

Prepared by and returned to:

Becker & Poliakoff, P.A.
Lee H. Burg, Esquire
1 East Broward Blvd, Suite 1800
Ft. Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT
OF
DECLARATION OF CONDOMINIUM FOR
THE WINSTON CONDOMINIUM**

I HEREBY CERTIFY that the following amendment to the Declaration of Condominium for The Winston Condominium was duly adopted by the Association membership at a duly noticed Annual Members' Meeting of the Association on the 12th day of January, 2015. Said amendment was approved by a proper percentage of voting interests of the Association. The Declaration was originally recorded at O.R. Book 4282, Page 682, of the Public Records of Broward County, Florida.

WITNESSES:
(TWO)

Robert Hapwood
Signature
Robert Hapwood
Printed Name
Allen Hoff
Signature
Printed Name

THE WINSTON HOUSE ASSOCIATION, INC.

BY: Norma Jenkins
Norma Jenkins, President, 2014

Date: _____
(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 9 day of MARCH 2015, by Norma Jenkins, as President of The Winston House Association, Inc., a Florida Corporation, on behalf of the corporation. She is personally known to me or has produced _____ (type of identification) as identification.

Bonnie Casciato
Notary Public
Bonnie Casciato
Printed Name

My commission expires: _____

ACTIVE: W02805/210158:6804774_1



EXHIBIT A

PROPOSED AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
WINSTON HOUSE CONDOMINIUM

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH.

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RIGHT OF ASSOCIATION TO ALTER AND
IMPROVE PROPERTY AND ASSESSMENT THEREFOR

ASSOCIATION shall have the right to make or cause to be made such alterations or improvements to the COMMON PROPERTY which do not prejudice the rights of the owner of any PRIVATE DWELLING, provided the making of such alterations and improvements are approved by the Board of Directors of said ASSOCIATION and the cost of such alterations and improvements does not exceed ~~\$2,000.00~~ 5% of the maintenance annual budget, excluding reserves. Improvements and alterations costing in excess of ~~\$2,000.00~~ 5% of the maintenance annual budget, excluding reserves shall not be made without the approval of the membership of the ASSOCIATION, evidenced by the affirmative vote of at least two-thirds (2/3rds) of the entire voting power of the membership of the Association acting at a meeting of the members duly called for such purpose. The cost of such alterations or improvements shall be assessed as common expense to be assessed and collected from all of the owners of PRIVATE DWELLINGS. However, where any alterations and improvements are exclusively or substantially exclusively for the benefit of the owner or owners of a PRIVATE DWELLING or PRIVATE DWELLINGS requesting the same, then the cost of such alterations and improvements shall be assessed against and collected solely from the owner or owners of the PRIVATE DWELLING or PRIVATE DWELLINGS exclusively or substantially exclusively benefitted, and the assessment to be levied in such proportion as may be determined by the Board of Directors of ASSOCIATION.