

AMENDMENT NUMBER FOURTEEN  
TO  
DECLARATION OF CONDOMINIUM  
OF  
PALM COURT

THIS AMENDMENT NUMBER FOURTEEN made this 9<sup>th</sup> day of September, 1999 by Vicki Lowitt, President of Palm Court Condominium Association, Inc., ("Declarants(s)") pursuant to the Declaration of Condominium, recorded September 6, 1984 in Official Records Book 11979, Page 88, of the Public Records of Broward County, Florida.

WHEREAS, Paragraph 6.1 of Section 6 of the Declarations of Condominium of Palm Court allows for amendments of said Declaration of Condominium and authorizes the Declarant to amend the Declaration and its exhibits upon the passing of the resolution adopting the proposed amendment in the following manner.

- (A) Unit Owners owning in excess of 50% of the Units represented at any meeting at which a quorum has been attained and by not less than 66 2/3% of the Board of Directors of the Association; or
- (B) After the time control of the Board of Directors has been turned over to Unit Owners other than Developer, Unit Owners owning not less than 80% of the Units represented at any meeting at which a quorum has been attained; or
- (C) 100% of the Board of Directors; or
- (D) Not less than 50% of the entire membership of the Board of Directors in case of amendments to the section hereof entitled "Insurance" or other sections that are reasonably required by insurers or the Primary Institutional First Mortgage.

WHEREAS, the Amendment set forth herein is for the purpose of amending the Paragraph 17.8 of Section 17 of the Declaration of Condominium of Palm Court.

WHEREAS, the amendment set forth does not materially effect a unit owners share of the common elements nor impair or prejudice the rights and priorities of lienors or mortgages.

NOW, THEREFORE, Declarant makes this Amendment to the Declaration as follows:

1. This amendment hereby amends Paragraph 13.2 of Section 13 of the Declaration of Condominium of Palm Court, as follows, the addition being made hereof appear underlined:

13. Collection of Assessments

13.2.1 Acceleration of Assessments. Assessments shall be due and payable in advance on the first day of the assessment payment period. A Unit Owner shall be considered in default when am payment of assessments required to be made is not paid within ten (10) days from the date they are due. In the event of a default the Board may accelerate remaining installments of the Annual Assessment upon notice thereof to the Unit Owner in default, whereupon, the entire unpaid balance of the Annual Assessment shall become due upon the date stated in the notice.

- II. Except as amendment and modified herein, all other items and conditions of the Declaration of Condominium of Palm Court shall remain in full force and effect according to their terms.
- III. This Amendment has been proposed and adopted by unanimous vote of the Board of Directors.

IN WITNESS THEREOF, the Declaration has caused this Amendment to the Declination of Palm Court, A Condominium, to be executed by the duly authorized officers, this 9<sup>th</sup> day of September, 1999.

WITNESSES:

Sharon Rosseth

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PALM COURT CONDOMINIUM  
ASSOCIATION, INC.

By: Vicki H. Lowitt  
Vicki Lowitt, President

The foregoing instrument was executed this 9th day of September, 1999, by Vicki Lowitt, President of Palm Court Condominium Association, Inc., who upon being duly sworn acknowledge to me that she signed the foregoing document and is personally known to me.

Witness my hand and official seal at the County and State  
foresaid this 9th day of September, 1999.

Witness my hand and official seal at the County and State foresaid this 9th day of September, 1999.

Bryna A. Schwartz  
Notary Public

My Commission expires:

