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This instrument prepared by:
(and to be returned to):
Irvin W. Nachman, Esquire
4441 Stirling Road
Ft. Lauderdale, Florida 33314

Certificate of Amendment
to the
Master Declaration
for
Grand Palms

The Master Declaration for Grand Palms was duly recorded in the Official Records Book, at such pages of the Public Records of Broward County, Florida, as indicated below:

OFFICIAL RECORDS COMMENCING
BOOK AT PAGE:
16368 732

Pursuant to the provisions of Article 10 of the Declaration, amendments to the Master Declaration were made, approved and ratified by the requisite vote of the Neighborhood Directors (formerly known as the Neighborhood Voting Members) on September 11, 2013.


This Certificate and the attached Amendments to the Declaration are being filed in the Public Records of Broward County, Florida. Upon proper recordation and filing in the Public Records, the attached Amendments will become effective.

IN WITNESS WHEREOF, the Corporation specified below has caused these presents to be executed by its duly authorized officers and the seal of the Corporation affixed hereto, this 21 day of November, 2013.

WITNESSETH

Print: Andrea T. Giannetto

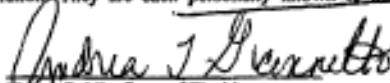

Print: Andrea T. Giannetto

GRAND PALMS COMMUNITY
ASSOCIATION, INC.
By: 
William Fleming, President
c/o Miami Management, Inc.
901 Sabal Palm Dr.
Pembroke Pines, Florida 33027

ATTEST:  (SEAL)
David Barry, Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of November, 2013 by William Fleming, the President and David Barry, the Secretary of Grand Palms Community Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. They are each personally known to me or provided _____ as identification.


Notary Public, State of Florida



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**AMENDMENTS TO THE MASTER DECLARATION
FOR GRAND PALMS**

Underlined Text denotes Additions

~~Struck-Through~~ Text denotes Deletions

7. COLLECTION OF ASSESSMENTS, DEFAULT AND ENFORCEMENT

7.1.4 Lien for ASSESSMENT and Moneys Owed to COMMUNITY ASSOCIATION. The COMMUNITY ASSOCIATION shall have a lien on all UNITS and any other portion of the SUBJECT PROPERTY owned by any OWNER, for any unpaid ASSESSMENTS (including any ASSESSMENTS which are accelerated pursuant to this DECLARATION) or other moneys owed to the COMMUNITY ASSOCIATION by such OWNER (including fines) and for administrative late fees, interest, reasonable attorney's Fees incurred by the COMMUNITY ASSOCIATION incident to the collection of the ASSESSMENTS and other moneys, or enforcement of the lien, and for all sums advanced and paid by the COMMUNITY ASSOCIATION for taxes and on account of superior mortgages, liens or encumbrances in order to protect and preserve the COMMUNITY ASSOCIATION'S lien. The lien of the COMMUNITY ASSOCIATION shall be effective from and after the recording of this Master Declaration in the public records. However, as to first mortgagees of record, the lien is effective from and after the recording of a claim of lien in the public records of the County in which the SUBJECT PROPERTY is located, stating. The claim of lien shall state the description of the property, the name of the OWNER which owns the property, the amount due, and the due dates. The lien is in effect until all sums secured by it have been fully paid. The claim of lien must be signed and acknowledged by an officer or agent of the COMMUNITY ASSOCIATION. Upon payment in full of all sums secured by the lien, the PERSON making the payment is entitled to a satisfaction of the lien.

7.1.6 Subordination of the Lien to Mortgages. For all first mortgages of record prior to the adoption and recording of this amendment to the Master Declaration, the The lien of the COMMUNITY ASSOCIATION for ASSESSMENTS or other monies shall be subordinate and inferior to the lien of any first mortgage recorded prior to the recording of a claim of lien by the COMMUNITY ASSOCIATION. The sale or transfer of any property by the foreclosure of a first mortgage or by deed in lieu thereof, shall extinguish the lien of the COMMUNITY ASSOCIATION as to any ASSESSMENT, interest, expenses or other moneys owed to the COMMUNITY ASSOCIATION which became due prior to such sale or transfer, unless a claim of lien for same was recorded prior to the recording of the mortgage, and neither the mortgagee, nor any purchaser at a foreclosure sale, nor their grantees or successors, shall be responsible for said payments, but they shall be liable for any ASSESSMENTS due after such sale or transfer. If the COMMUNITY ASSOCIATION's lien or its rights to any lien for any such ASSESSMENTS, interest, expenses or other moneys owed to the COMMUNITY ASSOCIATION by any OWNER is extinguished as aforesaid, such sums shall thereafter be COMMON EXPENSES, collectible from all OWNERS including such acquirer, and its successors and assigns.

In accordance with Florida Statute 720.3085 (as the same may be amended from time to time), and with regard to any mortgages recorded after the adoption and recording of this amendment to the Master Declaration, the liability of a first mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a parcel by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due before the mortgagee's acquisition of title, shall be the lesser of:

I. The parcel's unpaid common expenses and regular periodic or special assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the COMMUNITY ASSOCIATION; or

II. One percent of the original mortgage debt.

The limitations on first mortgagee liability provided above apply only if the the first mortgagee filed suit against the OWNER and initially joined the COMMUNITY ASSOCIATION as a defendant in the mortgagee foreclosure action. Furthermore, the limitation on first mortgagee liability provided above shall not apply to a guarantor of the first mortgagee, unless such guarantor accepts an assignment of the first mortgage before the issuance of title.

As to any other moneys due the COMMUNITY ASSOCIATION from the previous OWNER (except fines), the acquirer of title to a parcel by foreclosure or by deed in lieu of foreclosure is jointly and severally liable with the previous OWNER. This liability is without prejudice to any right the acquirer of title may have to recover any amounts paid to the COMMUNITY ASSOCIATION from the previous OWNER.



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 27 day of November, 2013
By [Signature]
Deputy Clerk