

This instrument was prepared by:
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**CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM AND
RULES AND REGULATIONS OF THE GRANDVIEW PALACE CONDOMINIUM
ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on July 18, 2018, by a requisite vote of the units owners required by the provisions of said Declaration of Condominium and By-Laws, and after the unanimous adoption of a resolution proposing said amendments by the Board of Directors, the Declaration of Condominium of The Grandview Palace Condominium Association, Inc., as originally recorded in O.R. Book 21423, Page 3980, et seq., in the Public Records of Miami-Dade County, Florida, be and the same is hereby amended as follows:

1. The Declaration of Condominium of The Grandview Palace Condominium Association, Inc., is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendment to Declaration."
2. The Rules and Regulations of The Grandview Palace Condominium Association, Inc., is hereby amended in accordance with Exhibit "B" attached hereto and entitled "Schedule of Amendment to Rules and Regulations."

IN WITNESS WHEREOF, The Grandview Palace Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 29 day of August, 2018.

THE GRANDVIEW PALACE CONDOMINIUM
ASSOCIATION, INC.

By: _____

Luciana R. Loureiro
President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

On this 29 day of August, 2018, personally appeared Lucian R. Loureiro, President, who is personally known to me, and acknowledged before me that she executed this instrument for the purposes herein expressed.

Seal:

Notary Public
State of Florida



Exhibit A**SCHEDULE OF AMENDMENTS TO DECLARATION**

(New language is indicated by underscored type,
old language to be stricken is indicated by ~~stricken type~~).

1. Article III of the Declaration of Condominium is amended by adding a new Section 3.20 to read as follows (New provision. Amendment does not change present text):

"3.20 "Guest" – means any person invited by an authorized resident to reside in their Unit while the resident is present for a period of two weeks or less, or an authorized resident's parent, sibling, or child, invited to reside in their unit while the resident is present for a period of one month or less."

2. Section 15.14, Article XV of the Declaration of Condominium is amended to read as follows:

15.14 The Board of Directors of the Association shall have the right to withhold consent and approval of prospective Unit Owners or lessees to any sale, lease, transfer or otherwise in the event those prospective Unit Owners or lessees by being such a Unit Owner or lessee would automatically violate or breach a term, condition, restriction, rule or regulation or covenant under this Declaration or Exhibits hereto, or in the event the seller, the lessor or transferor is in violation or breach of any term, condition, restriction, rule or regulation or covenant under this Declaration or Exhibits hereto. The Board of Directors of the Association shall have the right to withhold consent based on any prospective Unit Owners or lessees prior conviction of any crime whether it be for a felony or misdemeanor. The Board of Directors of the Association shall also have the right to withhold consent should any prospective Unit Owner or lessee provide false information on its application for purchase or lease. No Unit shall be sublet and the Board of Directors of the Association shall withhold consent of any prospective lessee that is seeking to sublet a Unit.

3. Paragraph 19, Article XXII of the Declaration of Condominium is amended to read as follows:

(19) Before a unit is to be occupied by a guest in the absence of the resident, a written identification notice from the authorized resident, listing names of the Guest(s) and length of stay, must be furnished to the building manager, management office. In no event shall a guest stay in a Unit that is not occupied by an approved resident for more than (3) three days without completing a background check and residency application. All Guests are required to sign in at the front desk whenever entering the building at all time. Guests are not permitted to own or hold FOBS for entry into the building.

4. Paragraph 31, Article XXII of the Declaration of Condominium is amended to read as follows:

(31) Pets may be kept in a Unit but only so long as they remain quiet and do not regularly disturb other occupants or damage the property in any way; feces left on the grounds of the Property shall be considered damage. No pet shall be allowed to commit a nuisance in any public portion of the Condominium building or grounds. The term "pets" shall be limited to, cats, dogs up to 15 Lbs. and also less than 12" high and 18" long (excluding tail), birds and tropical fish. All other animals are expressly forbidden. No more than two (2) pets are allowed per Unit, tropical fish, excluded. Only one dog is permitted per condominium. A single dog up to 15 Lbs. is permitted for unit owners. Beginning February 5, 2004, owners including the developer, shall not be permitted to lease their unit to a new tenant with a dog of any size. Dogs of all owners must be registered in the management office of the association by March 15, 2004. A registration fee of \$100 and a current photograph of the dog is required. Dogs not registered by March 15th may not remain on the premises. Dogs under 20 Lbs. who are properly registered with the association before March 15, 2004 will be considered grand fathered, and will be entitled to remain in the property so long as they do not create a nuisance as described above. A grand fathered dog may only be replaced only by a dog that meets the new limitations of size and weight. The fine for keeping an unregistered dog on the premises shall be \$50 per day until cured, up to \$1000.

