

ARTICLES OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
GREENTREE VILLAS, a Condominium

The Declaration of Condominium of GREENTREE VILLAS, a Condominium, recorded in Official Record Book 2812, at Page 1006, of the Public Records in and for Palm Beach County, Florida be and is hereby amended pursuant to Article VI of said Declaration and Florida Statute Chapter 718.110, which amendments shall run with the real property known as GREENTREE VILLAS, a Condominium, and shall be binding on all parties having any right, title and interest in and to said real property, or any part thereof, their heirs, successors, or assigns, and shall inure to the benefit of each owner thereof.

The Amendments are as follows:

SUBSTANTIAL REWORDING OF DECLARATION, SEE PROVISION ARTICLE XIII, A, PARAGRAPH 1 FOR PRESENT TEXT PRIOR TO AMENDMENT.

I. 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, it's 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 it's 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 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; all inside painting excluding the exterior doors.

The remaining provisions of this Article, not otherwise amended by the language stated above are hereby ratified and re-stated.

SUBSTANTIAL REWORDING OF DECLARATION, SEE PROVISION ARTICLE XIII, B, PARAGRAPH 2 FOR PRESENT TEXT PRIOR TO AMENDMENT.

II. RESOLVED, that the Declaration of Condominium of GREENTREE VILLAS, a Condominium, Article XIII, Section B (2nd paragraph) (reference Page 32) B and the same is hereby amended to read as follows:

B. By the Association

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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 and maintenance of all roofs (excluding cleaning), repainting of exterior walls, trim, eaves, or any portion of the foregoing. The Association shall determine by it's 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 and maintenance of the roof structure (excluding cleaning). All other maintenance and repairs shall be the responsibility of the Unit Owner.

The remaining provisions of this Article, not otherwise amended by the language stated above are hereby ratified and re-stated.

The legal description of the property described and referred to as the GREENTREE VILLAS, a Condominium is set forth on the attached Exhibit "A" titled "Legal Description" and by reference incorporated herein and set forth as if more fully set forth at this point.

The undersigned hereby certify that the foregoing amendments were enacted and approved by the membership of the Association pursuant to the terms and conditions of Article VI of the Declaration of Condominium and in accordance with Florida Statute Chapter 718.110.

The foregoing Amendments were adopted and enacted by the requisite number of Directors and Members of the Corporation pursuant to the Ballot voting process as prescribed in Florida Statute Chapter 718.00 et. Seq.

IN WITNESS WHEREOF, the Condominium Association, by it's authorized officers and representatives, executed this Amendment to the Declaration of Condominium, this 21ST day of JULY, 1987, and caused it's seal to be affixed.

GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida Condominium Association,

ATTEST:

(Corporate Seal)

Signed, sealed and delivered in the presence of:

By: Richard B. Zuckel
Title: President

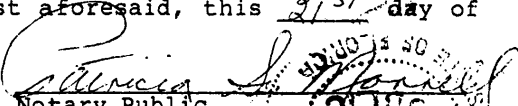
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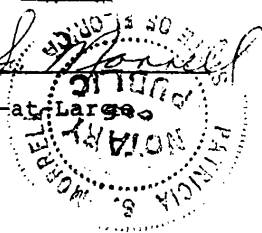
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STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer authorized to take acknowledgements in said County and State, personally appeared ARCHIE B. ZACKS and ADELE P. ORTIZ known to me to be the _____ President and Secretary respectively of GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida corporation; that then and there the said individuals acknowledged the seal affixed to the foregoing instrument to be the seal of the corporation, that their names are officially subscribed thereto and that the foregoing is the free act and deed of said Condominium Association.

IN WITNESS WHEREOF, I hereto set my hand and official seal in the County and State last aforesaid, this 21ST day of JULY, 1987.


Notary Public,
State of Florida-at-Large



My commission expires:

Notary Public, State of Florida

My Commission Expires July 18, 1991

Bonded Thru Troy Fain, Insurance Inc.

THIS DOCUMENT PREPARED BY
AND TO BE RETURNED TO:

PETER W. MARGOLIN, ESQ.,
GARDNER AND MARGOLIN
1200 North Federal Hwy, #411
Boca Raton, Fl 33432
(305) 394-4600

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EXHIBIT "A"
TO
CERTIFICATE OF AMENDMENT
TO THE
BY-LAWS OF
GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

DECLARATION OF CONDOMINIUM OF GREENTREE VILLAS, A
Condominium, together with Exhibits, recorded in Official Record
Book 2812, Page 1006, Public Records of Palm Beach County,
Florida

DESCRIPTION OF PHASE I, GREENTREE VILLAS, A CONDOMINIUM

Lands in the Northwest Quarter (NW 1/4) of Section 25,
Township 45 South, Range 42 East, Palm Beach County, Florida,
being TRACT 1, TRACT R-1, TRACT S-4, TRACT W-2, all that part of
TRACT W-3 lying northerly of the southeasterly extension of the
south line of said TRACT 1, and all that part of TRACT W-3 lying
northerly of the southwesterly extension of the said south line
of TRACT 1, as all are shown on the PLAT OF GREENTREE VILLAS as
same is recorded in Plat Book 33 at Pages 76,77 and 78, Public
Records of Palm Beach County, Florida.

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RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT