



CFN 20110245146
OR BK 24613 PG 0041
RECORDED 07/05/2011 08:23:18
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0041 - 42; (2pgs)

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Leonard Lubart, Esq.
Green Spoon Marder, P.A.
100 West Cypress Creek Road
Trade Centre South, Suite 700
Fort Lauderdale, Florida 33309

Record & Return to:



Not Certified

**THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
DOVER HOUSE, A HOLIDAY BEACH RESORT, A CONDOMINIUM**

WHEREAS, the procedures of Section 721.855(2)(a)(1) of the Florida Statutes to amend the Declaration of Condominium for Dover House, a Holiday Beach Resort, a Condominium, to allow for trustee foreclosures have been complied with.

NOW, THEREFORE, the Declaration is amended as hereinafter set forth.

1. Article XIV is amended, in part, to read and provide as follows:

The Association shall have a lien on each Condominium Parcel for unpaid assessments, maintenance fees and holdover charges together with interest thereon, against the Unit Owner of such Condominium Parcel, together with a lien on all tangible personal property located within said Unit, except that such lien upon the aforesaid tangible personal property shall be subordinate to prior bona fide liens of record. Reasonable attorneys' fees incurred by the Association incident to the collection of such assessments, maintenance fees and holdover charges or the enforcement of such lien, together with all sums advanced and paid by the Association for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien, shall be payable by the Unit Owner and secured by such lien. The Board of Directors may take such action as it deems necessary to collect assessments, maintenance fees and holdover charges by personal action or by enforcing and foreclosing said lien and may settle and compromise the same if deemed in its best interests. Said lien shall be effective as and in the manner provided for by the Condominium Act and shall have the priorities established by said Act. The Association shall be entitled to bid at any sale held pursuant to a suit to foreclose an assessment, maintenance fee or holdover charges lien, and to apply as a cash credit against its bid, all sums due, as provided herein, covered by the lien enforced. In case of such foreclosure, the Unit Owner shall be required to pay a reasonable rental for the Condominium Parcel for the period of time said Parcel is occupied by the Unit Owner or anyone by, through or under said Unit Owner, and Plaintiff, in such foreclosure, shall be entitled to the appointment of a Receiver to collect same from the Unit Owner and/or

4680291 v1 3rd Amendment to Declaration

Underlined text indicates additions;
~~Struck through~~ text indicates deletions.

2

This is not a certified copy

Occupant. The lien may be foreclosed through a trustee foreclosure of the assessment lien pursuant to Chapter 721, Florida Statutes. If an Owner fails to make timely payments of timeshare plan common expenses, ad valorem taxes, or special assessments, an assessment lien against the Owner's interest may be foreclosed in accordance with a judicial foreclosure procedure or a trustee foreclosure procedure, either of which may result in the loss of the Owner's timeshare interest. If the managing entity initiates a trustee foreclosure procedure, Owner shall have the option to object to the use of the trustee foreclosure procedure, and the managing entity may only proceed by filing a judicial foreclosure action.

2. All other terms and provisions of the Declaration of Condominium for Dover House, a Holiday Beach Resort, a Condominium, not specifically amended or altered hereby shall continue in full force and effect.

IN WITNESS WHEREOF, DOVER HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, has caused these presents to be executed in its name and its corporate seal affixed hereto this 17 day of MAY, 2011.

Signed, Sealed and Delivered in the Presence of:

Zuth A. Anglickis
ZUTH A. ANGLICKIS
Print Name:
Darlene Miko
DARLENE MIKO
Print Name:

DOVER HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit
BY: Harry C. Powell Jr.
Name: HARRY C. POWELL, JR.
Title: PRESIDENT
(CORPORATE SEAL)

STATE OF FLORIDA)
 Lee) ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 17th day of May, 2011, by Harry C. Powell Jr., as President of DOVER HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me or has produced _____ as a type of identification.

May WITNESS my hand and official seal in the County and State aforesaid this 17th day of _____, 2011.

Rebecca Sue Adame
Print Name: Rebecca Sue Adame
Notary Public, State of:
Serial Number, if any:

My commission expires: 4/25/2014

Underlined text indicates additions;
Struck through text indicates deletions.

