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Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 1941-1944; (4Pgs)

This instrument was prepared by:
MARTY PLATTS, ESQ.
Becker & Poliakoff, P.A.
625 North Flagler Drive, 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
DECLARATIONS OF CONDOMINIUM FOR
TEQUESTA GARDEN CONDOMINIUM NOS. 1 THROUGH 8**

WHEREAS, the **Declarations of Condominium** for **Tequesta Garden Condominiums** have been duly recorded in the Public Records of Palm Beach County, Florida, as follows:

<u>CONDOMINIUM NO.</u>	<u>OFFICIAL RECORD BOOK</u>	<u>PAGE</u>
Condominium No. 1	1699	242
Condominium No. 2	1747	195
Condominium No. 3	1785	1
Condominium No. 4	1812	1462
Condominium No. 5	1848	1665
Condominium No. 6	1891	262
Condominium No. 7	1937	81
Condominium No. 8	1982	1538

and

WHEREAS, at a duly called and noticed meeting of the membership of **Tequesta Garden Condominium Association, Inc.**, a Florida not-for-profit corporation, held on **March 7, 2022**, and recessed to and reconvened on **April 26, 2022**, the aforementioned Declarations of Condominium were amended pursuant to the provisions of said Declarations of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declarations of Condominium are a true and correct copy of the amendments as amended by the membership:

**AMENDMENTS TO THE
DECLARATIONS OF CONDOMINIUM FOR
TEQUESTA GARDEN CONDOMINIUM NOS. 1 THROUGH 8**

(Additions shown by "underlining",
deletions shown by "strikeout")

**ARTICLE VI
MAINTENANCE, ALTERATION AND IMPROVEMENT**

* * *

B. Common Elements.

* * *

2. Additions, Alterations or Improvements to Common Elements or Association Property by the Association. No portion of the Common Elements and Association Property may be subject to any additions, alterations or improvements (as distinguished from maintenance, repairs and replacements) which involve a common expense in excess of ~~one (1%)~~ two (2%) percent of the annual budget then in effect for Common Expenses, including operating expenses and reserves, for any individual addition, alteration or improvement, or in excess of five (5%) percent of the annual budget then in effect, including operating expenses and reserves, for all additions, alterations or improvements undertaken within a fiscal year, unless such additions, alterations or improvements have been approved by not less than a majority of the votes of the participating membership of the Association present, in person or by proxy, at a meeting called for that purpose at which a quorum is established or voting by written agreement where at least a quorum of the membership participates. Any additions, alterations or improvements to the Common Elements or Association Property, or any part thereof, costing less than ~~the one (1%)~~ two (2%) percent or five (5%) percent thresholds described above, may be approved by the Board of Directors without approval of the Unit Owners. The cost and expense of any such additions, alterations or improvements to such Common Elements or Association Property undertaken by the Association shall constitute a part of the Common Expenses and shall be assessed to the Unit Owners accordingly. Under no circumstances may an alteration or addition to the Common Elements of a particular condominium be approved solely by a vote of the owners of units in that particular condominium.

ARTICLE XI
USE RESTRICTIONS

D. Nuisances. No nuisance shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and property use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. Smoking and secondhand smoke are fire, health and safety hazards. Smoking and secondhand smoke are nuisances. No dwelling unit owner shall permit any use of his dwelling or make any use of the common elements that will increase the cost of insurance upon the condominium property.

WITNESS my signature hereto this 4th day of May, 2022, at Tequesta, Palm Beach County, Florida.

TEQUESTA GARDEN CONDOMINIUM
ASSOCIATION, INC.

By: [Signature] President

[Signature]
Witness

VIRGINIA LOHRMANN
(PRINT NAME)

Attest: [Signature] Secretary

[Signature]
Witness

Rebecca J. Branch
(PRINT NAME)

[Notary page to follow]

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of May, 2022, by ROGER WILSON and NANCY WILSON, as President and Secretary, respectively, of **Tequesta Garden Condominium Association, 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.

[Signature] (Signature)

Daryl T. McMullen (Print Name)

Notary Public, State of Florida at Large

