

Instrument Prepared by/Return to:
Jeffrey A. Sarrow, P.A.
10055 Yamato Road, Suite 105,
Boca Raton, Florida 33498
Tel: 561-437-3188

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
ELIZABETHAN CONDOMINIUM ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO THE DECLARATION OF ELIZABETHAN CONDOMINIUM is made and entered into as of 19 of FEBRUARY, 2020, by the ELIZABETHAN CONDOMINIUM ASSOCIATION, INC., a Florida corporation and provides as follows:

- A. The Declaration of Condominium of ELIZABETHAN CONDOMINIUM was executed on March 15, 2005 and recorded in O.R. Book 39240, at Page 1622, CFN No. 104817478.
- B. This Amendment to the Declaration has been approved by more than 75% of the Members of the Association and has been approved by the unanimous vote of the Board of Directors.

NOW THEREFORE in consideration of the covenants set forth herein, the Declaration of Condominium of ELIZABETHAN CONDOMINIUM is hereby amended as follows:

ARTICLE II (J) shall be deleted in its entirety and replaced with the following:

"J. Common Expenses" means: (1) expenses of administration and management of the Condominium Property; (2) Expenses of maintenance, operation, repair or replacement of the Common Elements.

ARTICLE XIII (E) of the Declaration shall be deleted in its entirety and replaced with the following:

"E. Should the Association, through its Board of Directors, at any time determine that the assessments made are not sufficient to pay the Common Expenses, and in the event of emergencies, the Board of Directors shall have the authority to levy and collect additional and/or special

assessments to meet such other needs of the Association. However, any additional or special assessments shall require written approval of at least 75% of the Owners."

In the event of any conflict between the provisions of the Declaration and this First Amendment, the provisions of this First Amendment will control.

IN WITNESS WHEREOF this First Amendment has been executed as of the date first set above.

ELIZABETHAN CONDOMINIUM ASSOCIATION, INC.

By: Marc Boucher

Name: MARC BOUCHER

STATE OF FLORIDA)

COUNTY OF Broward)

The foregoing instrument was acknowledged by Marc Boucher as President
of **ELIZABETHAN CONDOMINIUM ASSOCIATION, INC.** who produced
as identification or who is personally
known to me, this 19 day of February, 2020

Regina L. Johnson Benjamin
Notary Public

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