



*"The Key to Exceptional Property Management"*

April 24, 2014

Dear Resident:

We are enclosing a copy of the Certificate of Amendment that has been recorded with Broward County on April 22, 2014. The Amendment refers to the restriction of no renting or leasing of a unit during the first twelve (12) months of ownership. This Amendment was voted on and passed by Holly Court residents, as required, for approval in March 2014.

This Amendment should be inserted in your copy of the Holly Court at Woodmont Condominium Association Inc. documents.

Thank you for your cooperation in this matter.

Mike Barnett  
Property Manager  
Consolidated Community Management, Agent for  
Holly Court at Woodmont Condominium Association

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC.  
F/K/A THE CYPRESS AT WOODMONT**

THIS CERTIFICATE OF AMENDMENT is executed this 22 day of April, 2014, by HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, (hereinafter referred to as "Association").

WHEREAS the Association has been established for the operation of HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC. F/K/A THE CYPRESS AT WOODMONT, A CONDOMINIUM in accordance with the Declaration of Condominium and related documents which were recorded in the Official Records in Book 7796, Page 229 of the Public Records of Broward County, Florida; and

WHEREAS at a duly noticed Meeting of the Members and the Board of Directors held on the 17th day of March, 2014 (the "Meeting") at which a quorum of the owners were present and in person and by proxy and a quorum of Directors were present in person, Amendment/additions to Article XV, Section L of the Declaration was submitted to the Owners and Directors for their consideration and vote; and

WHEREAS, in accordance with the Declaration and Bylaws and applicable Florida law, the proposed Amendment/additions to Article XV, Section L of the Declaration was approved by not less three-fourths (3/4ths) of the voting interest of the Association at the Meeting with such vote consisting of not less than 72 affirmative votes.

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Deletions are indicated by ~~strikeout~~, additions by underlining
3. Article XV, Section L of the Declaration for HOLLY COURT AT WOODMONT, A CONDOMINIUM ASSOCIATION, INC. F/K/A THE CYPRESS AT WOODMONT, A CONDOMINIUM. is amended by adding the following:

(Deletions indicated by ~~strikeout~~, additions by underlining)

- (1) Amendment to Article XV, Section L of the Declaration:

**ARTICLE XV**  
**USE RESTRICTIONS**

L. No unit may be leased or rented during the first twelve (12) months of ownership. This restriction shall not apply to Association owned units. The Board of Directors may establish rules and regulations in order to enforce this provision.

4. Except, as set forth above, all other terms and conditions of the Declaration, By-Laws and Rules & Regulations shall remain unchanged and in full force and effect according to their terms.

IN WITNESS WHEREOF, the undersigned have set hands and seal this 22 day of April, 2014.

Witness

By: [Signature]  
Print: MIKE BARUETI

HOLLY COURT AT WOODMONT, A  
CONDOMINIUM ASSOCIATION, INC.

By: [Signature]  
Print: Melissa Aguilar

By: [Signature]  
Print: Eileen J. Caxana  
Title: President

By: [Signature]  
Print: Vickie Richmond

By: [Signature]  
Print: ROSALYN R. LEVINE  
Title: Secretary

By: [Signature]  
Print: Angie Matte

STATE OF FLORIDA     )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 21 day of APRIL, 2014 by Eileen Caxana as Pres and by Rosalyn Levine as Sec, respectively of Holly Court at Woodmont, A Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me/have produced N/A as identification and did/did not take an oath

My commission expires: 4/19/15

[Signature]  
Signature of Notary

MARGARLY VALENICO  
MY COMMISSION #EE981221  
EXPIRES APR 19, 2015  
FLORIDA NOTARY PUBLIC