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 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0221 - 231; (11pgs)

RECORD AND RETURN TO

Jonathan's Cove Association, Inc  
 c/o C A S - The Property Management Company  
 Attn Ed Pollock  
 1901 S Congress Avenue, Suite 480  
 Boynton Beach, FL 33426

CERTIFICATE OF FIRST AMENDMENT TO BYLAWS OF  
JONATHAN'S COVE ASSOCIATION, INC

THIS IS TO CERTIFY that

1 The undersigned, as President and Secretary of JONATHAN'S COVE ASSOCIATION, INC (hereinafter the "Association") are the custodians of the records and minutes of that Florida not-for-profit corporation

2 The official records of the aforesaid not-for-profit corporation reflect that the Board of Directors of the Association (hereinafter "Board") held its regularly-scheduled monthly Board meeting for August 2008 on August 12, 2008, and that members of the Association were notified of said regularly-scheduled Board meeting in accordance with the Association's governing documents and Florida law

3 The official records of the aforesaid not-for-profit corporation further reflect that all five (5) duly-elected, current Board members of the Association were in attendance at the August 12, 2008 Board meeting

4 The official records of the aforesaid not-for-profit corporation further reflect that, pursuant to the Board's authority under Paragraph 9 3 2 of the Bylaws of Jonathan's Cove Association, Inc ("Bylaws"), the Board unanimously voted to approve the First Amendment to Bylaws of Jonathan's Cove Association, Inc , which is attached hereto as Exhibit "A" and by this reference, made a part hereof

5 The adoption of the aforesaid First Amendment to Bylaws of Jonathan's Cove Association, Inc , by the Board appears in the Minutes of the Association, and is unrevoked

6 The original Bylaws of the Association were recorded in Official Records Book 13625, Pages 1825 - 1838, Public Records of Palm Beach County, Florida, and are attached as Exhibit "C" to the Declaration of Covenants and Restrictions of Jonathan's Cove ("Declaration") and are a part of the Declaration, said Declaration being recorded in Official Records Book 13625, at Page 1773, Public Records of Palm Beach County, Florida, said Declaration being subsequently amended in Official Records Book 13872, at Page 0733, Public Records of Palm Beach County, Florida, and said Declaration being subsequently amended in Official Records Book 14014, Public Records of Palm Beach County, Florida

[Signatures and Notarization on following page]

IN WITNESS WHEREOF, the undersigned representatives of Jonathan's Cove Association, Inc, have executed this Certificate of First Amendment to Bylaws of Jonathan's Cove Association, Inc, this 12 day of August, 2008

WITNESSES

[Signature]  
Print Name Stephen Smith

[Signature]  
Print Name JOHN C HORNACK

JONATHAN'S COVE ASSOCIATION, INC, a Florida not-for-profit corporation

By [Signature]  
Print Name Ronald C Simmons  
Its President

WITNESSES

[Signature]  
Print Name Stephen Smith

[Signature]  
Print Name JOHN C HORNACK

JONATHAN'S COVE ASSOCIATION, INC, a Florida not-for-profit corporation

By [Signature]  
Print Name PATRICIA A WESTON  
Its Secretary

STATE OF FLORIDA

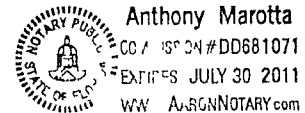
COUNTY OF PALM BEACH

The foregoing instrument was signed and acknowledged before me this 12<sup>th</sup> day of August, 2008, by Ron Simmons and Patricia Weston, the President and Secretary, respectively, of Jonathan's Cove Association, Inc, a Florida not-for-profit corporation, on behalf of the corporation, (  ) who are personally known to me OR (  ) who produced \_\_\_\_\_ as identification

[Signature]  
Notary Signature

Anthony Marotta  
Print Notary Name

NOTARY PUBLIC  
State of Florida at Large



My Commission Expires

EXHIBIT "A"

FIRST AMENDMENT TO BYLAWS OF JONATHAN'S COVE ASSOCIATION, INC

As used herein, the following shall apply

A Words in the text which are ~~lined through with hyphens~~ indicate deletions from the present text

