

AMENDMENT NUMBER FIFTEEN  
TO THE  
DECLARATION OF CONDOMINIUM  
OF  
PALM COURT, A CONDOMINIUM

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

1. Proposed Amendment to Section 17, Occupancy and Use Restrictions, Subsection 17.3, Pets, of the Declaration of Condominium to permit no more than two pets with a weight limit of twenty-five (25) pounds:

17.3 Pets. No owner, tenant resident or unit shall maintain, harbor, keep, or bring more than two (2) pets on any portion of the condominium property. The maximum weight of the pets at maturity shall not exceed twenty-five (25) pounds and any pet whose weight exceeds twenty-five (25) pounds shall be prohibited. No Unit Owner may maintain any pets or animals in a Unit without the prior written consent of the Board. Consent, if given, may be revoked at any time with or without cause. No tenants, guests or invitees of an Owner shall be permitted to bring animals of any kind on the Condominium Property. Consent to keep a pet shall expire when the pet dies or is no longer kept by the Owner-: all subsequent pets must have the prior written approval of the Board of Directors, the existing rules and regulations do permit original unit owners to have one small pet as is more clearly set forth therein. No animals shall be allowed to commit a nuisance in any public portion of the Condominium Property. The term "pet" shall be limited to a dog, cat or small domestic bird. A pet (particularly a dog) must be carried at all times in the Building and must be leashed. Dogs may not be kept in Limited Common Elements when the Owner is not in the Unit. Without limiting the generality of Section 19 hereof, violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property upon three (3) days notice.

2. Proposed Amendment to Section 17, Occupancy and Use Restrictions, Subsection 17.8, Leasing, of the Declaration of Condominium to prohibit leasing:

17.8. Leases. No portion of a Unit (other than the entire Unit) may be rented. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon--default by the tenant in observing any of the provisions of this Declaration the Articles of Incorporation and By Laws of the Association,-- applicable rules and regulations, -or other applicable provisions of any agreement,-- documents or Instrument governing- or affecting the Condominium. Leasing of Units shall also be -subject to the prior written approval of the Association (which approval shall not be unreasonably withheld.)-No lease shall--be -approved for a term less than one year. The Unit Owner will be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from Acts or omissions -of tenant (as determined in the sole discretion of the Association^ or to pay any claim for injury or damage to property caused by the negligence of the tenant and special assessments may be levied against the Unit therefor.-All leases shall also comply with and subject to the provisions of Section 18 hereof and shall be, and are hereby made, subordinate to any lien filed a: by the Condominium Association, whether prior or subsequent to such lease. The Board may elect to waive or not enforce the provisions of this Section 17.8 in any given case or cases, - provided no - such intentional waiver or failure to enforce shall thereafter prevent the Board from enforcing these--provisions in the future in any given

~~case or cases. The Association shall not grant approval of any tenant when 5% or more of all units of Palm Court Condominium are leased. If at any time in which approval for a new lease is sought 5% of all units of Palm Court Condominium are leased, then the Association will withhold approval and place that prospective tenant on a waiting list for approval of the lease at Palm Court. When a unit becomes vacant, therefore decreasing the percentage of units rented under 5% the unit owners and Prospective renter will be given one week to respond with an application for tenancy for review by the Board of Directors. If one week passes without response then the Association will pass to the next name on the waiting list and notice other unit owners and their Prospective tenants and continue to entertain any and all applications for approval until such time as 5% or more of the units are rented. Leasing or renting of units is prohibited except in the case of hardship, as determined in the sole discretion of the Board. Leases in effect on the date of the recording of this amendment are not affected by this amendment provided, however, that upon termination of the current lease and/or occupancy by the current tenant, the unit will become subject to the no leasing covenant.~~

This instrument was prepared by:  
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INSTR # 101711235  
OR BK 32801 PG 1286  
RECORDED 02/22/2002 12:02 PM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1922

CERTIFICATE OF AMENDMENT NUMBER FIFTEEN  
TO THE  
DECLARATION OF CONDOMINIUM OF  
PALM COURT, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached Amendment Number Fifteen to the Declaration of Condominium of Palm Court, A Condominium, having been recorded in Official Records Book 11979, at Page 88, of the Public Records of Broward County, Florida, were duly adopted in the manner provided in the governing documents of the Association, at a meeting held October 11, 2001.

IN WITNESS WHEREOF, we have affixed our hands this 11th day of February 2009), at Coral Springs, Broward County, Florida.

WITNESSES

Sign [Signature]  
Print LOIS KIEFER  
Sign [Signature]  
Print Bernita Sherrod

PALM COURT CONDOMINIUM  
ASSOCIATION, INC.  
a Florida not-for profit corporation

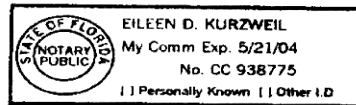
By: [Signature]  
Jerry Layne, President  
3159 Riverside Drive  
Coral Springs, FL 33065

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11th day of February, 2009, by Jerry Layne, as President of Palm Court Condominium Association, Inc., a Florida not-for-profit corporation.

Personally Known  OR  
Produced Identification   
\_\_\_\_\_  
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA  
Sign [Signature]  
Print Eileen D. Kurzweil  
My Commission Expires:



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