

CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM

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1984 JUL 27 PM 2:36

Pursuant to provisions of Section 718.110, Florida Statutes,
the following Amendment to Declaration of Condominium of
SEACREST VILLAS; a Condominium according to the Declaration of
Condominium therefore recorded in O.R.B. 1894, Page 1190,
Public Records of Palm Beach County, Florida, was duly enacted
and approved by two-thirds of the unit owners within said
development at a Special Meeting of said unit owners on
the 14 day of May, 1984.:

Return to: Gene Moore
P. O. Box 910
Boynton Beach, Fla.
Rec. - \$60
Fla. St. -
Surtax -
Intang. -
5.60

"RESOLUTION

Be it resolved by the unit owners of Seacrest
Villas that the Declaration of Condominium for
said project, be and the same is hereby amended
by adding to Paragraph 10 thereof, the following:

10.9 No unit owner may lease a condominium unit
for less than a period of three consecutive months,
and no unit owner may lease a condominium unit
for more than two times within any calendar year.
Each application for lease must be accompanied by
a \$50.00 investigation fee payable to the Condo-
minium Association. If the same party leases a
condominium unit after a six month vacancy, it will
be considered a new lease.

10.10 No guests may occupy a condominium unit
unless the owner is in residence, with the exception
of the owners' children of 18 years of age, or the
owners' mother and/or father. The Condominium
Association must be notified at least 14 days prior
to occupancy, of identity of persons occupying
any unit, and for what periods of time occupancy
shall continue. No more than six persons may
occupy a two bedroom unit at anytime, and no more
than four persons may occupy a one bedroom unit.

PASSED and ADOPTED this 14th day of May, 1984.

S. B. Gauley
Secretary

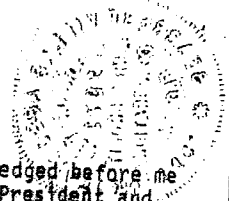
The undersigned hereby certify that the above and foregoing
Resolution was duly adopted at the above indicated meeting of
unit owners of Seacrest Villas Condominium.

SEACREST VILLAS ASSOCIATION, INC.

By: George Parlett
George Parlett, Pres.

Attest:
S. B. Gauley
Secretary

RECORD VERIFIED
PALM BEACH COUNTY FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT



State of Florida
County of Palm Beach
The foregoing instrument was acknowledged before me
by George Parlett and S. B. Gauley, President and
Secretary, respectively, of SEACREST VILLAS ASSOCIATION,
INC., this 14th day of May, 1984.

THIS INSTRUMENT WAS PREPARED BY
GENE MOORE
ATTORNEY-AT-LAW
P. O. BOX 910
BOYNTON BEACH, FLORIDA 33438

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAR 28 1985
John B. Dunkle

Property Appraisers Parcel Identification (Folio) Number(s):

SEACREST VILLAS CONDOMINIUM

At a duly called meeting of the unit owners held on July 17, 1993, at Seacrest Villas Condominium located at 1810-1820 New Palm Way, Boynton Beach, Florida, the following amendments were passed:

****Declaration of Condominium - Article 13. Amendments**

13. Amendments. Except as elsewhere provided otherwise, this Declaration of Condominium may be amended in the following manner:

13.1. Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

13.2. Resolution of adoption. A resolution adopting a proposed amendment may be proposed by either the board of directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to

the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

a. not less than seventy-five per cent (75%) of the votes of the entire membership of the board of directors and by not less than ~~seventy-five per cent (75%)~~ fifty (50%) per cent plus one of the votes of the entire membership of the Association; or

b. not less than eighty per cent (80%) of the votes of the membership of the Association;

****By-Laws - Article 8. Amendments**

8. Amendments. These By-Laws may be amended in the following manner:

.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

.2 A resolution adopting a proposed amendment may be proposed by either the board of directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by either

DBP 8033 Pg 1768
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

Property Appraisers Parcel Identification (Folio) Number(s):

Page 2

a. Not less than 75% of the entire membership of the board of directors and by not less than 75% 51% of the votes of the entire membership of the Association; or

b. By not less than 80% of the votes of the entire membership of the Association;

****Articles of Incorporation - Article IX Amendments**

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors, or by any one or more members of the Association. Directors, and members not present in person, or by proxy, at the meetings considering

the amendment may express their approval in writing, providing such approval is delivered to the Secretary of the Association at, or prior to, the meeting.

(a) Such approval must be by not less than 75% of the entire membership of the Board of Directors, and by not less than ~~75%~~ 50% plus one of the votes of the entire membership of the Association; or

(b) By not less than 80% of the votes of the entire membership of the Association.

✓
Miguel Serrano
5011 N. Ocean Blvd
Ocean Ridge, FL
33435

SEACREST VILLAS CONDOMINIUM

James Leary
President

Belle Smith
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument, Amendments to the Declaration of Condominium, By-Laws and Articles of Incorporation of Seacrest Villas Condominium was acknowledged before me this September 20, 1993 by James Leary, President and Belle Smith, Secretary who are personally known to me

Gail Adams Aaskov
Gail Adams Aaskov, Notary Public
Expires May 29, 1994

Name

Address:

MAY-11-1994 9:23am 94-165495
088 8256 Pg 34
RECEIVED TOWN OF BOYNTON BEACH

Property Appraisers Parcel Identification (Folio) Number(s):



Seacrest Villas

1810-1820 New Palm Way
Boynton Beach, Florida 33435

At a duly called meeting of Seacrest Villas Condominium the following amendments were passed on April 29, 1994 to the Declaration of Condominium and By-Laws.

1. Change to the Declaration of Condominium - Article 4. Section 4.b Automobile Parking.

4.4.b Automobile parking. The common elements include parking areas for automobiles of the apartment unit owners. Occupants of each apartment shall be entitled to use one parking space without charge. Use of parking spaces will be pursuant to regulation of the Association. Board upon approval by a majority of the votes of the Association.

2. Addition to the Declaration of Condominium - Article 4. Section 4.b Automobile Parking.

4.4.b.1 Parking Space Exchanges. Permanent or temporary parking exchange may be made between owners and a signed letter to that effect be presented to the Board for recording.

Those in residence wishing to use a parking space not in use may temporarily exchange parking spaces with an owner by sending a letter to the Board of this agreement signed by both parties.

3. Change to Bylaws - Article 3. Directors, Section .1 Membership.

3.1 Membership. The affairs of the Association shall be managed by a Board of not less than three nor more than ~~eleven directors;~~ seven directors, the exact number to be determined at the time of election.

4. Addition to Bylaws - Article 3. Assessments for Common Expenses, Section .5 Acceleration of assessment installments upon default.

6.3.5 The Association may charge an administration late fee of \$25 for monthly maintenance or special assessment not received within ten days after payment is due.

DBH 8256 Pg 35
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PR COUNTY, FL

Property Appraisers Parcel Identification (Folio) Number(s):

5. Change to Bylaws - Article 2 Members' meeting.

5.1 The annual members' meeting shall be held at the office of the corporation at ~~three o'clock p.m. Eastern Standard Time, a time to be determined~~ by the Board of Directors, on the third Friday in February of each year for the purpose of electing directors and transacting any other business authorized to be transacted by the members; provided that if the date for the first annual meeting of members subsequent to relinquishment of control by Developer is less than six months after the first election of directors by the membership of the Association, the first annual meeting shall not be held, and the directors first elected by the membership of the Association shall serve until the date for the next following annual meeting.

Witness:

[Handwritten signature]

[Handwritten signature]
Nancy Hertz Burnell

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Palm Beach

The foregoing instrument, ^{Amendments} to Condominium Docs. was acknowledged
(description of instrument)
before me this 3rd day of May 1994 by Nancy Hertz Burnell
(name of person acknowledged)

X who is personally know to me, or
_____ who has produced _____ as identification, and
(type of identification)
who _____ did X did not take an oath.

[Handwritten signature]
(Signature of Person Taking Acknowledgement)
Gail Adams Askov
(Name of Acknowledger Typed, Printed or Stamped)

Notary Public, State of Florida
My Commission Expires May 29, 1994
Bonded Thru Troy Fain - Insurance Inc.

