lessee under the following circumstances. All prospective occupants and lessees shall submit to the Association a completed application on a form provided by the Association and shall be interviewed by a representative designated by the Board of Directors. The following circumstances shall be construed as violations of the Declaration. The prospective applicants and prospective occupants shall be required to provide the Association with written authorization to obtain information necessary for the Association to evaluate whether any of the following circumstances exist:

- a) There are any unresolved violations of the Declaration, Bylaws, Articles or Rules by the Owner of the unit to which the application relates;
- b) The application reflects (or the Association otherwise discovers) that the applicant or any prospective occupant would, upon taking occupancy of the premises be in violation of a provision of the Declaration, Bylaws, Articles or Rules;
- c) The owner is delinquent in the payment of any sums owed the Association whether said sums are in the form of a lien for delinquent assessments or whether said sums are owed in the form of a final judgment, fine or other claim by the Association against the existing owner;
- d) Any proposed lessee or occupant of the subject unit is listed on the Florida Department of law Enforcement's Sexual Predator List or is listed on another similar such list;
- e) Any proposed lessee or occupant of the subject unit has been convicted of a violent crime within ten (10) years of the date of the application to the Association (the Board of Directors shall be the final arbiter of whether a crime is "Violent" as used in this context); or
- f) When any of the prospective lessees have a credit score lower than 600 on Experian or, if Experian ceases to exist, a similar mid-level risk score on any major credit reporting agency selected by the Board of Directors.

**The following language shall be added to the existing language of Article XI A. of the Declaration of Condominium as a new paragraph 9. All other existing language of Article XI of the Declaration of Condominium remains unchanged:**

9. No applicant for purchase shall be approved if the applicant or intended occupant indicated on an application is listed on the Florida Department of Law Enforcement's Sexual Predator List or is listed on another similar such list. No proposed owner or occupant of the subject unit shall be approved if the proposed owner or occupant has been convicted of a violent crime within ten (10) years of the date of the application to the Association (the Board of Directors shall be the final arbiter of whether a crime is "violent" as used in this context). No proposed owner or occupant of the subject unit shall be approved if the proposed owner or occupant has not been interviewed by a representative designated by the Board of Directors. No applicant for purchase shall be approved where the purchaser finances more than eighty percent (80%) of the contract purchase price. If the applicant misrepresents the amount being borrowed to acquire the unit and the Association determines that a purchaser has closed on a transaction where more than eighty (80%) of the purchase price has been financed, the approval provided by the Association shall be void and the transfer of this title shall be void.

RECORD & RETURN TO:  
BOCA LAGO MANAGEMENT  
5050 VISTA DEL LAGO  
BOCA RATON, FLORIDA 33433

**The following language shall be added to the existing language of Article XI A. of the Declaration of Condominium as a new paragraph 10. All other existing language of Article XI of the Declaration of Condominium remains unchanged:**

10. No applicant indicated on an application to lease shall be approved if the applicant or intended occupant indicated on an application to lease is listed on the Florida Department of Law Enforcement's Sexual Predator List or is listed on another similar such list. No proposed lessee or occupant of the subject unit shall be approved if the proposed lessee or occupant has not been interviewed by a representative designated by the Board of Directors. No proposed lessee or occupant of the subject unit shall be approved if the proposed lessee or occupant has been convicted of a violent crime within ten (10) years of the date of the application to the Association (the Board of Directors shall be the final arbiter of whether a crime is "violent" as used in this context).

RECORD & RETURN TO  
BOCA LAGO MANAGEMENT  
3030 VISTA DEL LAGO  
BOCA RATON, FLORIDA 33433