

**AMENDMENTS
TO CONDO DOCUMENTS
SINCE YEAR 2000**

This instrument was prepared by:
Lee H. Burg, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

INSTR # 111612006
OR BK 49903 Pages 668 - 669
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BROWARD COUNTY COMMISSION
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**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF
CENTURY PLAZA ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Century Plaza Association, Inc., having been recorded in Official Records Book 4077, at page 29, of the Public Records of Broward County, Florida, was duly adopted in the manner provided in the governing documents of the Association, at a meeting held December 19, 2012.

IN WITNESS WHEREOF, we have affixed our hands this 14 day of June, 2013, at Pompano Beach, Broward County, Florida.

WITNESSES

Sign Barbara Forman
Print Barbara Forman
Sign Joseph N. Destosich
Print Joseph N. Destosich

By: Anthony Coletta
Anthony Coletta, President
1012 North Ocean Blvd., #811
Pompano Beach, FL 33062

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 14 day of June, 2013, by Anthony Coletta, as President of Century Plaza Association, Inc., a Florida not-for-profit corporation.

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known ✓ OR
Produced Identification _____
Type of Identification _____

Sign Barbara Forman
Print Barbara Forman
My Commission expires: 8-22-16

ACTIVE: 4789914_1



BARBARA FORMAN
MY COMMISSION # EE 184443
EXPIRES: August 22, 2016
Bonded Third Party Notary Services

EXHIBIT A

PROPOSED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF CENTURY PLAZA ASSOCIATION, INC.

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

1. Proposed Amendment to Article 5, adding Section .3(6) regarding water heater restrictions to read as follows:

.3(6). Unit Owner Responsibilities Regarding Water Heater Maintenance and Replacement. Unit Owners must take all appropriate steps to maintain and replace the water heater servicing their Unit, as is discussed in detail below. The failure of water heaters in the Units can lead to damage to the Units and to the Condominium Property. Water heaters must be replaced subject to the exception referenced below, and failure to do so will create a presumption of negligence by the Unit Owner. Accordingly, the original water heaters contained in the Units are subject to replacement, pursuant to the following restrictions:

- a. Every Unit Owner shall install a new water heater (i.e. a replacement of the original water heater installed in the Unit) in their Unit no later than 60 days from the effective date of this amendment. After a new water heater is installed, each Unit Owner shall replace the newly installed water heater in their Unit no less frequently than every 15 years. *
- b. Unit Owners may use contractors of their choice to install the water heaters. Such contractors shall be properly licensed and insured in accordance with local industry custom, and the Board may require proof of same.
- c. Any Unit Owner which has had the original water heater in their Unit replaced prior to the effective date of this amendment shall provide to the Association written proof of such installation, and such Unit shall be considered to have complied herewith. However, each Unit Owner will be obligated to replace the subject water heater in their Unit within 15 years of the prior installation date.
- d. Unit Owners shall provide the Association, with proof of compliance of this water heater installation requirement no later than 60 days from the effective date of this amendment. Thereafter, the Association shall have the right to enforce this Rule via all available remedies provided in the Declaration of Condominium and under Florida Law.

* Note Water Heater Replacement is not needed if unit is less than 15 years old and owner meets requirements stated in part C above.

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
CENTURY PLAZA ASSOCIATION, INC.

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

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- d. Unit Owners shall provide the Association, with proof of compliance of this water heater installation requirement no later than 60 days from the effective date of this amendment. Thereafter, the Association shall have the right to enforce this Rule via all available remedies provided in the Declaration of Condominium and under Florida Law.

This instrument was prepared by:
Lee H. Burg, Esquire,
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33312

WC #112

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF
CENTURY PLAZA ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Century Plaza Association, Inc., having been recorded in Official Records Book 4077, at page 29, of the Public Records of Broward County, Florida, was duly adopted in the manner provided in the governing documents of the Association, at a Special Meeting of the Membership held on November 19, 2014.

IN WITNESS WHEREOF, we have affixed our hands this 5 day of February, 2016, at Pompano Beach, Broward County, Florida.

