

INSTR # 100879840
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COMMISSION
BROWARD COUNTY
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Prepared by and return to:
Ellen Hirsch de Haan, Esq.
Becker & Poliakoff, P.A.
5999 Central Avenue, Suite 104
St. Petersburg, FL 33710

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATIONS OF CONDOMINIUM OF BARCELONA GARDENS CONDOMINIUM
BUILDINGS 100, 200, 300, 400 POMPANO BEACH, FLORIDA**

WE HEREBY CERTIFY THAT the attached amendment to the Declarations of Condominium of Barcelona Gardens Condominium Buildings 100, 200, 300, 400 Pompano Beach, Florida, as recorded in Official Records Book 5113 at Page 622, 4925 at Page 1, 5019 at Page 515 and 4825 at Page 1 of the Public Records of Broward County, Florida, was duly adopted in the manner provided in the Condominium Documents at a meeting held February 6, 2001.

IN WITNESS WHEREOF, we have affixed our hands this 19 day of February 2001, at Pompano Beach, Broward County, Florida.

WITNESSES

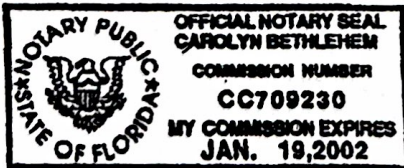
BARCELONA GARDENS CONDOMINIUM
APARTMENTS, INC.

Sign Joan A. Danforth
Print JOAN A. DANFORTH
Sign Bonnie Fleischer
Print BONNIE FLEISCHER

By: Joy Riddell
Joy Riddell, President
Address: 101 E. McNeil Rd #210
Pompano Beach, FL 33060

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 19 day of February, 2001, by Joy Riddell, as President of Barcelona Condominium Apartments, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.



NOTARY PUBLIC:
SIGN Carolyn Bethlehem
PRINT CAROLYN BETHLEHEM
State of Florida at Large


My Commission Expires:

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AMENDMENTS TO DECLARATIONS OF CONDOMINIUM OF
BARCELONA GARDENS CONDOMINIUM BUILDINGS 100, 200, 300, 400
POMPANO BEACH, FLORIDA

1. Amendment to the Declarations of Condominium, Article X, Section D. and Article XI, Section A., as follows:

X. USE RESTRICTIONS

 D. Leasing. No apartment shall be rented or leased during the first two years of ownership. This shall apply to every conveyance of a unit, including conveyance to a person or entity which already owns any other unit in the Condominium. This shall not apply to the Association. After approval by the Association elsewhere required, entire apartments may be rented provided the occupancy is only by the lessee and his family, its servants and guests. In no event shall any part of an apartment be rented or sublet. At no time shall more than twenty percent (20%) of the apartments be occupied by other than the apartment owner(s). The term "rental apartment" shall mean any apartment occupied by other than the registered owner(s). This restriction will take effect upon being recorded in the Broward County Public Records, and shall apply to all new leases entered into subsequent to the recording date. Any lease in effect at the date of the recording shall continue in force until the expiration of its term. New leases presented to the Association for approval, as provided under Article XI, of this Declaration, shall be registered with the date and time of presentation, and the Board shall make a determination of when the twenty percent limit has been reached, reviewing all applications on a first come, first served basis, as reflected by the registration information on the Lease. Requests for rental approval which are received after the twenty percent limit has been reached will be placed on a waiting list in the order in which they are received, and will be considered for approval if and when the number of rentals falls below the twenty percent limit. When a lease expires for a particular apartment unit, the next unit on the waiting list, if any, will become eligible for lease approval.

2. Proposed amendment to Article VI, Section 6., of the By-Laws, as follows:

ARTICLE VI. FISCAL MANAGEMENT

6. ANNUAL AUDIT FINANCIAL REPORT. ~~An audit of the accounts of the Association shall be made annually by a Certified Public Accountant, and a copy of the report shall be furnished to each member not later than the 1st day of April of each year following the year for which the report is made. A financial statement shall be produced and delivered to the members each year, pursuant to the requirements of Chapter 718, Florida Statutes, as amended from time to time.~~

NEW LANGUAGE INDICATED BY UNDERLINING; DELETIONS INDICATED BY STRIKETHROUGHS