SEACREST VILLAS CONDOMINIUM

AMENDMENT TO

DECLARATION OF CONDOMINIUM

The following amendment to the Declaration of Condominium of Seacrest Villas Condominium was duly passed by the membership on March 15, 1996:

10.9 No unit owner may may lease a condominium unit for less than a period of three consecutive months, and no unit owner may lease a condominium unit for more than two times within any calendar year. In addition, no owner may lease a condominium unit for more than six months and one day within any calendar year and no renewal is allowed to extend this lease.

Passed and adopted this 15th day of March, 1996.

Nancy A. Burnell
Secretary

The undersigned hereby certifies that the above addition to the Declaration of Condominium was duly adopted at the above indicated meeting of the unit owners of Seacrest Villas Condominium.

Fritz Pinis
President
Seacrest Villas Condominium

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing amendment to the Declaration of Condominium was acknowledged before me this 20th day of March, 1996 by Fritz Pinis, President and Nancy Burnell, Secretary of Seacrest Villas Condominium, personally known to me and who did not take an oath.

[Signature]
Notary

MANAGEMENT SERVICES
OF THE PALM BEACHES, INC.

5011 North Ocean Boulevard
Ocean Ridge, Florida 33435-7350

✓ E



FLORIDA AND CV
MY COMMISSION # 00373734 EXPIRES
May 28, 1998
BONDED THRU TROY PAW INSURANCE, INC.

5071 N Ocean Blvd ✓
Ocean Ridge, FL 33453

SEACREST VILLAS CONDOMINIUM
AMENDMENT TO
DECLARATION OF CONDOMINIUM

The following amendment to the Declaration of Condominium of Seacrest Villas Condominium was duly passed by the membership on March 15, 1999.

Article 10.1. Apartments. Each of the apartments shall be occupied only by an owner, his family, his servants and guests, as a residence and for no other purpose; ~~provided that no person under fourteen years of age may be a permanent resident or may visit on said premises for a period of more than four weeks per year. Except as reserved to Developer,~~ no apartment may be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the apartments to be affected thereby.

Inasmuch as the Seacrest Villas Condominium is intended as an adult community to provide housing for residents who are 55 years of age or older, no unit shall, at any time, be permanently occupied by children who are under 18 years of age. Children under the age of 18 may be permitted to visit, as guests, and temporarily reside for periods not exceeding a total of thirty (30) days in any calendar year or a total of thirty (30) days in any consecutive twelve (12) month period.

No occupancy of any unit shall be permitted by an individual between the ages of eighteen (18) and fifty-five (55) unless one occupant is fifty-five (55) years of age or older except owners at the time of the adoption of this amendment and their heirs at the time of the death of the owner(s).

The Board of Directors, in its sole discretion, shall have the absolute authority to establish policies and procedures to assure and maintain that at all times at least 80% of the units are occupied by at least one resident age fifty-five (55) years of age or older and that all new unit sales and rentals must be to at least one person fifty-five (55) years of age or older.

SEACREST VILLAS CONDOMINIUM

Richard A. Clarkson

President

Nancy A. Burnell

Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument, an amendment to the Declaration of Condominium, was acknowledged before me this 24th day of March, 1999 by Richard Clarkson, President and Nancy Burnell, Secretary, who are well known to me and did not take an oath.

[Signature]
Notary Public

Notary Public
MCCO...
Palm Beach, FL

E. Management, Inc.
5011 N. Ocean Blvd
Ocean Ridge, FL 32135

**Seacrest Villas Condominium
Amendment to Declaration of Condominium**

ORB 11036 Pg. 1812

The following amendment to Article 10.7 of the Declaration of Condominium was duly passed by the membership on February 18, 2000.

“The association may levy fines against a unit for the failure of the owner of a unit, or its occupant, lessee, licensee, invitee or employee, to comply with any provision of the Seacrest Villas Condominium Declaration, Bylaws or Rules. No fine will become a lien against the unit. No fine may exceed \$100 a day. However, a fine may levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, provided that no such fine shall in the aggregate exceed \$1,000. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. These provisions do not apply to unoccupied units.”

Seacrest Villas

Richard A. Clarkson
President

Nancy Burnell
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The forgoing instrument, an amendment to the Declaration of Condominium, was acknowledged before me on this 21st day of February, 2000 by Richard Clarkson, President and Nancy Burnell, Secretary, who are well known to me and did not take an oath.

Gail Adams Askov
Notary Public



Gail Adams Askov
MY COMMISSION # CC728420 EXPIRES
May 28, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

SEACREST VILLAS, A CONDOMINIUM
DECLARATION OF CONDOMINIUM AMENDMENT

The Declaration of Condominium for Seacrest Villas, a Condominium, has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 1894 at Page 1190. The following amendments to the Declaration of Condominium of Seacrest Villas were passed by the membership on May 25, 2002.

Article 10.1 Apartments. Each of the apartments shall be occupied only by an owner, his family, his servants and guests, as a residence and for no other purpose. No apartment may be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the apartments to be affected thereby.

Inasmuch as the Seacrest Villas Condominium is intended as an adult community to provide housing for residents who are 55 years of age or older, no unit shall, at any time, be permanently occupied by children who are under 18 years of age. Children under the age of 18 may be permitted to visit, as guests, and temporarily reside for periods not exceeding a total of thirty (30) days in any calendar year or a total of thirty (30) days in any consecutive twelve (12) month period.

No occupancy of any unit shall be permitted by an individual between the ages of eighteen (18) and fifty-five (55) unless one occupant is fifty(55) years of age or older except:

1. the owner(s)' parents and children who may occupy the owner(s)' unit for a period not longer than 30 days in any calendar year or 30 days in any consecutive 12 month period.

2. owners at the time of the adoption of this amendment

3. ~~and their~~ heirs at the time of the death of the owner(s).

Occupancy of any unit shall be permitted, without time restrictions, by the owner(s)' parents over the age of fifty-five (55) and the owner(s)' children over the age of fifty-five (55) while the owner(s)' are not in residence. Restrictions on occupancy of children under 18 are the same as above.

The Condominium Association must be notified at least 48 hours prior to occupancy, of the identity of persons occupying the unit, and for what periods of time occupancy shall continue. That notification must be given to the Manager or to a Board member. No more than six persons may occupy a two bedroom unit at any time, and no more than four persons may occupy a one bedroom unit.

The Board of Directors, in its sole discretion, shall have the absolute authority to establish policies and procedures to assure and maintain that at all times at least 80% of the units are occupied by at least one person age fifty-five (55) years of age or older and

that all new unit sales and rentals must be to at least one person fifty-five (55) years of age or older.

~~10.10 No guests may occupy a condominium unit unless the owner is in residence, with the exception of the owners' children of 18 years of age, or the owners' mother and/or father. The Condominium Association must be notified at least 14 days prior to occupancy, of identity of persons occupying any unit, and for what periods of time occupancy shall continue. No more than six persons may occupy a two bedroom unit at any time, and no more than four persons may occupy a one bedroom unit.~~

11.2.c. Approval of corporate owner or purchaser. Inasmuch as the condominium may be used only for residential purposes ~~and a corporation cannot occupy an apartment for such use, a corporation cannot hold ownership of a Condominium Unit, if the apartment owner or purchaser of an apartment is a corporation, the approval of ownership by the corporation may be conditioned upon requiring that all persons occupying the apartment be also approved by the Association.~~

WITNESS my signature hereto this 30th day of May, 2002, at Palm Beach County, Florida.

SEACREST VILLAS CONDOMINIUM

Carol Kudirka
Witness

By: Connie S. Lewis
Vice President

Carol Kudirka
(Print Name)

Gail Adams Askov
Witness

Attest Marcia L. McManaway

Gail Adams Askov
(Print Name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of May, 2002, by Connie Lewis, and Marcia McManaway as Vice President and Treasurer respectively, of Seacrest Villas Condominium, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.



