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Palm Beach County Florida
Joseph Abruzzo, Clerk
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Prepared by and Return To:

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**CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM OF OCEANTREE CONDOMINIUM**

WHEREAS, the Declaration of Condominium of Oceantree Condominium is recorded in the Public Records of Palm Beach County, Florida, in Official Records **Book 2712, at Page 1**, et. seq. (the "Declaration"); and

WHEREAS, at a duly called and noticed Special Meeting of the membership of the Association, held on June 9, 2022, the members of the Association approved amendments to the Declaration pursuant to the provisions thereof;

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration are a true and correct copy of the amendments, as amended by the Association:

See Exhibit "A"

IN WITNESS WHEREOF, this Certificate has been signed by the Association on the date set forth below.

Signed, Sealed and Delivered:

**OCEANTREE CONDOMINIUM ASSOCIATION,
INC.** a Florida not-for-profit corporation

Witness No. 1

By: [Signature]

By: [Signature]
Larry Griffin, President

Print Name: Frank LaMorte

Witness No. 2

By: [Signature]

By: [Signature]
Barbara Deal, Secretary

Print Name: Wilson Gomez

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 14 day of June, 2022, by Larry Griffin, as President, and by Barbara Deal, as Secretary, of Oceantree Condominium Association, Inc., a Florida not-for-profit corporation, who are personally known to me or produced _____ as identification and did take an oath.

My Commission Expires:

[Signature]
Notary Public, State of Florida
Pamela L. Dezek
Print Name of Notary Public

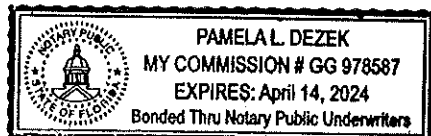


EXHIBIT "A"

**AMENDMENTS TO
THE DECLARATION OF CONDOMINIUM OF OCEANTREE
CONDOMINIUM**

(additions are underlined, deletions are ~~stricken through~~,
unaffected text shown as ***)

17. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS.
Responsibility for the maintenance of the Condominium property and restrictions upon the alteration and improvement thereof shall be as follows:

* * *

(c) The front entry doors to Units and hardware for such doors (not including the locking mechanisms) shall be installed and maintained, repaired and replaced in accordance with specifications determined by the Board of Directors from time to time, and shall not be an alteration.

17.2 Units and Limited Common Elements.

a) The Association shall maintain, repair and replace as a Common Expense:

(1) All portions of a Unit contributing to the support of a building, which portions shall include, but not be limited to the outside walls of the building, all fixtures on the exterior thereof (except those contained on balconies and patios), the perimeter baluster, railing and/or walls abutting each balcony and patio (including the interior and exterior surfaces thereof, boundary walls of a Unit, floors and ceiling slabs, load-bearing columns and load-bearing walls, but shall not include screening, windows, exterior doors other than front entry doors to Units, including hardware but not locking mechanisms, glass and interior surfaces of walls, ceilings and floors;

(2) All conduits, plumbing (but not fixtures, wiring and other facilities for the furnishing of utility services which are contained in a Unit but which service all or parts of the building other than the Unit within which contained;

(3) All incidental damage caused to a Unit by such work shall be promptly repaired by the Association;

(4) Ventilation and plumbing cases that are Common Elements;

(5) The exterior surfaces of the storage lockers on each floor;

b) The responsibility of the Unit owner shall include:

(1) To maintain, repair and replace, at his sole and personal expense, all doors other than front entry doors to the Unit and hardware thereof, door locking mechanisms, windows, glass, screens, electric panels, electric wiring, electric outlets and fixtures, air-conditioners, heaters, refrigerators, other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, including boundary and exterior walls, floors and ceilings, including patio and balcony floor coverings, the interior of the storage lockers assigned to the Unit owner, and all other portions of his Unit and Limited Common Elements appurtenant thereto, except the portions specifically to be maintained, repaired and replaced by the Association;

* * *