

Prepared by:  
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Frank, Weinberg & Black, P.L.  
7805 S.W. 6<sup>th</sup> Court  
Plantation, FL 33324

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM OF RIVER HOUSE TOWERS,  
A CONDOMINIUM**

THIS AMENDMENT to the DECLARATION OF CONDOMINIUM OF RIVER HOUSE TOWERS, A CONDOMINIUM is made this 4<sup>th</sup> day of April, 2023, by the corporation, not-for-profit.

**R E C I T A L S :**

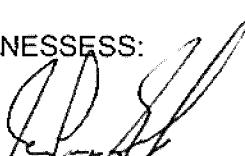
WHEREAS, the Declaration of Covenants, Restrictions and Easements (the "Declaration") for R.H. Towers Condominium Association, Inc. (the "Association") is recorded in Official Records Book 8386 at Page 1, of the Public Records of Broward County, Florida; and

WHEREAS, pursuant to the provisions of Section 14 of the Declaration of Condominium of River House Towers, a Condominium, entitled Amendments, an amendment to the Declaration was made, approved and ratified by required votes of the members by virtue of the execution of a Written Consent approved by the Unit Owners; and

WHEREAS, the Amendment to the Declaration is attached hereto as Exhibit "A" and incorporated herein by such reference.

NOW, THEREFORE, we the undersigned being the duly authorized officers of the R.H. TOWERS CONDOMINIUM ASSOCIATION, INC. do hereby subscribe and execute this Certificate of Amendment to the Declaration of Covenants, Restrictions and Easements.

WITNESSESS:

By:   
Print Name: Jean Pierre-Gravel, Secretary

R.H. TOWERS CONDOMINIUM  
ASSOCIATION, INC.

By:   
Chris Tsonas, President

By:   
Print Name: WALTER J. MORETTI

STATE OF FLORIDA )  
COUNTY OF BROWARD )  
SS. )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2023, by Chris Tsonas, as President of R.H. TOWERS CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced Florida Driver's License as identification.

Karen Brown  
NOTARY PUBLIC, State of Florida

Printed Name: Karen Brown  
My Commission Expires: 3/23/24



**KAREN BROWN**  
Commission # GG 972321  
Expires March 23, 2024  
Bonded Thru Budget Notary Services

## EXHIBIT "A"

### 14. AMENDMENT OF DECLARATION

Except as otherwise provided, this Declaration of Condominium may be amended only in the following manner:

14.1 **RESOLUTION**. A resolution for the adoption of a proposed amendment to this Declaration may be proposed by the Board of Administration of the Association or by not less than twenty-five (25%) percent of the voting members of the Association. Members not present in person may express their approval by proxy executed in the customary corporate manner provided such proxy is delivered to the Secretary of the Association at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than ~~seventy-five (75%) sixty (60%)~~ percent of the votes of the voting membership of the Association; and

14.2 **PROVISO**. Except as provided in this document:

- (1) No amendment shall substantially or materially affect any property right of any unit owner or class or group of unit owners created hereunder unless the unit owner(s) so affected shall consent in writing.
- (2) No amendment shall either change any unit or the share in the common elements appurtenant to it, or increase the owner's share of the common expenses, unless at least seventy-five (75) percent of the record title holders of the individual condominium units, which seventy-five (75%) percent must include the record title holder of the unit concerned and all record owners of mortgages on such unit or units shall consent to the change and join in the execution of the amendment.
- (3) No amendment shall make any change either in Article 16 entitled "Reserved Rights of Developer" or in any other article which affects the rights of the Developer.
- (4) No amendment to this Declaration, the Articles of Incorporation, By-Laws, in any other exhibit shall affect any substantive right of a mortgagee of record hereunder, or impair or prejudice the rights or priorities of any mortgages or change the provisions of this Declaration with respect to mortgagees of record without the written approval of all mortgagees of record so affected.