Gail Adams Askov
MY COMMISSION # DD106798 EXPIRES
May 28, 2006
BONDED THRU TROY FAH INSURANCE, INC.

Gail Adams Askov
Notary Public, State of Florida at Large

Return to: (enclose self-addressed stamped envelope)

Name

Address:



CFN 20040148042
OR BK 16683 PG 1857
RECORDED 03/17/2004 16:30:36
Palm Beach County, Florida
Dorothy H Wilken, Clerk of Court

SEACREST VILLAS O.R.B. 1894
Page 1190

At a meeting of the unit owners of Seacrest Villas Condominium held on March 4, 2004 the following amendment to the Declaration of Condominium was approved:

Article 10.1

In addition to the criteria in 10.1 no one may occupy a unit when the owners are not in residence except:

1. other owners when their unit is occupied by their children or parents or when their unit is being renovated.

2. a relative or friend, acting as a caregiver, when the owner is in a hospital or nursing home.

The association and/or the manager must be notified of these arrangements by all the unit owners and caregivers involved.

SEACREST VILLAS CONDOMINIUM

Nancy A. Bunnell
Secretary

Carol K. Kuka
Witness

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on this 12th day of March

Witness

[Handwritten signature]

Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on this 12th day of March 2004 by Nancy Burnell, who is known to me to be the Secretary of Seacrest Villas Condominium.

[Handwritten signature]
Notary Public



Gail Adams Askov
MY COMMISSION # DD106798 EXPIRES
May 28, 2006
BONDED THRU TROY FAIN INSURANCE, INC

Name

Address

CFN 20040279688
OR BK 16969 PG 0913
RECORDED 05/17/2004 10:57:38
Palm Beach County, Florida
Dorothy H Wilken, Clerk of Court

SEACREST VILLAS

At a meeting of the membership of Seacrest Villas Condominium, O.R.B. 1894, Page 1190, held on April 1, 2004 the following amendment to the Declaration of Condominium approved.

10.9 (a) A unit cannot be rented for the first two years after purchase.

No one can own more than one unit at Seacrest Villas with the following temporary exceptions. An owner of a unit can purchase or inherit another unit but neither unit can be rented until the first unit is sold. In addition, the second purchased unit will fall under the above criteria.

If a unit is inherited, and it is the only one owned, that unit can be rented without the two year restriction.

SEACREST VILLAS CONDOMINIUM

Nancy G Burnell
Secretary

[Signature]
Witness

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledge before me on this 7th day of April, 2004 by Nancy Burnell, who is known to me to be the Secretary of Seacrest Villas Condominium.

[Signature]
Notary Public



SEACREST VILLAS CONDOMINIUM
1810 New Palm Way
Boynton Beach, FL 33435

FILE NUM 20130242185 OR BOOK PAGE 250570550 DATE: 06/01/2013 08:53:40 P g 0350 (1/59)
 Sharon R. Beck, CLERK & COMPTROLLER

At a duly called meeting of the unit owners held on April 23, 2013 the following amendments to the By-laws of the association were approved.

Article 2. Members' meetings

.3 Notice of all members' meeting stating the time and place and the objects for which the meeting is called shall be given by the President or Vice-President or Secretary unless waived in writing. Such notice shall be in writing to each member ~~at his address as it appears on the books of the Association, and shall be mailed to his address as it appears on the books of the Association,~~ delivered or electronically transmitted and shall be mailed not less than ~~ten (10)~~ fourteen (14) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of the meeting may be waived before or after the meetings.

Article 6. Fiscal Management

~~.8 An audit of the accounts of the Association of the Association shall be made annually by a certified public accountant, and a copy of the audit report shall be furnished to each member not later than April 1 of the following the year for which the audit is made.~~

Passed and adopted this 23rd day of April 2013.

Andrew Golick

 President

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared Andrew Golick, well known to me to be the President of the Association named in the foregoing instrument, and who acknowledged executing the same and has produced _____ as identification and who _____ did, X did not take an oath.

Witness my hand and official seal in the County and State last aforesaid this 24th day of April, 2013.

Gail Adams Aaskov

 Notary Public

