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Prepared by and Return To:

Peter C. Mollengarden, Esquire  
Kaye Bender Rembaum, PLLC  
9121 N. Military Trail, Suite 200  
Palm Beach Gardens, FL 33410

(Space Reserved for Clerk of Court)

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OF  
NO. 14 LAKE CLARKE GARDENS CONDOMINIUM**

**WHEREAS**, the Declaration of Condominium of No. 14 Lake Clarke Gardens Condominium is recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 1978, at Page 533, et. seq. (the "Declaration"); and

**WHEREAS**, at a duly called and noticed meeting of the unit owners of No. 14 Lake Clarke Gardens Condominium (the "Condominium"), held on February 2, 2017, Exhibit A to the Declaration was amended pursuant to Section 718.110(9), Florida Statutes (2016); and

**NOW, THEREFORE**, the undersigned hereby certify that the following amendment to Exhibit A to the Declaration is a true and correct copy of the amendment as amended by the unit owners in accordance with the aforementioned statute.

(Please see Exhibit "1" for the Amendment to Exhibit "A" of the Declaration)

**WITNESS** my signature hereto this 14 day of February, 2017, at Palm Beach County, Florida.

**WITNESSES**

**LAKE CLARKE GARDENS CONDOMINIUM, INC.**

*Diane O'Shea*  
Signature

By: *Ellen M. Varella*  
Print: ELLEN M. VARELLA President

*Diane O'Shea*  
(PRINT NAME)

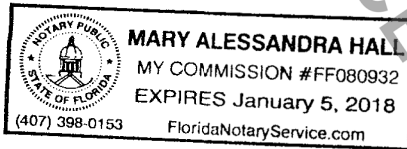
*Jerome Sauve*  
Signature

By: *Jerome Sauve*  
Print: JEROME SAUVE, Secretary

*HOWARD ALLEN*  
(PRINT NAME)

STATE OF FLORIDA )  
 )  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 14 day of February 2017 by Allen M. Varella, as President, and Jerome Saxe as Secretary, of **Lake Clarke Gardens Condominium, 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.



Mary Alessandra Hall (Signature)  
Mary Alessandra Hall (Print Name)

Notary Public, State of Florida at Large

## EXHIBIT "1"

AMENDMENT TO EXHIBIT "A"  
 TO THE DECLARATION OF CONDOMINIUM OF  
 NO. 14 LAKE CLARKE GARDENS CONDOMINIUM

(Additions shown by "underlining",  
 deletions shown by "~~strikethrough~~")

## EXHIBIT A

## Declaration of Condominium

Condominium Unit and Parcel and Type of Unit	Percentages of Undivided Interest in Common Elements and Unit Owner's Share of Common Expenses, Excluding Share Under Long-Term Lease	Monthly Rent Under Long-Term Lease
101 2 bedroom, 2 bath	2.7%	\$16.95
102 2 bedroom, 1 ½ bath conv.	2.5%	\$16.95
103 2 bedroom, 2 bath	2.7%	\$16.95
104 <del>2</del> 1 bedroom, 1 ½ bath <u>conv.</u>	2.45%	<del>\$45.80</del> <u>16.95</u>
105 2 bedroom, 1 ½ bath <del>conv.</del>	2.54%	<del>\$16.95</del> <u>15.80</u>
106 1 bedroom, 1 ½ bath	2.2%	\$13.55
107 1 bedroom, 1 ½ bath	2.2%	\$13.55
108 2 bedroom, 1 bath	2.4%	\$15.80
109 3 bedroom, 2 bath	4.7%	\$30.50
201 2 bedroom, 2 bath	2.7%	\$16.95
202 2 bedroom, 1 ½ bath conv.	2.6%	\$16.95
203 2 bedroom, 2 bath	2.7%	\$16.95
204 <del>2</del> 1 bedroom, 1 ½ bath <u>conv.</u>	2.45%	<del>\$45.80</del> <u>16.95</u>
205 2 bedroom, 1 ½ bath <del>conv.</del>	2.54%	<del>\$16.95</del> <u>15.80</u>
206 1 bedroom, 1 ½ bath	2.3%	\$13.55
207 1 bedroom, 1 ½ bath	2.3%	\$13.55
208 2 bedroom, 1 bath	2.4%	\$15.80
209 1 bedroom, 1 ½ bath	2.3%	\$13.55
210 2 bedroom, 2 bath	2.7%	\$16.95
301 2 bedroom, 2 bath	2.7%	\$16.95
302 2 bedroom, 1 ½ bath conv.	2.6%	\$16.95
303 2 bedroom, 2 bath	2.7%	\$16.95

304	2 1 bedroom, 1 1/2 bath conv.	2.46%	\$45.80	16.95
305	2 bedroom, 1 1/2 bath conv.	2.64%	\$46.95	15.80
306	1 bedroom, 1 1/2 bath	2.3%	\$13.55	
307	1 bedroom, 1 1/2 bath	2.3%	\$13.55	
308	2 bedroom, 1 bath	2.4%	\$15.80	
309	1 bedroom, 1 1/2 bath	2.3%	\$13.55	
310	2 bedroom, 2 bath	2.7%	\$16.95	
401	2 bedroom, 2 bath	2.8%	\$16.95	
402	2 bedroom, 1 1/2 bath conv.	2.6%	\$16.95	
403	2 bedroom, 2 bath	2.8%	\$16.95	
404	2 1 bedroom, 1 1/2 bath conv.	2.56%	\$45.80	16.95
405	2 bedroom, 1 1/2 bath conv.	2.65%	\$46.95	15.80
406	1 bedroom, 1 1/2 bath	2.4%	\$13.55	
407	1 bedroom, 1 1/2 bath	2.4%	\$13.55	
408	2 bedroom, 1 bath	2.5%	\$15.80	
409	1 bedroom, 1 1/2 bath	2.4%	\$13.55	
410	2 bedroom, 2 bath	2.8%	\$16.95	

UNIT OWNER'S SHARE OF COMMON EXPENSES UNDER THE LONG-TERM LEASE is defined as the other expenses and obligations, (excluding rent) payable by the Lessee under said Lease, including, without limitation, taxes, assessments, insurance premiums and costs of maintenance and repairs. The total common expenses under the Long-Term Lease will be weighted and computed in such manner so that the following ratio will prevail:

The 1-bedroom, 1-bath units will be used as the base of each proration, and the base shall be 1; 1-bedroom, 1 bath (corner) shall be 1.1% of the base; 1-bedroom, 1-1/2 bath shall be 1.2% of the base; 2-bedroom, 1-bath units, and 2 bedroom, 1-bath convertible units shall be 1.3% of the base; and 1-bedroom, 1-1/2 bath convertible units and 2-bedroom, 2-baths units, and 2-bedroom, 1-1/2 bath convertible units, and 3-bedroom, 2-bath units shall be 1.4% of the base.