B Words in the text which are underlined indicate additions to the present text

\*\*\*\*\*

1 In order to be in conformance with the provisions of § 720 306(1)(a), Florida Statutes, Section 3, MEMBERSHIP VOTING, Paragraph 3 2, Majority Vote and Quorum Requirements, of the Bylaws of Jonathan's Cove Association, Inc ("Bylaws"), is hereby amended to read as follows

The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum is present shall be binding upon all members and OWNERS for all purposes, except where otherwise provided by law, in the DECLARATION, in the ARTICLES, or in these BYLAWS Unless otherwise so provided, at any regular or special meeting, the presence in person or by proxy of persons entitled to cast the votes for ~~one-third~~ thirty percent (30%) of the LOTS shall constitute a quorum

To the extent the existing Paragraph 3 2 is inconsistent with this Amendment, this Amendment shall control In all other respects, this Paragraph 3 2 of the Bylaws, and all other provisions of the Bylaws remain in full force and effect

**JONATHAN'S COVE ASSOCIATION, INC.**  
**RULE AND REGULATION NO. 1 –**  
**OWNER/OCCUPANT/GUEST PARKING IN COMMON AREAS<sup>1</sup>**

1 Purpose Jonathan's Cove Association, Inc (hereinafter, "Association"), by and through its Board of Directors (hereinafter, "BOD"), is charged with the maintenance, upkeep and appearance of COMMON AREAS of the Community, as defined by the Association's governing documents. COMMON AREAS include, but are not limited to, such areas in the Community as roads, parking areas and open areas (See Section 1 8, Common Areas, Declaration of Covenants and Restrictions of Jonathan's Cove) In order to protect the integrity and appearance of the Association's COMMON AREA property, to reduce COMMON AREA maintenance costs, as well as to promote the safety and welfare of the Association's members, the BOD hereby adopts this rule and regulation regarding Owner/Occupant/Guest Parking in COMMON AREAS

2 Legal Authority Section 720 303(1), Florida Statutes, Section 617 0302(15), Florida Statutes, Section 7 31, Rules and Regulations, Declaration of Covenants and Restrictions of Jonathan's Cove, Sections 3 2 3 and 3 2 4, Powers and Duties, Articles of Incorporation of Jonathan's Cove Association, Inc , and, Section 5 19, Powers and Duties, Bylaws of Jonathan's Cove Association, Inc

3 Scope This Rule and Regulation No 1 – Owner/Occupant/Guest Parking in Common Areas, clarifies and further supplements Section 7, USE RESTRICTIONS, Paragraph 7 2, Automobiles, Vehicles and Boats, Declaration of Covenants and Restrictions of Jonathan's Cove

a Overnight Parking on Community's Streets Strictly Prohibited No overnight parking by any owner, occupant or guest is permitted on any streets, lawns, or areas other than driveways, garages, and any paved portion of the COMMON AREAS intended for parking Any owner, occupant or guest vehicle must be removed from the Community's streets (Palmbrooke Circle and Palmbrooke Terrace) between the hours of 1 00 A M to 7 00A M , and parked in an authorized parking area, such as a driveway, garage or designated paved parking space

b Vehicular Parking on Lawns and Grassy Areas Strictly Prohibited Vehicle parking in the Community is only permitted in driveways, garages, designated paved parking spaces or Community streets (parking on Community streets is subject to the time restriction in Section 3a above) No vehicle of any kind may be parked on or above lawns or on or above any grassy areas of the Community at any time This restriction includes any person attempting to park a vehicle on the Community's street curb areas and/or the Community's sidewalk areas over and above any lawn or grassy area In order to prevent damage to the Community's lawns, grassy areas and underground watering system, this restriction applies to any owner, occupant, commercial, delivery or guest vehicle

c Parking of Commercial Vehicles Overnight in Community Strictly Prohibited Parking of any commercial vehicle, delivery vehicle or other service vehicle overnight is strictly

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<sup>1</sup> A copy of this Rule and Regulation No 1 is maintained at the Association's property management company in accordance with Section 720 303(4)(e), Florida Statutes, and Section 1 5, Inspection of Books and Records, Bylaws of Jonathan's Cove Association, Inc

prohibited This restriction shall not be deemed to prohibit the temporary parking of commercial, delivery or service vehicles while making delivery to or from, or while used in connection with, providing services to the Association and/or a Unit address in the Community

d Guest Parking Guest parking is at a premium in this Community The limited number of guest parking spaces at the Community's Clubhouse and in other COMMON AREAS of the Community are designed and designated for guest vehicles only The Community's guest parking spaces are not to be used by any owner or occupant as a convenience or expedient measure for not parking an owner's or occupant's vehicle(s) in the owner's or occupant's garage, driveway or parking space

e Affected Vehicles Vehicles impacted and affected by this Rule and Regulation No 1, include, but are not limited to, cars, vans, pick-up trucks, sport utility vehicles (SUV), all-terrain vehicles (ATV), motorcycles, mopeds, commercial vehicles, delivery vehicles, service vehicles, recreational vehicles, campers, trailers, and boats This vehicle list is not meant to be an exhaustive list of vehicles affected by this Rule and Regulation No 1, and the BOD reserves the right to further define Affected Vehicles, as needed

4 Enforcement of Violations Any vehicle parked in violation of Paragraph 7.2, Automobiles, Vehicles and Boats, Declaration of Covenants and Restrictions of Jonathan's Cove, and this Rule and Regulation No 1, will be subject to sanctions, including, but not limited to, being stickered for towing, towing the violating vehicle at vehicle owner's expense, fining, suspension of Community privileges, tenant eviction and any other legal action authorized and permitted under the Association's governing documents and Florida law

5 BOD Adoption The BOD approved and adopted this Rule and Regulation No 1 at its regularly-scheduled monthly BOD meeting on August 12, 2008<sup>2</sup> By adopting this Rule and Regulation No 1, the BOD hereby directs its property management company, C A S Realty Management, LLC, to mail a copy of this Rule and Regulation No 1 to all current owner's and occupant's addresses on record with the Association

6 Binding Effect and Amendment This Rule and Regulation No 1 shall apply to and bind all current and future owners and occupants of the Community This Rule and Regulation No 1 may only be modified or amended in writing by the Association's BOD, and duly approved and adopted by the BOD of the Association The Community's owners and occupants will be notified of any future amendments or modifications to this Rule and Regulation No 1 in writing

7 Questions If any Community owner or occupant has any questions about this Rule and Regulation No 1, please contact the Association's property management company, C A S Realty Management, LLC, 1901 S Congress Avenue, Suite 480, Boynton Beach, Florida 33426, phone number 561-994-1788

Rule and Regulation No 1 duly approved and adopted by the BOD on August 12, 2008

<sup>2</sup> The official minutes of the August 12, 2008 BOD meeting approving and adopting this Rule and Regulation No 1 are maintained at the Association's property management company in accordance with Section 720 303(4)(f), Florida Statutes, and Section 4 10, Minutes, Bylaws of Jonathan's Cove Association, Inc

**JONATHAN'S COVE ASSOCIATION, INC.**  
**RULE AND REGULATION NO. 2 –**  
**GARBAGE, TRASH AND RECYCLING AT JONATHAN'S COVE<sup>1</sup>**

1 Purpose Jonathan's Cove Association, Inc (hereinafter, "Association"), by and through its Board of Directors (hereinafter, "BOD"), is charged with the maintenance, upkeep, appearance, safety and welfare of Jonathan's Cove (hereinafter "Community") The Association, by and through its BOD, is required to enforce and comply with all statutes, laws, ordinances, rules and regulations imposed upon the Association and Community by federal, state and local governmental authorities During the 1st Quarter of calendar year 2008, the City of West Palm Beach implemented the Automated Garbage System (hereinafter "AGS") for trash collection at the Community In addition, the Solid Waste Authority of Palm Beach County (hereinafter "SWA") provides recycling services to the Community In order to comply with the City of West Palm Beach's AGS and the SWA's recycling rules and regulations, to protect the integrity and appearance of the Community, and provide for the safety and welfare of the Community's owners, occupants, guests and visitors, the BOD hereby adopts this rule and regulation regarding Garbage, Trash and Recycling at Jonathan's Cove

