

96-603649 T#001
12-06-96 11:43AM

BK 25740PG0100

This Instrument Prepared By:
Nancy Goren Asnes, Esq.
701 Promenade Drive, Suite 200
Pembroke Pines, FL 33026

**AMENDMENT OF THE DECLARATION OF CONDOMINIUM
OF ARROWWOOD CONDOMINIUM**

**RE: ARROWWOOD CONDOMINIUM, Official Records Book 6890
Page 280, Public Records of Broward County, Florida**

The Declaration of Condominium For Arrowwood and the Building Rules and Regulations of Arrowwood Condominium Association, Inc., shall be amended to include the "Amendment To Declaration of Condominium For Arrowwood, A Condominium" and the "Revised Rules and Regulations of Arrowwood Condominium Association, Inc." attached hereto and made a part hereof.

BK 25740PG0100

5

PREPARED BY: RONALD S. ASNES, ESQ., 701 PROMENADE DR., #200, PEMBROKE PINES, FL 33026

**AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR ARROWWOOD, A CONDOMINIUM**

**XIII
USE AND OCCUPANCY**

The owner of a unit shall occupy and use his apartment as a single family private dwelling for himself and the adult members of his family, and his social guests, and for no other purpose. ~~No children under sixteen (16) years old shall be permitted to reside in any of the units or rooms thereof in this Condominium, except that children may be permitted to visit and temporarily reside for a period not to exceed thirty (30) days in any calendar year, which period shall not be cumulative.~~

The unit owner shall not permit or suffer anything to be done or kept in his unit which will increase the rate of insurance on the condominium property, or which will obstruct or interfere with the rights of other unit owners, or annoy them by unreasonable noises, or otherwise; nor shall the unit owner commit or permit any nuisance, immoral or illegal act in or about the condominium property.

No animals or pets of any kind shall be kept in any unit, or on any property of the condominium except with the written consent of the Board of Directors and thereafter, under the Rules and Regulations adopted by the Board; provided that they are not kept, bred or maintained for any commercial purpose, and further provided, that such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property subject to these restrictions, upon three days' written notice from the Board.

The unit owner shall not cause anything to be hung, displayed or placed on the exterior walls, doors or windows of the building, without the prior written consent of the Board of Directors of the Association. No clothes line or similar device shall be allowed on any portion of condominium property by any person, firm or corporation without the written consent of the Board of Directors.

No person shall use the common elements or any part thereof, or a condominium unit or the condominium property, or any part thereof, in any manner contrary to or not in accordance with such rules and regulations pertaining thereto, as from time to time may be promulgated by the Association.

The initial Rules and Regulations are captioned "Building Rules and Regulations", and are as set forth in the By-Laws of the Association, which are annexed hereto as "Exhibit 2". The said Building Rules and Regulations shall be deemed effective until amended, as provided in the By-Laws.

BK25749PG0101

BK25740PG0101

**REVISED RULES AND REGULATIONS
OF ARROWWOOD CONDOMINIUM ASSOCIATION, INC.**

1. Do not obstruct passage through or use of the sidewalks, entrances, passageways, elevator, and stairways.
2. Do not place any signs or other lettering on any part of the building, including the bulletin board, without prior consent of the Board of Directors.
3. No awnings or other projections shall be attached to the outside walls of the building nor shall there be any alterations to the common elements, without the consent of the Board of Directors.
4. All garbage and trash must be appropriately wrapped, placed in bags or tied, before sending it down the trash chutes. Large boxes should be disassembled, cut up, bundled and brought down to the refuse bin on the ground floor.
5. No apartment resident shall allow anything whatsoever to fall from the windows or doors of the premises. No resident shall sweep or throw any dirt or other substance into halls, elevator or elsewhere on the common elements. Do not shake or hang anything from windows or doors or upon any part of the building or property.
6. If a resident should alter any lock or install a new lock, he or she must provide the Board of Directors with a key to the new or altered lock. According to the Florida Statute 718.111, the Association has the right of access to each unit, during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit or units.
7. Children may not play in the public halls, stairways and elevator.
8. No pets or animals of any kind shall be kept in any apartment or on any property of the Condominium.
9. In consideration of other residents, no apartment resident shall permit any disturbing noises to be made, especially between the hours of 11 P.M. and 8 A.M..
10. No apartment resident shall operate a business or enterprise of any nature on or about the premises.
11. Laundry room: There is no set schedule for using the washers or dryers. Observe the rules posted in the laundry room.

EX-2574-0PC0102

EX-2574-0PC0102

12. **Parking:** Residents may use only the parking space(s) assigned to them, unless they have received permission from another resident to use his or her space. Guests may park in the spaces which are not numbered, bordering on the grassy area on the east side of the street.

No vehicles other than passenger cars may be parked overnight in spaces reserved for the 900 Building.

Washing of cars is not allowed.

13. **A Certificate of Approval** must be obtained from the Board of Directors for new owners. Sellers must inform the Board of the name of the prospective buyer and provide other information as requested by the Board of Directors. Also, the Board must be informed in writing when a guest is using your apartment.

Upon selling your unit, you must deliver your condominium documents to your buyer.

All Buyers must agree to occupy the apartment for at least one year before they can rent the apartment. Thereafter, it is within the Board's discretion to allow the owner to rent the unit. The purpose of this rule is to discourage purchase of units with the intention of renting the unit. For the Board's approval of a tenant to be effective, it must be in writing.

14. **Maintenance checks** are due on the 1st of each month. Any payment received after the 5th of the month will be deemed to be a late payment.

15. **Our lease for the recreational area** permits your use of the facilities subject to the rules of the lessor.

BK25749PG0103

BK25740PG0103

This Instrument Prepared By:
Nancy Goren Asnes, Esq.
701 Promenade Drive, Suite 200
Pembroke Pines, FL 33026

**CERTIFICATE OF AMENDMENT OF THE DECLARATION OF CONDOMINIUM
OF ARROWWOOD CONDOMINIUM**

The undersigned hereby certifies that at the meeting of the Board of Directors of Arrowwood Condominium Association, Inc. held on July 17, 1996 the "Amendment to Declaration of Condominium For Arrowwood, A Condominium" and the "Revised Rules and Regulations of Arrowwood Condominium Association, Inc." attached hereto and made a part hereof received sufficient affirmative votes to pass said Amendment and said Revised Rules and Regulations as required by the Declaration of Condominium and that as a result of the foregoing, and proper notice having been given, said Amendment and said Revised Rules and Regulations have been duly adopted.

Arrowwood Condominium Association, Inc.,
a Florida not-for-profit corporation

By: Nancy Goren Asnes
Nancy Goren Asnes, its Agent

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26th day of September, 1996, by Nancy Goren Asnes, Agent of ~~Arrowwood Condominium Association, Inc.~~, a Florida not-for-profit corporation, who is personally known to me or who has produced N/A as identification and who did not take an oath.

My Commission Expires :

Ronald S. Asnes
Notary Public



RONALD S ASNES
My Commission CC317227
Expires Oct. 02, 1997
Bonded by ANB
800-852-5878

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK25749PG0104

BK25740PG0104