

CFN 2012R0908373 OR Bk 28404 Pss 3380 - 3381; (2pss) RECORDED 12/18/2012 14:24:20 HARVEY RUVIN; CLERK OF COURT HIAMI-DADE COUNTY, FLORIDA

Prepared by & when recorded return to:

Isaura M. Pino, Esq. Pino & Associates, P.A. 2440 Coral Way Miami, Florida 33145 (305) 854-1904

## CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF KENDALLWOOD VILLAS

WHEREAS, the Declaration of Condominium of Kendallwood Villas, A Condominium was duly recorded in Official Records Book 10677, at Page 376 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, Kendallwood Villas Condominium Association, Inc. (hereinafter) "Association" is the entity responsible for the operation of the aforementioned condominium; and

WHEREAS, a duly called and convened meeting of the board of directors of the Association held on November 12, 2012, the amendment to the Declaration of Condominium as set out in the attachment hereto and incorporated herein was duly approved by a unanimous vote of all the board of directors (i.e. 100%), as required by the Declaration of Condominium.

NOW THEREFORE, the undersigned hereby certifies that the amendment to the Declaration of Condominium as set out in the attachment hereto and incorporated herein is a true copy of the amendment as approved by the unanimous vote of the board of directors as permitted by the Declaration of Condominium.

WITNESS my signature hereto this Midday of December, 2012 at Miami, Florida.

Kendallwood Villas Condominium Association, Inc.

Maribel Smetana, as President

Magnolia Restrepo, as Treasurer

Name in Print: Worms ALVarez

Witness
Name in Print: Aletandra Hencit

STATE OF FLORIDA

SS

COUNTY OF MIAMI-DADE:

The foregoing instrument was acknowledged before me this day of December, 2012 by Maribel Smetana as President of Kendallwood Villas Condominium Association, Inc. and attested to by Luis Ribas, as Secretary, who are personally known to me or who have produced as identification.

LUIS C. RIBAS
MY COMMISSION # EE 077452
EXPIRES: April 24, 2015
inded Thru Notary Public Underwriters

NOTARY PUBLIC

## AMENDMENT TO XIV. SALE, LEASE OR MORTGAGE OF UNITS

This is a substantial rewording of declaration. See provision for present text. This Amendment amends Article XIV of the Declaration of Condominium of Kendallwood Villas by adding the following paragraph number 1 in its entirety and its language as indicated below. The prior Amendments to Article XIV of the Declaration of Condominium are hereby amended and supplanted as to the additions noted herein. Any and all unchanged portions of the text in prior Amendments shall remain in full force as indicated before as of the effective date of said prior amendments, unless it conflicts with paragraph number 1 below. Paragraph number 1 shall prevail over any changes or amendments made before the effective date of this amendment.

1. No record owner, or owners of units of Kendallwood Villas Condominium Association, Inc., who acquire title after the effective date of this amendment, shall be a corporation, limited liability company, partnership, trust or other like entity. It is the intent that each unit of Kendallwood Villas Condominium Association, Inc. be occupied and used as a private dwelling for the record owner or owners and for no other purpose, including business purposes. Therefore, prospective purchasers of units of Kendallwood Villas Condominium Association, Inc. may not be a corporation, limited liability company, partnership, trust or other like entity. Furthermore, acquiring title of units of Kendallwood Villas Condominium Association, Inc. for investment and speculation, or other similar purposes will not be permitted. If a record owner or owners of units of Kendallwood Villas Condominium Association, Inc. acquired title before the effective date of this amendment as a corporation, limited liability company, partnership, trust or other like entity, then upon a change in the ownership of such unit, including but not limited to a change of control as defined herein, the new record owner or owners shall not be a corporation, limited liability company, partnership, trust or other like entity. Change of control shall be defined as any sale, transfer, assignment of any interest, share, stock, unit or like beneficial interest in such entity, whether voluntary, involuntary, by inheritance or legal process. In sum, it is the intent, and it is to be clearly understood, that only natural persons shall be permitted to hold title to any of the Units of Kendallwood Villas Condominium Association, Inc. acquired after the effective date of this amendment.