WITNESSES

Sign Nina R. Hale

Print Nina R. Hale

Sign Mary H. Wells

Print MARY H. WELLS

By: Ronald L. Vercesi
Ron Vercesi, President
1012 North Ocean Blvd., #1112
Pompano Beach, FL 33062

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day of February, 2016, by Ron Vercesi, as President of Century Plaza Association, Inc., a Florida not-for-profit corporation.

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known X OR
Reduced Identification _____

Type of Identification _____

Sign Mary H. Wells
Print MARY H. WELLS
My Commission expires: _____

ACTIVE: 8098609_1



(2)

AMENDMENT TO DECLARATION OF CONDOMINIUM OF CENTURY PLAZA CONDOMINIUM APARTMENTS

NOTE: ADDITIONS ARE INDICATED WITH UNDERLINING;
DELETIONS ARE INDICATED WITH HYPHENATION

Article 5, Section 1 to the Declaration of Condominium is amended to read as follows:

1. Common Elements

(b) Alteration and Improvement. After the completion of the improvements included in the common elements which are contemplated in this Declaration, there shall be no alteration nor further improvement of common elements without prior approval, by 66 2/3% of the votes cast and recorded at a duly-called meeting of the Association. However, the closing off of the exterior kitchen door in connection with the remodeling of the kitchen interior may be approved by the Board of Directors, in its sole discretion. A copy of the plans for all such work shall be filed with the Board prior to the grant of any such approval. This provision shall supercede and have priority over any other section of this Declaration.

EXHIBIT A

Many owners at Century Plaza want to be able to modify their kitchens by covering the interior kitchen door with cabinets, cupboards, tile, dry wall, etc. The City of Pompano Beach Building Department and Fire Department will not allow us to do this unless the redesign includes closing off the exterior kitchen door so it looks like a WALL. Their reasoning is that in an emergency they will attempt to knock the door down and will run into blockage.

In order to comply with the City AND to have more options available to us in our kitchen renovations, we need approval from the homeowners allowing those who desire to enclose or seal off their interior kitchen doors to also enclose their EXTERIOR kitchen doors. The exterior door would be closed over with stucco and cement and made to look like the opposite wall in the alcove.

In order to do this, we will need to add an amendment to our condominium documents. Because it changes the building exterior (replacing some doors with a wall), it is a "Material Change" which currently requires the approval of 66 2/3 of our units. The following amendment will allow the Board alone to approve this alteration in the future.

Please complete the limited proxy form and vote to approve this change. Your vote is important. Please return to our office by November 18, 2014.

Amendment to Declaration of Condominium of Century Plaza Condominium Apartments

Article 5, Section 1 to the Declaration of Condominium, as follows:

Common Elements

(b) **Alteration and Improvement.** After the completion of the improvements included in the common elements which are contemplated in this Declaration, there shall be no alteration nor further improvement of common elements without prior approval, by 66 2/3% of the votes cast and recorded at a duly-called meeting of the Association. However, the closing off of the exterior kitchen door in connection with the remodeling of the kitchen interior may be approved by the Board of Directors, in its sole discretion. A copy of the plans for all such work shall be filed with the Board prior to the grant of any such approval. This provision shall supercede and have priority over any other section of this declaration.

grandfathered in with Century Plaza and not the Fire Department. The reason this came about was an owner had plans to close off the interior door and close off the exterior kitchen door, the builder took the plans to City Hall Building Department and they would not give him a permit per the contractors plans as they were not up to code specifications. The approved plans and specifications are available in the office.

Ron Vercesi makes a motion to the board to accept the votes to amend the declaration of condominium to allow enclosure of interior kitchen doors and exterior kitchen doors. Director, Ray Larkin seconds the motion. All board members approve. Ron states motion approved.

Adjournment: Vice President Ron Vecesi adjourns the special meeting

Minutes submitted by Secretary, Lucy O'Connor on Wed, December 3, 2014

Entire meeting is available on CD