

This instrument was prepared by:
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**CERTIFICATE OF NINETEENTH AMENDMENT TO THE
DECLARATION FOR
GREENTREE VILLAS, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Greentree Villas, A Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 2812 at Page 1006; and has subsequently been amended on numerous occasions; and

WHEREAS, at a duly called and noticed meeting of the membership of Greentree Villas, a Florida not-for-profit corporation, held on April 3, 1995, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to Article XIII of the Declaration are a true and correct copy of the amendments as amended by the membership and any previous amendments (Amendment 16 recorded in Official Records Book 5394 at Page 601-604) to these Sections are no longer valid:

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR GREENTREE VILLAS, A CONDOMINIUM**

(Additions shown by underlining;
deletions by "----")

RESOLVED, that the Declaration of Condominium of Greentree Villas, a Condominium, Article XIII, Section A, (1st paragraph) (reference page 30 and 31) be and hereby is amended in its entirety to read as follows;

A. By the Unit Owner

1. The owner of each unit shall keep and maintain the improvement upon or about his unit, its equipment and appurtenances, in good and proper order, condition and repair, and shall perform promptly all maintenance and repair work and procedures within or about the improvement upon said unit which, if omitted, would adversely affect the condominium, the other unit owners or the Association and its members. The owner of each unit shall be responsible for any damages (direct or indirect) which shall result due to the failure to properly maintain said unit. The unit owner's responsibility for maintenance, repair and replacement shall include, but not be limited to, the following: slab, floor, patios, ceilings and walls (interior and exterior portions) air conditioning and heating equipment, including portions of the equipment located on the common elements; all windows and sliding glass doors, including operating mechanisms, screening and glass, service equipment, such as dishwasher, refrigerator, stoves, ovens, hot water heaters, disposals and all other appliances; plumbing fixtures, apparatus and connections, sinks, drains and all pipes, as well as electrical fixtures, outlets, wiring and panels all located within the improvements upon the unit or on the common elements, but servicing only said unit; exterior door, excluding the painting of the exterior doors which shall be a common expense of the Association; inside paint and other inside wall and ceiling finishes. The unit owner shall not be responsible for maintenance, repair, or replacement of the plywood decking, the roof felt underlayment, or the roof shingles.

RESOLVED, that the Declaration of Condominium of GREENTREE VILLAS, A Condominium, Article XIII, Section B (2nd paragraph) (reference Page 32) be and the same is hereby amended in its entirety and shall read as follows:

B. By the Association

1. Paragraph #1 is not amended and shall continue to read as presently stated.

2. The exterior of all improvements located on the Units shall be maintained on a periodic basis by the Association (except as otherwise provided) and there shall be reserved in favor of the Board of Directors of the Association or any designates thereof, the right and power to enter upon and about all of the units and improvements located thereon, or therein for the purpose of conducting a periodic program of exterior maintenance, which maintenance shall include, but shall not be limited to, the repair, replacement, and maintenance of all roofs (excluding including cleaning); repainting of exterior walls, trim, eaves, shutters (but not hurricane shutters) or any portion of the foregoing. The Association shall determine by its appropriate officers, the times when such maintenance shall be conducted and performed. The Association shall have no responsibilities or obligations with reference to the maintenance beyond the exterior, unpainted surfaces of the improvements located on the Units, except for the repair, replacement and maintenance of the roof structure (excluding including cleaning). The Association's maintenance, repair, and replacement, obligation for the roofs shall include only the plywood decking, underlayment materials, (felt, etc) and shingles. All other maintenance and repairs shall be the responsibility of the Unit Owner.

WITNESS my signature hereto this 27th day of APRIL, 1995, at Boynton Beach, Palm Beach County, Florida.

GREENTREE VILLAS CONDOMINIUM
ASSOCIATION, INC.

Louis D Dittle
Witness

By: Archie Zacks
President

Louis D. Dittle
(PRINT NAME)

Attest: Eleanor Ruvo
Secretary

George DiLeonardo
Witness
(PRINT NAME)

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 27th day of April 1995, by Archie Zacks and Eleanor Ruvo, as President and Secretary, respectively, of Greentree Villas Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

Patricia S. Morrell (signature)

Patricia S. Morrell (Print Name)
Notary Public, State of Florida at Large



MY COMMISSION EXPIRES
JULY 13, 1995