

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF GREENTREE VILLAS

This Sixth Amendment to the Declaration of Condominium is executed by the duly authorized officers of the Condominium, through its operating entity, the Association responsible for the operation of the Condominium, on the 30th day of April, 1981.

WITNESSETH:

WHEREAS, the Declaration of Condominium of the above described Condominium was recorded in O.R. 2812, Page 106, et. seq., of the Public Records of Palm Beach County, Florida, and subsequently has been amended and

WHEREAS, at a special joint meeting of the Board of Directors and members of the Condominium, held on February 12, 1981, wherein all the members of the Board of Directors attended and 60% of the members entitled to vote on amendments of the Declaration of Condominium attended, and

WHEREAS, the special meeting was duly called, and the Board of Directors unanimously approved and recommended to the members present who approved by an affirmative vote of more than 60% of the voting members of the association, the following related amendments to this Declaration of Condominium.

NOW THEREFORE, pursuant to the unanimous approval of the Board of Directors and approval of more than 60% of the condominium members authorized to vote thereon, the Declaration of Condominium in its various sections hereafter indicated is hereby amended only as to those sections as follows:

1. Article II, CONDOMINIUM NAME is hereby amended in its entirety as follows:

The name by which this Condominium is to be identified shall be GREENTREE VILLAS, AN ADULT CONDOMINIUM.

2. Article X, SALE, RENTAL, MORTGAGING, OR OTHER ALIENATION OF CONDOMINIUM PARCELS, Subparagraph A., Sale or Rentals of Units, is hereby amended and supplemented in addition to the other matters therein set forth, as follows:

A. Sale or Rental of Units. In addition to the matters and procedures hereafter set forth, the following are restrictions as to transactions therein contemplated:

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Prepared by and Return to: ✓

PHILLIP T. CRENSHAW, ESQUIRE  
1125 No. Dixie Highway  
Lake Worth, Florida 33460

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1. No sales or rentals shall be made to corporations or partnerships.

2. No sales or rentals shall be made to any individual with children under the age of 16 years in residence.

3. An apartment may be leased only once each calendar year and for a minimum of three months and a maximum of one year.

3. Article XI, INSURANCE, Subparagraph A. Authority to Purchase; Named Insured, is hereby amended and supplemented to add the additional sentence:

"The "insurance trustee" shall be a member or an association composed of members of Greentree Villas Condominium, as appointed by said Board of Directors to serve in that capacity".

4. Article XI, INSURANCE, Subparagraph B. Coverage, Subpart 1. Casualty and Flood, Section (b) shall be deleted in it's entirety and be replaced solely with the following provisions:

(b) "All insurance policies shall provide that the amount which the association, individually, and as agent for the unit owner and their mortgagees, may realize under any insurance policy in force at any particularly time, shall not be decreased because of the existance of a policy purchased by a unit owner at his own expense to provide coverage for improvements and betterments, personal property or living expenses."

5. Article XI, INSURANCE, Subparagraph D., Insurance Trustee; Shares of Proceeds, is hereby deleted in it's entirety and the following provisions inserted to replace same:

D. Insurance Trustee; Shares of Proceeds. All casualty and flood insurance policies by the Association shall be for the benefit of the Association, the Unit owners and their mortgagees as their interests may appear, and shall provide that all proceeds, covering property losses, shall be paid to the Insurance Trustee. The fees and expenses of the Insurance Trustee shall not be liable for the purchase or renewal of any casualty or flood insurance policies or for the payment of premiums thereon or for the sufficiency of such policies or for any failure to collect any insurance proceeds properly payable thereunder. The duty of the Insurance Trustee shall be to receive such insurance proceeds and damage assessments as are paid to it, and to hold and pay over the same.

6. Article XIV, USE RESTRICTIONS, Paragraph A, Subparagraph 1, is hereby deleted in it's entirety and the following provisions inserted to replace same:

1. If the owner is an individual or individuals, the Unit may be occupied by such owner's family, servants and guests.

7. Article XIV, USE RESTRICTIONS, Paragraph A, Sub-paragraph 2 is hereby deleted in it's entirety.

8. Article XIV, USE RESTRICTIONS, Paragraph H is hereby deleted in it's entirety and replaced by the following:

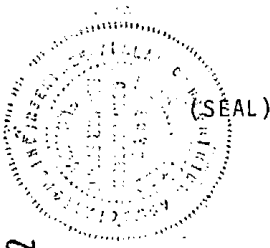
H. The original Unit owner, i.e., the first purchaser of a Unit from the Developer, shall, at the option of the Developer, be permitted to have one domestic pet, not to exceed twenty (20) pounds, excluding birds and fish, kept in his Unit, provided said Unit owner is the owner of a pet at the time he executed the Purchase Agreement for his Unit, and said pet is alive at the time purchaser takes title to his Unit, provided that said pet shall always be kept on a leash when outside of the Unit. The pet shall only be permitted to relieve itself in areas specified by the Board of Directors of the Association, and all pets at all times shall be kept under such Rules and Regulations as adopted by the Board of Directors. In the event a pet causes or creates a nuisance or disturbance, said pet shall be permanently removed from the Unit owner's Unit and the Condominium property within three (3) days after receipt of notice from the Board of Directors of the Association. The foregoing provisions relating to pets shall apply to the applicable living pet of the Unit owner and upon said pet's demise, the pet may not be replaced. A Unit owner may not lease his Unit to a party who is the owner of a pet, including fish and birds.

9. Article XVIII, COMPLIANCE AND ENFORCEMENT, is hereby amended to strike the references to Developer in the final two paragraphs thereof and replace same with "Association" in both places.

IN WITNESS WHEREOF, the duly authorized officers of the Condominium, has executed this Sixth Amendment to Declaration of Condominium, this 30th day of April, 1981, and caused it's seal to be affixed.

By Philip H. Leslie  
PRESIDENT

John S. Lanese, D.O.  
Secretary

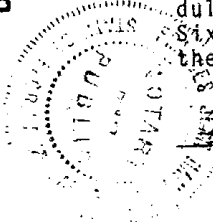


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STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Philip H. Leslie and John S. Lanese, D.O. known to me to be the President and Secretary respectively of GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., who, after being duly sworn, deposed and said that they executed the foregoing Sixth Amendment to Delcaration of Condominium for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this 30th day of April, 1981.



Record Verified  
Palm Beach County, Fla  
John B. Dunkle  
Clerk Circuit Court

John B. Dunkle  
Notary Public  
My Commission Expires:  
APR 15 1984