

This instrument was prepared by and return to:
PETER C. MOLLENGARDEN, ESQUIRE
Rosenbaum Mollengarden PLLC
250 S. Australian Avenue – 5th Floor
West Palm Beach, FL 33401
(W-C 195)

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Sharon R. Bock, CLERK & COMPTROLLER
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**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF JUPITER COVE, A CONDOMINIUM AND THE ARTICLES OF INCORPORATION
AND BY-LAWS OF JUPITER COVE CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the **DECLARATION OF CONDOMINIUM OF JUPITER COVE, A CONDOMINIUM** (the "Declaration") has been duly recorded in the Public Records of Palm Beach County, Florida, at Official Records Book **3204**; Page **0665** et. seq.;

WHEREAS, the Articles of Incorporation and the By-Laws of Jupiter Cove Condominium Association, Inc. (the "Association") are attached to the Declaration as Exhibits;

WHEREAS, at a duly called and noticed meeting of the Board of Directors of the Association, held on July 30th, 2013, the Board of Directors approved the attached amendments to Declaration, Articles of Incorporation and By-Laws;

WHEREAS, at a duly called and noticed meeting of the membership of the Association, held on July 30, 2013, the aforementioned amendments to the Declaration, Articles of Incorporation and By-Laws were approved by the membership pursuant to the provisions thereof; and

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration, Articles of Incorporation and By-Laws are a true and correct copy of the amendments as amended by the Board of Directors and membership:

(See Attached Amendments to the Declaration, Articles of Incorporation and By-Laws)

Thomas Wade Lundgren
Witness
THOMAS WADE LUNDGREN
(PRINT NAME)

Valentine Carrisi
Witness
Valentine Carrisi
(PRINT NAME)

**JUPITER COVE CONDOMINIUM
ASSOCIATION, INC.**

By: *John LaSpina*
President

Attest: *Faye Mathis*
Secretary

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 13th day of September, 2013, by John LaSpina and Faye Mathis, as President and Secretary, respectively, of Jupiter Cove Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.



Kelly A Warden (Signature)
Kelly A Warden (Print Name)
Notary Public, State of Florida at Large

**AMENDMENTS TO DECLARATION OF
CONDOMINIUM OF JUPITER COVE, A CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikethrough~~",
unaffected text shown by "** *")

6. MAINTENANCE, ALTERATION AND IMPROVEMENT. Responsibility for the maintenance of the condominium property, and restrictions upon its alteration and improvement, shall be as follows:

6.1 Units.

* * *

(c) Alteration and Improvement.

* * *

(1) ~~Not less than 51% of the Directors of the Condominium Association at a meeting called for that purpose; and~~

(2) ~~Not less than 75%~~ two-thirds (2/3rds) of the members voting in person or by proxy ~~owners of all condominium apartments governed by the Association at a meeting of the membership called for that purpose at which a quorum of members is present in person or by proxy.~~

~~(3) Provided, however, a majority of the Board of Administration and a majority of the unit owners may approve a change in the exterior paint color scheme of the apartment building.~~

~~(4)~~(3) ~~Provided, also,~~ that a majority of the Board of Administration may approve the installation of glass doors interior of the originally installed screen enclosures on the balconies and porches of apartment owners.

* * *

6.3 Limited Common Elements.

* * *

(b) After the completion of the improvements included or to be included in the limited common elements contemplated by Paragraph 3.8(d) of this Declaration, there shall be no alteration nor further improvement of the real property constituting the limited common elements except in the manner and on the conditions set forth in

Paragraph 6.1(c) of this Declaration. Any such alteration or improvement shall not interfere with the rights of any unit owners without their consent.

* * *

13. AMENDMENTS. Except as elsewhere provided otherwise this Declaration of Condominium may be amended in the following manner:

13.1° Resolution. A resolution for the adoption of a proposed amendment may be proposed by either the Board of Administration of the Association or by the members of the Association. Administrators and members not present in person or by written proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by either:

(a) Not less than a majority of the Board of Administration and by not less than two-thirds (2/3rds) of the members voting in person or by proxy at a meeting of the membership at which a quorum of the members is present in person or by proxy. the owners of not less than three fourths (3/4ths) of the units, or

(b) ~~Until the first election of the Board of Administration, only by all of the Administrators.~~

* * *

**AMENDMENTS TO ARTICLES OF INCORPORATION OF
JUPITER COVE CONDOMINIUM ASSOCIATION, INC.**

(Additions shown by "underlining",
deletions shown by "~~strikethrough~~",
unaffected text shown by "***")

**ARTICLE IX
Amendments**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

* * *

9.2 A resolution for the adoption of a proposed amendment may be proposed by the Board of Administration or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approve is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided:

(a) such approvals must be by not less than a majority of the Board of Administration and by not less than two-thirds (2/3rds) of the members voting in person or by proxy at a meeting of the membership at which a quorum of the members is present in person or by proxy. ~~the owners of no less than two-thirds (2/3) of the units,~~
or

~~— (b) — until the first election of the Board of Administration, only by all of the administrators.~~

* * *

**AMENDMENTS TO BY-LAWS OF
JUPITER COVE CONDOMINIUM ASSOCIATION, INC.**

(Additions shown by "underlining",
deletions shown by "~~strikethrough~~",
unaffected text shown by " * * ")

8. Amendments. These By-Laws may be amended in the following manner:

* * *

8.2 A resolution adopting a proposed amendment may be proposed by either the Board of Administration or the Association or by the members of the Association. Board members and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approval must be by:

(a) Not less than a majority of the Board of Administration and by not less than two-thirds (2/3rds) of the members voting in person or by proxy at a meeting of the membership at which a quorum of the members is present in person or by proxy.
~~a majority of unit owners.~~

* * *