

This document was e-recorded by:  
Becker & Poliakoff, P.A.  
1 East Broward Blvd., Suite 1800  
Fort Lauderdale, FL 33301  
ID: Inst. # 118768173  
DATE: 03/31/2023

This instrument was prepared by:  
**DONNA DIMAGGIO BERGER, ESQ.**  
1 East Broward Blvd., Suite 1800  
Fort Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OF  
WATERFORD POINT, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium of Waterford Point, a Condominium, has been duly recorded in the Public Records of Broward County, Florida, in Official Record Book 4826 at Page 745; and

WHEREAS, Waterford Point Condominium Apartments, Inc., (the "Association"), a Florida not-for-profit corporation, held a special membership meeting on January 17, 2023, which meeting was recessed and reconvened on March 21, 2023. At such meeting, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration of Condominium is a true and correct copy of the amendment as amended by the membership.

\* \* \*

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
OF WATERFORD POINT, A CONDOMINIUM

(Additions shown by "underlining",  
deletions shown by "~~strikeout~~")

\* \* \*

III. MAINTENANCE AND REPAIR OF APARTMENTS

\* \* \*

2. By the Apartment Owners. The responsibility of the Apartment Owner shall be as follows:

\* \* \*

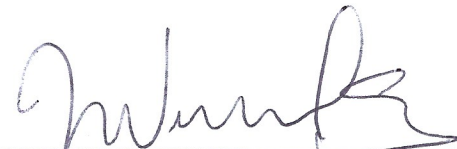
(e) ~~not to make any alterations in the portions of the Apartment or the Building which are to be maintained by the Association or remove any portion~~


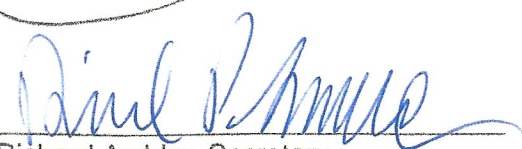
~~thereof or make any additions thereto or do anything which would or might jeopardize or impair the safety or soundness of the Building without first obtaining the to the Common Elements, Limited Common Elements or portions of the Apartment visible from the exterior of the Apartment, without the advance written consent of the Board of Governors, of the Association and all first mortgagees of individual units, nor shall any Apartment Owner impair any easement without first obtaining the written consent of the Association and of the Apartment Owner or Owners for whose benefit such easement exists. Additionally, no Apartment Owner shall make any alteration to or addition to the interior of an Apartment which might jeopardize or impair the safety or soundness of the Building. Any plans to renovate or remodel an Apartment which involves demolition, drilling into the slab, removing walls which involves electrical or plumbing work must be approved in advance by the Board of Governors and is subject to further Board Rules and Regulations regarding engineering requirements.~~

Notwithstanding the foregoing, the Board will not approve the removal of or sealing of secondary doors to the Apartments by Owners with the sole exception of approving the removal or sealing of those doors in the 9 stack which occurred prior to this amendment.

\* \* \* \* \*

WITNESS my signature hereto this 31 day of March, 2023, at Pompano Beach, Broward County, Florida.

  
\_\_\_\_\_  
Witness  
Boiler Waich  
\_\_\_\_\_  
(PRINT NAME)  
THOMAS PANASUK  
\_\_\_\_\_  
Witness  
Shon Paul  
\_\_\_\_\_  
(PRINT NAME)

**WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**  
  
By: \_\_\_\_\_  
Karen Barbera, President  
  
Attest \_\_\_\_\_  
Richard Ambler, Secretary

[NOTARY ACKNOWLEDGMENT ON NEXT PAGE]

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 31 day of March 2023, by Karen Barbera and Richard Ambler, as President and Secretary, respectively, of **Waterford Point Condominium Apartments, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification and did take an oath.



(Signature)

Michael Sparano

(Print Name)

Notary Public, State of Florida at Large