2 Legal Authority Section 720 303(1), Florida Statutes, Section 617 0302(15), Florida Statutes, Section 7 31, Rules and Regulations, Declaration of Covenants and Restrictions of Jonathan's Cove, Sections 3 2 3 and 3 2 4, Powers and Duties, Articles of Incorporation of Jonathan's Cove Association, Inc, and, Section 5 19, Powers and Duties, Bylaws of Jonathan's Cove Association, Inc

3 Scope This Rule and Regulation No 2 – Garbage, Trash and Recycling at Jonathan's Cove, clarifies and further supplements Section 7, USE RESTRICTIONS, Paragraph 7 13, Garbage and Trash, Declaration of Covenants and Restrictions of Jonathan's Cove

a Community's Garbage, Trash and Recycling Collection days Currently, our Community's garbage, trash and recycling collection days are as follows

- |       |                        |                                  |
|-------|------------------------|----------------------------------|
| (i)   | <u>Garbage/Trash</u>   | Monday and Thursday of each week |
| (ii)  | <u>Bulk Items</u>      | Thursday of each week            |
| (iii) | <u>Recycling</u>       | Thursday of each week            |
| (iv)  | <u>Yard/Vegetative</u> | Thursday of each week            |

b Placement and Retrieval of AGS-Compliant Garbage/Trash Cans and SWA Recycling Bins All Community owners and occupants must place garbage/trash cans (for Monday and Thursday collection) and recycling bins (for Thursday collection) out for collection after 5 00 P M on Sunday and Wednesday nights (which are the nights before the collection

<sup>1</sup> A copy of this Rule and Regulation No 2 is maintained at the Association's property management company in accordance with Section 720 303(4)(e), Florida Statutes, and Section 1 5, Inspection of Books and Records, Bylaws of Jonathan's Cove Association, Inc

days) All Community owners and occupants must immediately retrieve and store garbage/trash cans and recycling bins on the day of collection, but no later than 11 59 P M on the day of collection

c Placement of Bulk Items and Yard/Vegetative Waste Since the Community's current Bulk Items and Yard/Vegetative waste collection day is Thursday, all Community owners and occupants must only place these items out for collection after 5 00 P M on Wednesday night (the night before collection day) Bulk Items and Yard/Vegetative Waste must be placed **AWAY FROM** the AGS-Compliant Garbage/Trash Can

d Storage of AGS-Compliant Garbage/Trash Cans and SWA Recycling Bins

(i) Garaged Units All owners and occupants of garaged Units in the Community must store their AGS-Compliant Garbage/Trash Can and SWA recycling bins in the following permitted areas

- (a) Inside the Unit, or,
- (b) Inside the Unit's Garage

(ii) Non-Garaged Units All owners and occupants of non-garaged Units in the Community must store their AGS-Compliant Garbage/Trash Can and SWA recycling bins in the following permitted areas

- (a) Inside the Unit, or,
- (b) On the Unit's Patio Area, or,
- (c) Inside the Unit's Patio Storage Closet

(iii) Storage Rules applicable to both Garaged and Non-Garaged Units AGS-Compliant Garbage/Trash Cans and SWA recycling bins must **NOT** be stored by any owner or occupant of a Unit in the following areas

- (a) In front of any Unit or in front of any Unit's garage,
- (b) On the grass areas surrounding any Unit's Patio area,
- (c) At the side of any building where a UNIT is located,
- (d) On any Common Areas of the Community or any property contiguous to the Community, including, but not limited to, the Community's streets, parking areas, sidewalks, and grass/tree/bush/shrubbery areas

e Compliance with City of West Palm Beach's AGS is mandatory Each Unit must have a City of West Palm Beach issued or approved garbage can serviceable by the AGS equipment Each Unit was issued a 95 gallon trash can at the inception of the AGS at the

