

Kaye Bender Rembaum, P.L.
WILL CALL #109

This instrument was prepared by:
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**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF MIDDLE RIVER HOMES, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of Middle River Homes, A Condominium, as described in Official Records Book 13327 at Pages 1 of Broward County, Florida were duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 7th day of MARCH, 2013, at OAKLAND PARK, Broward County, Florida.

By: [Signature]

Print: DAVID MASUCK

Attest: Joel C. Compton

Print: Joel C. Compton

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7th day of MARCH, 2013 by DAVID MASUCK as President and JOEL C. COMPTON as Secretary of Middle River Homes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced FLD/L (COMPTON) as identification.



NOTARY PUBLIC:

sign [Signature]

print RANDI SCOTT SWEET
State of Florida at Large

My Commission Expires:

AMENDMENTS
TO THE DECLARATION OF CONDOMINIUM OF
MIDDLE RIVER HOMES, A CONDOMINIUM

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . . ")

18. CONVEYANCES, SALES, RENTALS, LEASES AND
TRANSFERS.

. . .

B. Rental or Lease. A condominium parcel shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably withheld, provided, however, that no lease shall be approved for a term of less than six (6) months. The board of directors shall have the right to require that a substantially uniform form of lease or lease addendum be used and to specify a minimum term of lease, if it so desires.

In the event that the board approves a rental or lease, such lease or rental shall not release the member from any obligation under the Declaration, and either the lessee or the member shall have [sic] the right to use the recreational facilities to the exclusion of the party not using same.

No owner of a condominium unit shall rent or lease same to any party without first giving the Association notice in writing of such proposed rental or lease. Notwithstanding anything to the contrary contained herein, no unit shall be leased during the first three (3) years of ownership. In the event title to the unit is acquired with a tenant in possession under an approved lease, the lease may continue for the duration of the existing approved lease and such three (3) one (1) year moratorium shall take effect upon completion of the approved lease period. The provisions of this Article 18 of the Declaration shall not apply to any unit owned by the Association.

. . .

N. Guest Occupancy. Notwithstanding anything to the contrary contained herein or the rules and regulations of the Association, irrespective of whether the owner is in residence in his or her unit, Guests shall be permitted to occupy a unit no longer than two (2)

weeks, fourteen (14) consecutive days, or thirty (30) cumulative days in any twelve (12) month period. Any further occupancy shall be deemed to be a lease, regardless of whether consideration is paid. In such event, any such occupant must submit the required application to the Association for approval, and be approved for occupancy, as provided for in Article 18 of this Declaration. For purposes of this section, "Guests" shall include any person present in any unit or on any portion of the common elements or Association property, other than the owner or any tenant(s) under an approved lease.

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