MAR-30-1998 9:27am 98-110271
ORB 10307 Ps 1435

This instrument was prepared by:
LEE H. BURG, Esquire,
BECKER & POLIAKOFF, P.A.
~~3111 Stirling Road~~ POBox 9057
Fort Lauderdale, FL ~~33312~~
33310-9953

CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF SEVILLE AREA CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendment to the following Declarations of Condominium within Kings Point, and amendments to the By-Laws, an Exhibit to said Declarations of Condominium within Kings Point:

Condominium	O.R. Book	Page	Date Filed
Seville A Condominium	2238	1585	11-16-73
Seville B Condominium	2244	1011	12-03-73
Seville C Condominium	2062	607-722	10-03-72
Seville D Condominium	2072	1045	10-26-72
Seville E Condominium	2084	1014	11-24-72
Seville F Condominium	2090	816	12-07-72
Seville G Condominium	2108	1574	01-08-73
Seville H Condominium	2113	440	01-29-73
Seville I Condominium	2119	2	02-12-73
Seville J Condominium	2093	683	12-13-72
Seville K Condominium	2121	533	02-15-73
Seville L Condominium	2125	813	02-27-73
Seville M Condominium	2125	697	02-27-73
Seville N Condominium	2133	35	03-15-73
Seville O Condominium	2101	1529	01-03-73

all as recorded in the Public Records of Palm Beach County, Florida, were duly adopted in the manner provided in Article X of the By-Laws, at a meeting held January 29, 1998.

IN WITNESS WHEREOF, we have affixed our hands this 11th day of March, 1998, at Boca Raton, Palm Beach County, Florida.

WITNESSES

Sign Julia McKeone

Print Julia McKeone

Sign

Print Joann Jensen

SEVILLE AREA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

By: Morris Mortman
Morris Mortman, President

Address: 7000 W. Atlantic Avenue
Delray Beach, FL 33446

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11th day of March, 1998, by Morris Mortman, as President of Seville Area Condominium Association, Inc., a Florida not-for-profit corporation.

~~Personally Known~~ ___ OR
Produced Identification ___

Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

sign Karen S Runge

print Karen S Runge

My Commission expires:

KAREN S. RUNGE
MY COMMISSION # CC461977 EXPIRES
May 10, 1999

AMENDMENTS TO THE BY-LAWS OF SEVILLE AREA CONDOMINIUM ASSOCIATION, INC.

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

1. *Amendment to Article IV, Section 10, entitled "Powers and Duties", to add a new paragraph O, to provide:*

Section 10. Powers and Duties.

The Board of Directors of the Association shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by the Declaration of Condominium, or these By-Laws, directed to be exercised and done by unit owners. These Powers shall specifically include, but shall not be limited to the following:

. . .

O. Casualty Insurance: The Association shall obtain Fire and Extended Coverage Insurance and Vandalism and Malicious Mischief Insurance, insuring all of the buildings and common elements within the condominium, including personal property owned by the Association, in and for the interest of the Association, all unit owners and their mortgagees, as their interests may appear, in a company acceptable to the standards set by the Board of Directors of the Association, in an amount equal to the maximum insurable replacement value, as determined annually by the Board of Directors of the Association. The word "building" in every hazard policy issued to protect a condominium building does not include unit floor coverings, wall coverings, or ceiling coverings and does not include the following equipment if it is located within a unit and the unit owner is required to repair or replace such equipment: electrical fixtures, appliances, air conditioner or heating equipment, water heaters, built-in cabinets or any other item, personal property, fixture, appliance or equipment permitted to be excluded from the condominium's insurance policy pursuant to Florida Statute, Section 718.111(11), as same may be amended or renumbered from time to time. The premiums for such coverage and other expenses in connection with said insurance shall be paid by the Association and charged as a common expense. The company or companies with whom the Association shall place its insurance coverage, as provided in this Declaration, must be good and responsible companies, authorized to do business in the State of Florida, and such insurance shall be purchased from an agent having a place of business in Palm Beach County, Florida.

2. *Amendment to Article IX, Section 1, of the By-Laws, to read as follows:*

ARTICLE IX. ACQUISITION OR TRANSFER OF UNITS

Section 1. Voluntary Sale or Transfer.

. . .

Unit Owner(s) shall be required to own their unit for a minimum of ~~one~~ two years and one day prior to the offering of said unit for lease or rental. In the event of a Unit Owner's demise, the heir(s) of the Unit Owner shall be specifically exempt from the time limitation as set forth hereinabove.

3. *Amendment to Article IX, Section 2, of the Buy-Laws, to read as follows:*

Section 2. Rental or Lease. The rental or lease of any unit shall be pursuant to a written lease or rental agreement approved and/or promulgated by the Board of Directors. Only the entire unit may be rented, no rooms or portions thereof may be rented individually, and no transient tenants may be accommodated therein or in any portion of the unit. Occupancy shall be limited to one lessee and the members of his or her immediate family, his or her servants and guests; however, at all times at least one resident of a unit shall be fifty five (55) years of age or older. All units shall be used as a single family private residential dwellings, and for no other purpose(s). In addition to the foregoing restriction, permanent occupancy of a leased or rented unit is to be limited to two (2) individuals in all one bedroom units, and three (3) individuals in all units containing two bedrooms. No unit may be rented or leased for more or less than one (1) year ~~six (6) consecutive months and one (1) day. Additionally, no unit may be rented or leased more than one (1) time within any one (1) year~~. For purposes of this section, the term "year" shall be defined so as to commence on November 1 of the year in question and end of October 31 of the following year. Furthermore, the issuance of lessee/guest passes for use of the recreational areas and facilities, pursuant to such rental or lease agreement, shall be limited to once per year, during which time a maximum of two passes for a one bedroom unit and three passes for a two bedroom unit shall be issued. No lessee, renter or tenant shall be permitted to occupy the leased or rented unit after the expiration of the term of the lease and/or rental agreement, unless a new lease and/or rental agreement is submitted to the Board of Directors at least fourteen (14) days prior to the date of the expiration of the existing lease and approved by the Board of Directors in writing. No lease shall be permitted to be renewed and/or extended without the prior written approval of the Association as provided herein.