Pets are not allowed on the balcony of a Unit unless the Unit owner is present. No pets are permitted in the lobby or the pool area and must be carried in and the Pets are not allowed on the balcony of a Unit unless the Unit owner is present. No pets are permitted in the lobby or the pool area, and must be carried in the elevators. All emotional support animals must also be carried by hand or by animal stroller while in the hallways, elevators, lobby, and/or pool area. Pets which violated the above conditions must be removed from the property within 10 days of Notice or their owner will be fined until said removal.

5. Paragraph 46, Article XXII of the Declaration of Condominium is amended to read as follows:

(46) The swimming pool may be used in accordance with the Rule and Regulations between the hours of ~~8:00~~ 6:00 a.m. and 10 p.m. Excessive noise, loud talking, shouting, ~~and loud music~~ stereo equipment, and speakers are prohibited in the pool area at all times. Only headphones are allowed to be used in the pool area. Children under ~~18~~ 15 years of age are not permitted to use the pool area/deck unless parent or legal guardian is present. Running, riding any apparatus, floating devices, or bouncing balls are strictly prohibited on the pool deck. Any balls bounced on the deck will be confiscated. Unit owners whose children violate these provisions or cause disruption, noise or loud music on the pool deck will be fined. The number of Guests allowed per Unit at the pool area shall be limited to five (5) per day. This amount may be increased only upon prior approval by the management office or building manager. The management office or building manager, as a condition of allowing more Guests of a Unit in the pool area, is allowed to require a fee to be paid for additional security.

6. Paragraph 49, Article XXII of the Declaration of Condominium is amended to read as follows:

(49) Jacuzzi – no one under ~~18~~15 is allowed in the Jacuzzi, even if accompanied with an adult. Proper attire required. No oils, no soaps.

7. Paragraph 50, Article XXII of the Declaration of Condominium is amended to read as follows:

(50) Parking: Automobiles and motorcycles belonging to residents must bear at all times, the identifying garage sticker provided by the Manager. Each resident shall park in the space assigned to that resident only. Each designated parking space shall have only one (1) vehicle with a license plate within the designated parking space. No automobile may be parked in any unauthorized area or in a manner which blocks the ingress or egress of other vehicles, or in any area designated for commercial use, or in guest parking. Long term guests or temporary cars may obtain a temporary parking permit in the Management Office. No parking is allowed at any time in front of the building entrances. These are reserved for discharging and picking up passengers.

EXHIBIT "B"**SCHEDULE OF AMENDMENTS TO RULES AND REGULATIONS**

(New language is indicated by underscored type,
old language to be stricken is indicated by ~~stricken type~~).

1. Paragraph 46, of the Rules and Regulations is amended to read as follows:

(46) The swimming pool may be used in accordance with the Rule and Regulations between the hours of ~~8:00~~ 6:00 a.m. and 10 p.m. Excessive noise, loud talking, shouting and loud music are prohibited in the pool area at all times. Children under ~~18~~15 years of age are not permitted to use the pool area/deck unless parent or legal guardian is present. Running, riding any apparatus or bouncing balls are strictly prohibited on the pool deck. Any balls bounced on the deck will be confiscated. Unit owners whose children violate these provisions or cause disruption, noise or loud music on the pool deck will be fined. The number of Guests allowed per Unit at the pool area shall be limited to five (5) per day. This amount may be increased only upon prior approval by the management office or building manager. The management office or building manager, as a condition of allowing more Guests of a Unit in the pool area, is allowed to require a fee to be paid for additional security. Unit Owners and their Guests are not permitted to enter into the lobby, hallways, and elevators, with wet clothes after exiting the pool area.