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Palm Beach County, Florida
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Prepared by and return to:
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_____(Space Above This Line For Recording Data) _____

Certificate of Amendment to Section 11.2(b)(4) of the Pines of Delray North Association, Inc. Declaration of Condominium, NOS. 1 through 12.

The undersigned officers of the Pines of Delray North Association, Inc. ("Association"), the corporation in charge of the operation and control of the Pines of Delray North Condominium Association No.s 1 though 12 according to its Declaration of Condominium being PINES OF DELRAY NORTH NOS. 1 through 12 as recorded in the Official Records of Palm Beach County, Florida, as follows (collectively "Declaration"):

Pines of Delray North No. 1 O.R. Book 2992 Page 1915,
Pines of Delray North No. 2 O.R. Book 3023 Page 1802,
Pines of Delray North No. 3 O.R. Book 3056 Page 1671,
Pines of Delray North No. 4 O.R. Book 3056 Page 1756,
Pines of Delray North No. 5 O.R. Book 3168 Page 1500,
Pines of Delray North No. 6 O.R. Book 3232 Page 436,
Pines of Delray North No. 7 O.R. Book 3232 Page 524,
Pines of Delray North No. 8 O.R. Book 3232 Page 614,
Pines of Delray North No. 9 O.R. Book 3301 Page 1528,
Pines of Delray North No. 10 O.R. Book 3329 Page 1018,
Pines of Delray North No. 11 O.R. Book 3360 Page 1321,
Pines of Delray North No. 12 O.R. Book 3499 Page 1777,

and all duly recorded amendments thereto (collectively "Declaration"), hereby certify the following amendment was proposed and approved pursuant to the provisions of the Declaration and applicable law. The amendment was presented and approved by the Associations' Board of Directors and its members at a properly noticed and duly held meeting.

This certificate and the amendment to the Declaration are being filed in the Public Records of Palm Beach County, Florida and are as follows:

Amendment to Section 11.2(b)(4) of the Pines of Delray North Association, Inc. Declaration of Condominium, NOS. 1 through 12

(underlines are additions and ~~strikethroughs~~ are deletions)

Article 11. Maintenance of Community Interests
Section 11.1 to 11.2(b)(3) Unchanged
Section 11.2(b)(4):

~~$50.00~~Lease and Transfer of Ownership Fees~~ Fee.~~ Notwithstanding anything contained herein, the Association shall have the right to charge a nonrefundable fee, at an

amount determined annually by the Board of Directors or, at the prior year's amount if no such determination is made ~~of Fifty Dollars ($50.00)~~ in connection with the application for required approval by the Association of the ~~sale,~~ lease~~, or other transfer~~ of a unit.

The Association shall also have the right to charge a non refundable fee, at an amount determined annually by the Board of Directors or, at the prior year's amount if no such determination is made, upon the sale or transfer of a Unit to a third party or upon the acquisition of a Unit by a mortgagee upon the foreclosure of its mortgage. In conjunction with Florida law, the Board of Directors shall determine the allocation of all funds received pursuant to this paragraph. All fees imposed by this paragraph shall be collectable by the Association in the same manner as an assessment, including the filing of a lien and foreclosure action as well as the imposition of late fees, interest, attorneys' fees and costs. This fee shall run with the land.

Notwithstanding the foregoing, the fee imposed in the preceding paragraph shall not apply to transfers of ownership undertaken in the furtherance of settling or planning an estate for its existing owner. By way of example, but not limitation, said fee shall not apply to transfers occurring according to intestate succession, by and through a will or by the establishment of a life estate or land trust.

No further changes

IN WITNESS WHEREOF, the Association has caused this Certificate of Amendment to Section 11.2(b)(4) of the Declaration to be executed in its name on April 19, 2013.

Pines of Delray North Association, Inc.

By: James Fenlon, its President

Signature

Witness Printed Name

By: Therese Tavano, Its Secretary

Signature

Keith Mullarkey (GM)
Witness Signature

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn to or affirmed and signed before me on April 19, 2013, by the above-referenced individuals charged with making the above-referenced statements, who are personally known to me, or have produced the following as identification: _____

Notary Signature:
Jacqline Nicole Vanella
My commission expires: 3/17/15

NOTARY PUBLIC-STATE OF FLORIDA
Jacqline Nicole Vanella
Commission # EE075053
Expires: MAR. 17, 2015
BONDED THRU ATLANTIC BONDING CO., INC.