Community If any owner or occupant of a Unit privately purchases a trash can of different size, the trash can must meet the requirements of the City of West Palm Beach and be serviceable by the AGS equipment Only one (1) trash can is permitted per Unit Any garbage can provided by the City of West Palm Beach is, and remains, the property of the City of West Palm Beach, and cannot be kept as a spare trash can or taken by any Unit owner or occupant upon leaving the Community

(i) All Units each Unit's AGS-Compliant trash can must be kept and maintained in good condition and serviceable order No trash can may omit noxious or offensive odors

(ii) All Units each Unit's AGS-Compliant trash can must be labeled with the Unit's street address number

(iii) All Units on garbage collection days, the trash can must be located at least five (5) feet away from trees, recycle bins, bulk items or any other structure Unit owners and occupants must also place trash cans away from vehicles, as vehicles and the other items previously listed cannot interfere with the AGS equipment Place your Unit's trash can in the curb area next to your driveway or in the curb area in front of your Unit's parking space or other curb areas near your Unit, leaving enough space between the trash can and your vehicle, so your Unit's trash can may be serviced by the AGS equipment No vehicle is allowed to block or otherwise obstruct the trash can from AGS service The Association is NOT responsible for damage caused by AGS equipment to any owner or occupant personal property, including vehicles

(iv) All Units the lids of a Unit's trash can CANNOT be tied or bungeed, and the bar of the trash can MUST be facing the street, with the wheels of the trash can facing the Unit

(v) All Units all waste and trash bags MUST be placed INSIDE the Unit's trash can for collection No free-standing trash bags are allowed to be placed out for collection No trash bags on top or along the side of the trash can is permitted Waste cannot be placed in the trash can in such a way as to prevent it from falling out into the AGS truck when being serviced by the AGS equipment

(vi) All Units on collection days, each Unit owner and occupant is responsible for leaving enough distance between the Unit's trash can and other Unit owner and occupant's trash cans so every trash can placed out for collection may be serviced by AGS equipment In other words, be neighborly and considerate of other owner and occupants in the Community

(vii) Non-Garaged Units DO NOT place trash cans on the small grassy areas between parking spaces for collection, as the AGS equipment cannot retrieve trash cans in these areas You MAY place trash cans IN FRONT OF the small grassy areas for collection DO NOT place trash cans on the Community's sidewalks for collection, as the AGS equipment needs ample space and easy access to pick up and place down the trash can



(viii) Garaged Units DO NOT place trash cans adjacent to any vehicle parked in your Unit's driveway, on the grass or on the Community's sidewalks, as the AGS equipment needs ample space and easy access to pick up and place down the trash can

f Recycling Facilities The Community encourages recycling to the maximum extent practicable by Unit owners and occupants. In addition to the aforementioned rules and regulations regarding recycling, the following provisions also apply to ALL Units in the Community

(i) On the Community's recycling day, place your Unit's recycling bins at least five (5) feet away from your Unit's AGS-Compliant trash can, so that both your trash can and recycling bins can be serviced by the City of West Palm Beach and the SWA, respectively

(ii) Yellow Recycling Bins acceptable items include newspaper, brown paper grocery bags, magazines, catalogs, and corrugated cardboard

(iii) Blue Recycling Bins acceptable items include drink boxes, milk and juice cartons, aluminum cans, aluminum foil and pie plates, glass bottles and jars (all colors-lids and caps removed), and all plastic containers (except Styrofoam) Unacceptable (non-recyclable) items include tissue boxes, plastic bags, light bulbs, mirrors or plate glass, plastic wrap, steel or tin cans, and Styrofoam. These unacceptable items must not be placed in your Unit's blue recycling bin, but should be placed in your AGS-Compliant trash can

