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CERTIFICATE OF AMENDMENT
OF
MIDDLE RIVER HOMES CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Middle River Homes, a Condominium, as described in Official Records Book 13327 at Page 1 of the Public Records of Broward County, Florida was/were duly adopted in accordance with Article 23 of the Declaration of Condominium.

IN WITNESS WHEREOF, we have affixed our hands this 25 day of March, 1992, at Fort Lauderdale, Broward County, Florida.

By: Robert Danna V.P.

(Print Name) ROBERT DANNA

Attest: CARRIE SHAKE Secretary

(Print Name) CARRIE SHAKE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25 day of March 1992, by Robert Danna V.P. as President and CARRIE SHAKE as Secretary of Middle River Homes Condominium Association, Inc., a Florida corporation, on behalf of the corporation, they are personally known to me or have produced personally known as identification and did take an oath.

NOTARY PUBLIC:

sign

print

Julia A. Cuomo
State of Florida at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG. 5, 1992
BONDED THRU GENERAL INS. UND.

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

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

16. ASSESSMENTS, LIABILITY, LIEN AND PRIORITY, INTEREST COLLECTION. Common expenses shall be assessed against each condominium parcel as provided in paragraph 9 above.

. . .

If the mortgagee of a first mortgage of record, or any other purchaser or purchasers of a condominium parcel obtains title to the condominium parcel as a result of the foreclosure, such acquirer of title, by his successors and assigns, shall not be liable for the share of common expenses or assessments by the Association pertaining to such condominium parcel or chargeable to the former owner of such condominium parcel which became due prior to acquisition of title as a result of the foreclosure or voluntary conveyance in lieu of said foreclosure. Such unpaid shares of common expenses or assessments shall be deemed to be common expenses collectable from all of the owners of condominium parcels in the Condominium, including such acquirer his successors and assigns. It is understood that such acquirer shall be liable for his share of common expenses or assessments attributable to his condominium unit from the date of acquiring said condominium unit. However, notwithstanding anything to the contrary contained herein, a first mortgagee who acquires title to the unit by foreclosure or by deed in lieu of foreclosure is not liable for the share of common expenses or assessments attributable to the condominium parcel or chargeable to the former unit owner if the mortgagee has recorded in the Official Records a deed in lieu of foreclosure or filed a foreclosure proceeding in a court of appropriate jurisdiction within six (6) months after the last payment of principal or interest received by the mortgagee. The 6-month period shall be extended for any period of time during which the mortgagee is precluded from initiating such procedure due to the bankruptcy laws of the United States, and in no event shall the mortgagee be liable for more the 6 months of the unit's unpaid common expenses or assessments accrued before the acquisition of the title to the unit by the mortgagee. This Section shall further encompass any future amendments to the Florida Statutes from time to time to provide further liability on a mortgagee for such common expenses and assessments.

18. CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS. Notwithstanding anything to the contrary contained herein, no unit may be permanently occupied by more than four (4) individuals. However, in accordance with the Rules of the Association, the occupancy may exceed these limitations temporarily, upon obtaining the advance consent of the Association, for a period not to exceed fourteen (14) days in any twelve (12) month period. In order to insure the community of congenial residents and thus protect the value of the units, the sale, leasing, rental, and transfer of units by any owner other than the Developer shall be subject to the following provisions:

. . .

M. Limitation on Ownership. Notwithstanding anything to the contrary contained herein, no person, as defined by Florida Statutes, may own any interest whatsoever, in whole or in part, either personally or through other persons and/or entities, in more than two (2) units at the Condominium at any given time. This limitation does not apply to the owners of record on the date of the adoption of this provision but will be applicable to all future transactions.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR