

This instrument prepared by:
Charles W. Brown Jr., Esq.
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd.
Building A, Suite 200
Jacksonville, Florida 32217

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
LAS PALMAS AT JACKSONVILLE BEACH, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR LAS PALMAS AT JACKSONVILLE BEACH, A CONDOMINIUM is made this 10th day of October 2018, by LAS PALMAS AT JACKSONVILLE BEACH CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation.

WHEREAS, The Declaration of Condominium for Las Palmas at Jacksonville Beach, A Condominium, is recorded at Official Records Book 11201, Page 577, *et seq.* of the current public records of Duval County, Florida (hereinafter the "Declaration").

WHEREAS, Section 24 of the Declaration provides that the Declaration may be amended at a meeting of the unit owners at which the amendment is approved by the holders of at least seventy-five percent (75%) of the ownership interests in the Condominium;

WHEREAS, a meeting of the unit owners of LAS PALMAS AT JACKSONVILLE BEACH CONDOMINIUM ASSOCIATION, INC. was held on October 11th, 2018, whereby this Amendment was adopted by a vote cast by at least seventy-five percent (75%) of the ownership interests in the condominium.

NOW THEREFORE, LAS PALMAS AT JACKSONVILLE BEACH CONDOMINIUM ASSOCIATION, INC. hereby amends the Bylaws as follows:

(New words are inserted into the text and underlined;
words to be deleted are lined through with hyphens)

Section 14 is amended as follows:

14. Rental of Units. ~~Units will not be rented for transient or hotel purposes, which are defined as: (1) rental for any period less than one month; or (2) rental for any period if the occupants of the units are provided with customary hotel services, such as room service for food and beverages, maid service, laundry and linen, and bellboy service. With the exception of rentals for transient or hotel purposes, unit~~ Unit owners will have an absolute right to lease their units, provided these leases are made subject to the covenants and restrictions contained in this declaration, and in the bylaws and rules and regulations of the condominium, as such documents may from time to time be amended. Any agreement for occupancy must be for the entire unit, no per-room renting is permitted. Transient rental occupancy of units and unit leases with terms less than 30 days are hereby allowed subject to the unit owner and occupant's compliance with Florida law and any applicable municipal ordinance, as may be amended from time to time.

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
LAS PALMAS AT JACKSONVILLE BEACH, A CONDOMINIUM**

THE UNDERSIGNED being the President and Secretary of Las Palmas at Jacksonville Beach Condominium Association, Inc., a Florida not-for-profit corporation, do hereby certify that the attached Amendment to the Declaration of Condominium for Las Palmas at Jacksonville Beach, A Condominium, was duly approved, adopted and enacted by the affirmative vote of the required percentage of Class A Members at a meeting called for that purpose at which a quorum was present, held on OCTOBER 9TH, 2018.

Dated this: 10TH day of OCTOBER 2018.

Signed, sealed and delivered in the presence of:

LAS PALMAS AT JACKSONVILLE BEACH
CONDOMINIUM ASSOCIATION, INC.
a Florida Not For Profit Corporation

B Morgan
By: Bruce Morgan
Its: President

[Signature]

Print Name: B. Trinh Ha

[Signature]

Print Name: Linda Mason

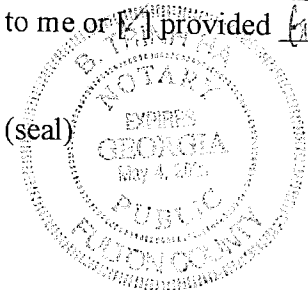
Print Name: _____

Print Name: _____

Attest By: Daniel Hannum
Its: Secretary

STATE OF Georgia
COUNTY OF Fulton

THE foregoing Amendment was sworn to, subscribed and acknowledged before me this 9TH day of OCTOBER, 2018, by Bruce Morgan, as President for Las Palmas at Jacksonville Beach Condominium Association, Inc. on behalf of said company, who [] is personally known to me or [] provided foreign driver's license as identification and did take an oath.



[Signature]
Notary Public, State of Florida CESAR G. A.

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
LAS PALMAS AT JACKSONVILLE BEACH, A CONDOMINIUM**

THE UNDERSIGNED being the President and Secretary of Las Palmas at Jacksonville Beach Condominium Association, Inc., a Florida not-for-profit corporation, do hereby certify that the attached Amendment to the Declaration of Condominium for Las Palmas at Jacksonville Beach, A Condominium, was duly approved, adopted and enacted by the affirmative vote of the required percentage of Class A Members at a meeting called for that purpose at which a quorum was present, held on OCTOBER 9TH, 2018.

Dated this: 11TH day of OCTOBER, 2018.

Signed, sealed and delivered in the presence of:

LAS PALMAS AT JACKSONVILLE BEACH
CONDOMINIUM ASSOCIATION, INC.
a Florida Not For Profit Corporation

Print Name: _____

By: Bruce Morgan
Its: President

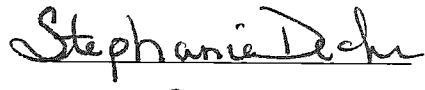
Print Name: _____



Print Name: Charles W. Brown Jr



Attest By: Daniel Hannum
Its: Secretary



Print Name: Stephanie Decker

STATE OF _____
COUNTY OF _____

THE foregoing Amendment was sworn to, subscribed and acknowledged before me this ____ day of _____, 2018, by Bruce Morgan, as President for Las Palmas at Jacksonville Beach Condominium Association, Inc. on behalf of said company, who [] is personally known to me or [] provided _____ as identification and did take an oath.

Notary Public, State of Florida

(seal)

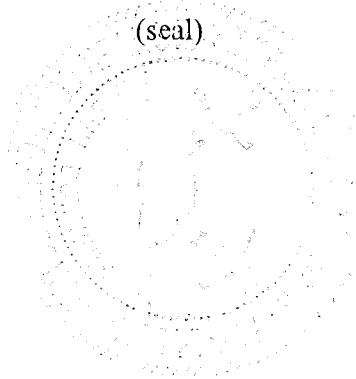
STATE OF FLORIDA
COUNTY OF MONROE

THE foregoing Amendment was sworn to, subscribed and acknowledged before me this 11th day of OCTOBER, 2018, by Daniel Hannum, as Secretary for Las Palmas at Jacksonville Beach Condominium Association, Inc. on behalf of said company, who is personally known to me or provided _____ as identification and did take an oath.



Notary Public, State of Florida

(seal)



Pursuant to my authority under
Title 10 U. S. C. Sec. 1044a.
DATE: 11 OCTOBER 2018
NAME: JOSEPH ROBINSON
RANK: LCDR

SIGNATURE: 