



This Instrument Prepared by
and PLEASE RETURN TO:

Jennifer K. Thomas, Esq.
Gelfand & Arpe, P.A.
WILL CALL BOX 58
1555 Palm Beach Lakes Blvd.
Suite 1220
West Palm Beach, Florida 33401-2329

(561) 655-6224

CFN 20060236895
OR BK 20235 PG 0371
RECORDED 04/21/2006 14:45:09
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0371 - 374; (4pgs)

**TWENTIETH CERTIFICATE OF AMENDMENT TO THE DECLARATION
OF CONDOMINIUM OF GREENTREE VILLAS, A CONDOMINIUM**

THE UNDERSIGNED of **GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC.**, 4674-B Greentree Place, Boynton Beach, FL 33436 certify that the Declaration of Condominium of Greentree Villas, a Condominium recorded in Official Records Book 2812 at Page 1006 of the Public Records of Palm Beach County, Florida, as amended from time to time, has been further amended as set forth in Exhibit "A" attached hereto.

Dated this 19th day of April, 2006.

Witnessed by:

Signature here: Paul Mauceri

Print name here: PAUL MAUCERI

Signature here: Andrew R. Gioseffi

Print name here: ANDREW R. GIOSEFFI

GREENTREE VILLAS
CONDOMINIUM ASSOCIATION, INC.

By: Fred Hassut
Fred Hassut, President

By: Marian Miller
Marian Miller, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

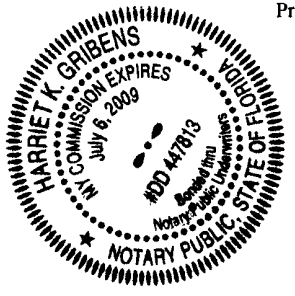
[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this 19 day of April, 2006 by Fred Hassut and Marian Miller, the President and the Secretary, respectively of Greentree Villas Condominium Association, Inc., who are personally known to me or who have produced known to me personally as identification and who did not take an oath.

Signature here: Harriet K. Gribens

Print name here: Harriet K. Gribens

Notary Public, State of Florida
Serial Number:
My commission expires:



F:\WP\01689\twencertjkt.wpd

**EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM OF
GREENTREE VILLAS, A CONDOMINIUM**

The Declaration of Condominium of Greentree Villas, a Condominium, recorded in Official Records Book 2812 at Page 1006 of the Public Records of Palm Beach County, Florida, as amended from time to time, Article X entitled "Sale, Rental, Mortgaging, or other Alienation of Condominium Parcels," Section "A" is further amended as follows: (the language added is underlined; the language deleted is ~~struck out~~):

- 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:
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.~~ 2. A Unit whose title has transferred after the Effective Date of this Amendment and a Unit whose owner consented to this Amendment shall not be rented or leased for a period of two years from the date the owner acquires title to the Unit. ~~An apartment~~ When permitted, a Unit may be rented or leased only once each calendar year and for a minimum of three months and a maximum of one year.
 3. Right of First Refusal. In the event any Unit owner wishes to sell, rent, transfer, or lease his parcel, the Association shall have the option to purchase, rent or lease said Unit upon the same conditions as are offered by the Unit owner to a third person. Any attempt to sell, rent or lease said parcel without prior offer to the Association shall be deemed in breach of this Declaration and shall be wholly null and void and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee.
 - (a) Should a Unit owner wish to sell, lease, sublease, transfer or rent his parcel, he shall, before accepting any offer to purchase, sell, lease, sublease, transfer or rent his parcel, deliver to the Board of Directors of the Association a non-refundable investigation fee of \$50, a written Notice, and a copy of the contract, lease or other agreement which he has received or which he

wishes to accept, the name and address of the person to whom the proposed sale, rental, lease, sublease or transfer is to be made, two (2) bank references and three (3) individual references (local, if possible), and such other information to be requested within five (5) days from receipt of such Notice, as may reasonably be required by the Board of Directors of the Association. The Board of Directors of the Association is authorized to waive any or all of the requirements aforementioned.

- (b) The Board of Directors of the Association, within ten (10) days after receiving such Notice and such supplemental information as is required by the Board of Directors, shall either: consent to the transaction specified in said Notice; or by written notice to be delivered to the Unit owner's Unit, or mailed to the place designated by the Unit owner in his Notice, designate the Association or one or more persons, Unit owners or any other person(s) satisfactory to the Board of Directors of the Association, who are willing to purchase, lease or rent upon the same terms as those specified in the Unit owner's Notice.
- (c) The stated designee of the Board of Directors shall have fourteen (14) days from the date of the Notice sent by the Board of Directors within which to make a binding offer to buy, lease or rent upon the same terms and conditions specified in the Unit owner's Notice. Thereupon, the Unit owner shall either accept or reject such offer or withdraw the offer specified in his Notice to the Board of Directors. Upon the failure of the Board of Directors to designate such person or upon the failure of such person to make such offer within the said fourteen (14) day period, the Unit owner shall then be free to make or accept the offer specified in his Notice and sell, lease or rent said interests pursuant thereto to the prospective purchaser or tenant named therein within ninety (90) days after his Notice was given.
- (d) The Consent of the Board of Directors of the Association shall be in recordable form, signed by two (2) officers of the Association and shall be delivered to the purchaser or lessee. Should the Board of

Directors fail to act, as herein set forth and within the time provided herein, the Board of Directors of the Association shall, nevertheless, thereafter prepare and deliver its written approval, in recordable form as aforesaid, and no conveyance of title or interest whatsoever shall be deemed valid without said consent being recorded in the Public Records of Palm Beach County, Florida.

4. Subleasing or Sub-Renting. The subleasing or sub-renting of a Unit owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof. The Association shall have the right to require that a substantially uniform form of lease or sub-lease be used or in the alternative, the Board of Directors must approve the lease or sublease form to be used by the Unit owner. After approval, as herein set forth, entire Units may be rented, provided the occupancy is only by the lessee, his family and guests. No individual rooms may be rented and no transient tenants may be accommodated. ~~Where a corporate entity is an owner of a Unit, it may designate the occupants of the Units as it desires and for such periods of time as it desires without compliance with the provisions of Section "A" of this Article X. The foregoing shall not be deemed to be in compliance with the provisions of Section "A" of Article X of this Declaration.~~

F:\WP\01689\exhibitajkt.wpd