



CFN 20170334134

DR BK 29356 PG 0185
RECORDED 09/22/2017 13:10:00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0185 - 1867 (2pgs)

WILL CALL BOX 165
This instrument prepared by:
Edward Dicker, Esquire
DICKER, KRIVOK & STOLOFF, P.A.
1818 Australian Avenue So., Suite 400
West Palm Beach, Florida 33409
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
CROSS CREEK A CONDOMINIUM**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Condominium for Cross Creek a Condominium. The original Declaration of Condominium is recorded in Official Records Book 3262, Page 1812, of the Public Records of Palm Beach County, Florida.

DATED this 21st day of Sept, 2017.

**CROSS CREEK CONDOMINIUM
ASSOCIATION, INC.**

Tony Allenott
Witness
Tony Allenott
Witness

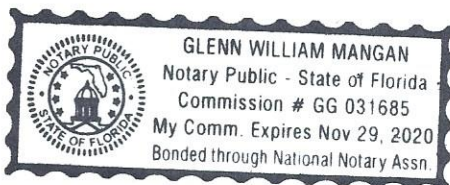
By: [Signature]
President
Attest: [Signature]
Secretary

(SEAL)

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Gary Hawkins, the President, and Michelle Norman, Secretary, of Cross Creek Condominium Association, Inc., who produced _____ and _____ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Cross Creek Condominium Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 21st day of Sept, 2017.



[Signature]
Notary Public, State of Florida at Large
My Commission Expires:
(SEAL)

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR CROSS CREEK**

The original Declaration of Condominium is recorded in Official Records Book 3262 at page 1812 of the Public Records of Palm Beach County, Florida.

(New words inserted in the text are underlined and words deleted are lined through with hyphens)

There shall be a new paragraph added to Article XVI of the aforesaid Declaration, which shall provide as follows:

WORKING FUND CONTRIBUTION. Each individual or entity who purchases or acquires a Unit shall pay to the Association at the time that legal title is conveyed to such individual or entity a Working Fund Contribution; provided however, that no Working Fund Contribution shall be due to the Association for conveyances of title for no value, such as by inheritance or interfamilial transfers.

The Working Fund Contribution shall be \$500.00 per unit. Working Fund Contributions shall not be considered advance payments of individual lot assessments and shall have no effect on future assessments nor will they be held in reserve. Working Fund Contributions may be utilized by the Association for any common expense.



CFN 20120057214
CR BK 25011 PG 1577
RECORDED 02/13/2012 08:54:43
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Page 1577 - 1579; (3pgs)

WILL CALL BOX 165
This instrument prepared by:
Edward DiCKER, Esquire
DICKER, KRIVOK & STOLOFF, P.A.
1818 Australian Avenue So., Suite 400
West Palm Beach, Florida 33409
(561) 643-0123

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
CROSS CREEK A CONDOMINIUM**

I HEREBY CERTIFY that the Amendments attached as Exhibit "1" to this Certificate were duly adopted as Amendments to the Declaration of Condominium for Cross Creek a Condominium. The original Declaration of Condominium is recorded in Official Records Book 3262, Page 1812, of the Public Records of Palm Beach County, Florida.

DATED this 30th day of JANUARY, 2012.

CROSS CREEK CONDOMINIUM
ASSOCIATION, INC.

Tonyallinott
Witness

By: Gary B. Hawkins Sr.
President

Tonyallinott
Witness

Attest: Michelle A. Brown, Sr.
Secretary

Notarized
Certified
copy

(SEAL)

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Gary Hawkins, the President, and Michelle A. Brown Secretary, of Cross Creek Condominium Association, Inc., who produced _____ and _____ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Cross Creek Condominium Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 30th day of January, 2012.



[Signature]
Notary Public, State of Florida at Large
My Commission Expires: _____
(SEAL)

20410101.18C

Elements are appurtenant. Notwithstanding the foregoing provisions for adoption of amendments to this Declaration or any other provisions for amendment in the Condominium Act, no amendment shall:

ITEM 2: There shall be a new paragraph added to Article XVI of the Declaration of Condominium, which shall provide as follows:

In the event a tenant moves into a unit without obtaining the required Association approval, and/or violates any restrictions or rules of the Association, the Association shall have the authority evict the tenant, in addition to pursuing any other available remedy. If the Association pursues an eviction or any other remedy, the owner of the unit shall be responsible for the Association's costs and attorney fees.

20410110.24A



CFN 20090415383
 OR BK 23567 PG 0083
 RECORDED 11/30/2009 11:42:02
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0083 - 84; (2pgs)

WILL CALL BOX 165
 This instrument prepared by:
 Edward Dieker, Esquire
DICKER, KRIVOK & STOLOFF, P.A.
 1818 Australian Avenue So., Suite 400
 West Palm Beach, Florida 33409
 (561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE
 DECLARATION OF CONDOMINIUM FOR
 CROSS CREEK A CONDOMINIUM**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Declaration of Condominium for Cross Creek a Condominium. The original Declaration of Condominium is recorded in Official Records Book 3262, Page 1812, of the Public Records of Palm Beach County, Florida.

DATED this 17 day of November, 2009.

**CROSS CREEK CONDOMINIUM
 ASSOCIATION, INC.**

Karen Paskes
 Witness
Karen Paskes
 Witness

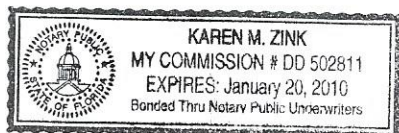
By: [Signature]
 President
 Attest: [Signature]
 Secretary

(SEAL)

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME personally appeared Tracy Mobley, the President, and Dieter Brannock Secretary, of Cross Creek Condominium Association, Inc., who produced _____ and _____ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Cross Creek Condominium Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 17 day of November, 2009.



Karen M. Zink
 Notary Public, State of Florida at Large
 My Commission Expires:

(SEAL)

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
CROSS CREEK A CONDOMINIUM**

The original Declaration of Condominium is recorded in Official Records Book 3262 at page 1812 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

There shall be a new paragraph added to Article XVI(B)(2)(b) of the Declaration of Condominium, which shall provide as follows:

In the event the lease is approved as stated herein, the Unit Owner and Lessee both agree to the following: In the event the Unit Owner is delinquent in the payment of any assessment for more than thirty (30) days, the Association may notify the Lessee of the delinquency and in such event, the Lessee shall be obligated to commence paying all future rent payments to the Association, until the delinquent assessments and related charges are paid in full to the Association. At such time, the Lessee shall resume paying rent to the Unit Owner. During the period of time that the Lessee is paying his rent to the Association, the Unit Owner may not evict the Lessee for non-payment of rent. However, if the Lessee does not pay the rent to the Association as required herein, the Association shall have the authority to evict the Lessee. In such an event, the Unit Owner shall be obligated to reimburse the Association for the costs and attorneys fees incurred by the Association.