

THIS INSTRUMENT WAS PREPARED BY:  
KAYE BENDER REMBAUM, P.L.  
KARINA N. SKEIE, ESQ.  
1200 PARK CENTRAL BOULEVARD SOUTH  
POMPANO BEACH, FLORIDA 33064

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM  
OF  
GRANADA HOUSE CONDOMINIUM APARTMENTS  
AND TO THE BY-LAWS  
OF GRANADA HOUSE ASSOCIATION**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of Granada House Condominium Apartments, as described in Official Records Book 3014, Page 467, of the Public Records of Broward County, Florida, and to the By-Laws of Granada House Association, as described in Official Records Book 3014, Page 492, of the Public Records of Broward County, Florida, were duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 17 day of March, 2023, at 44 N Federal Hwy, Broward County, Florida, Pompano Beach, FL 33062

WITNESS:

By: [Signature]  
Print: CARLOS PEREZ

By: [Signature] President  
Print: GORDON NIXON

By: [Signature]  
Print: Breon Aaron

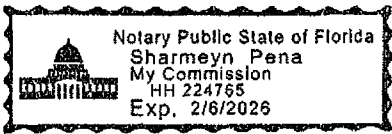
Attest: [Signature] Secretary  
Print: JOANNE BONETTI PEREZ

STATE OF FLORIDA :  
  : SS  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of March, 2023, by Nixon Gordon and Joanne Bonetti Perez President and Joanne Bonetti Perez as Secretary of Granada House Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced driver license as identification and did take an oath.

My Commission Expires: 2/6/2026

BY: [Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE  
Sharmeyn Pena  
Printed Name of Notary Public



AMENDMENTS  
TO THE DECLARATION OF CONDOMINIUM  
OF  
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GRANADA HOUSE ASSOCAITION

(additions indicated by underlining, deletions by "----",  
and unaffected language by ". . .")

**TO THE DECLARATION**

10) USE RESTRICTIONS: The use of the property of the condominium shall be in accordance with the following provisions:

. . .

.6 Regulations. Reasonable regulations concerning the use of the condominium property may be ~~made and amended~~ proposed from time to time by either a majority of the Board of Directors of the Association, or by not less than fifteen (15%) percent of the members of the Association; provided, however, that all such regulations and amendments thereto shall thereafter be approved by a vote of not less than ~~sixty per cent (60%)~~ a majority (50% + 1) of the members of the Association before such shall become effective. Members not present at meetings considering such regulations or amendments thereto may express their approval in writing. Copies of such regulations and amendments thereto shall be furnished by the Association to all current or future apartment owners and residents of the condominium upon request.

. . .

13) AMENDMENTS: ...

. . .

.2 Resolution. A resolution adopting a proposed amendment may be proposed by either a majority of the Board of Directors of the Association, or by not less than fifteen (15%) percent of the members of the Association, ~~and after being proposed and approved by one of such bodies it must be approved by the other.~~ Directors and members not present at the meetings considering the amendment may express their approval in writing. Such approvals must thereafter be ~~by not less than a majority of the Directors and~~ by not less than ~~sixty six and two thirds (66 2/3%) percent~~ a majority (50% + 1) of the members of the Association before such a proposed amendment may become effective.

. . .

**TO THE BY-LAWS**

8) AMENDMENTS

...

2 Resolution. A resolution adopting a proposed amendment may be proposed by either a majority of the Board of Directors of the Association, or by not less than fifteen (15%) percent of the members of the Association, ~~and after being proposed and approved by one of such bodies it must be approved by the other.~~ Directors and members not present at the meetings considering the amendment may express their approval in writing. Such approvals must thereafter be by not less than a majority of the Directors and by not less than sixty six and two thirds (66 2/3%) percent a majority (50% +1) of the members of the Association before such a proposed amendment may become effective.

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