(iv) In addition to the use of the SWA's yellow and blue recycling bins by a Unit owner or occupant, corrugated cardboard is to be recycled. The owner or occupant of a Unit must flatten cardboard pieces to no larger than 36 X 36 inches maximum, and place the cardboard pieces in the yellow recycling bin or between the yellow and blue recycling bins for collection. No packing materials are to be placed in recycling bins. Each Unit owner or occupant must secure packing materials, such as packing peanuts and Styrofoam, in trash bags and place these materials in the Unit's trash can for collection. Super-size boxes (i.e., from appliances, cabinets, televisions and other furniture) must be cut down to the 36 X 36 inch size maximum for recycling collection day, or the Unit owner or occupant must take the super-size box to the nearest SWA Public Drop-Off collection site. For the nearest SWA Public Drop-Off collection site to the Community, please visit [www.swa.org](http://www.swa.org)

g Bulk Items Collection The City of West Palm Beach will provide the service of removing bulk items such as chairs, tables, televisions, computers, mattresses, box springs, grills, washers, dryers, other furniture, etc., on the Community's yard waste collection day only (currently, Thursday of each week)

(i) A Unit owner or occupant may only place Bulk Items out for collection on Wednesday of each week, after 5 00 P M. Bulk Items may not be placed out for collection on any other day. REMEMBER, Bulk Items must be placed AWAY FROM the AGS-Compliant Garbage/Trash cans. A Unit owner or occupant that misses Bulk Item collection day for any week will be required to retrieve any Bulk Item(s), and keep the Bulk Item(s) inside the Unit until the following week's Bulk Items collection day

(ii) Large quantities of boxes (i.e., from a move in) will be removed as bulk on the Community's yard waste collection day (again, currently Thursday of each week). Placement restrictions of these large quantities of boxes for collection are the same as Paragraph 3g(1) above. The pile of boxes must be as compact as possible, and the boxes must be empty (no peanuts, Styrofoam or other packing materials). As the City of West Palm Beach considers this type of collection a non-routine pick-up, THE UNIT OWNER OR OCCUPANT IS RESPONSIBLE FOR CONTACTING THE CITY OF WEST PALM BEACH AHEAD OF TIME FOR COLLECTION OF LARGE QUANTITIES OF BOXES. Therefore, the new owner or occupant must contact the City of West Palm Beach at 561-822-2075 no later than the Wednesday before the Community's Thursday Bulk Items collection day.

h. Freon-containing Items Freon-containing items, such as refrigerators, freezers, air-conditioners, etc., must be placed out for collection for the Community's vegetative waste collection day. Vegetative waste day is currently Thursday of each week. A Unit owner or occupant may only place these items out for collection on Wednesday of each week, after 5:00 P.M. These items may not be placed out for collection on any other day. Like Bulk Items, these items must be placed AWAY FROM the AGS-Compliant Garbage/Trash cans. A Unit owner or occupant that misses collection day for these items for any week will be required to retrieve these items, and keep these items inside the Unit until the following week's collection day.

i. Construction Materials NO CONSTRUCTION MATERIALS OF ANY KIND WILL BE SERVICED at the Community. Examples of construction material include, but are not limited to, such items as cabinets, sinks, toilets, pipes, roofing, flooring, flooring materials, fencing, wood, concrete, drywall, etc. All construction material generated by a contractor at a Unit or at the Community must be disposed of by that contractor. All construction material generated by a Unit owner or occupant by a do-it-yourself type project at a Unit must be disposed of by the owner or occupant by delivering such construction materials to the local SWA site. Contact the City of West Palm Beach at 561-822-2075, the SWA at 561-697-2700, or visit [www.swa.org](http://www.swa.org), for more information on how to properly dispose of construction materials.

j. Special Pick-Up Requests Should any Unit owner or occupant need a special pick-up of waste from the City of West Palm Beach (i.e., for waste quantities that exceed regular Bulk Items collection or for items not allowed by the AGS), the Unit owner or occupant must contact the City of West Palm Beach directly at 561-822-2056. The City of West Palm Beach charges a fee for special pick-ups, and the Unit owner or occupant is responsible for paying this fee.

k. Hazardous Materials NO HAZARDOUS MATERIALS OF ANY KIND ARE TO BE PLACED OUT FOR TRASH COLLECTION BY ANY UNIT OWNER OR OCCUPANT IN THE COMMUNITY. No Unit owner or occupant shall place or dump any hazardous materials on any portion of the Community, including any Common Areas of the Community, or on any property contiguous to the Community. Hazardous materials include, but are not limited to, such items as paint, solvents, pesticides, oil, batteries, vehicle parts and propane tanks. A Unit owner or occupant must contact the City of West Palm Beach at 561-822-2075 and/or the SWA at 561-640-4000 for instructions on disposing of hazardous materials.

4 Enforcement of Violations Any Unit, Unit owner or Unit occupant in violation of Paragraph 7 13, Garbage and Trash, Declaration of Covenants and Restrictions of Jonathan's Cove, and this Rule and Regulation No 2, will be subject to sanctions, including, but not limited to, fining, suspension of Community privileges, tenant eviction and any other legal action authorized and permitted under the Association's governing documents and Florida law

5 BOD Adoption The BOD approved and adopted this Rule and Regulation No 2 at its regularly-scheduled monthly BOD meeting on August 12, 2008<sup>2</sup> By adopting this Rule and Regulation No 2, the BOD hereby directs its property management company, C A S Realty Management, LLC, to mail a copy of this Rule and Regulation No 2 to all current owner's and occupant's addresses on record with the Association

6 Binding Effect and Amendment This Rule and Regulation No 2 shall apply to and bind all current and future owners and occupants of the Community This Rule and Regulation No 2 may only be modified or amended in writing by the Association's BOD, and duly approved and adopted by the BOD of the Association The Community's owners and occupants will be notified of any future amendments or modifications to this Rule and Regulation No 2 in writing

7 Questions If any Community owner or occupant has any questions about this Rule and Regulation No 2, please contact the Association's property management company, C A S Realty Management, LLC, 1901 S Congress Avenue, Suite 480, Boynton Beach, Florida 33426, phone number 561-994-1788

Rule and Regulation No 2 duly approved and adopted by the BOD on August 12, 2008

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<sup>2</sup> The official minutes of the August 12, 2008 BOD meeting approving and adopting this Rule and Regulation No 2 are maintained at the Association's property management company in accordance with Section 720 303(4)(f), Florida Statutes, and Section 4 10, Minutes, Bylaws of Jonathan's Cove Association, Inc



CFN 20080320253  
OR BK 22832 PG 0232  
RECORDED 08/28/2008 14:28:22  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0232 - 236; (5pgs)

RECORD AND RETURN TO

Jonathan's Cove Association, Inc  
c/o C A S - The Property Management Company  
Attn Ed Pollock  
1901 S Congress Avenue, Suite 480  
Boynton Beach, FL 33426

CERTIFICATE OF THIRD AMENDMENT TO DECLARATION OF COVENANTS  
AND RESTRICTIONS OF JONATHAN'S COVE

THIS IS TO CERTIFY that

1 The undersigned, as President and Secretary of JONATHAN'S COVE ASSOCIATION, INC (hereinafter the "Association"), are the custodians of the records and minutes of that Florida not-for-profit corporation

2 The official records of the aforesaid not-for-profit corporation reflect that the Board of Directors of the Association (hereinafter "Board") held its regularly-scheduled monthly Board meeting for August 2008 on August 12, 2008, and that members of the Association were notified of said regularly-scheduled Board meeting in accordance with the Association's governing documents and Florida law

3 The official records of the aforesaid not-for-profit corporation further reflect that all five (5) duly-elected, current Board members of the Association were in attendance at the August 12, 2008 Board meeting

4 The official records of the aforesaid not-for-profit corporation further reflect that, pursuant to the Board's authority under Paragraph 14 1 of the Declaration of Covenants and Restrictions of Jonathan's Cove, the Board unanimously voted to approve the Third Amendment to Declaration of Covenants and Restrictions of Jonathan's Cove, which is attached hereto as Exhibit "A" and by this reference, made a part hereof

5 The adoption of the aforesaid Third Amendment to Declaration of Covenants and Restrictions of Jonathan's Cove by the Board appears in the Minutes of the Association, and is unrevoked

6 The original Declaration of Covenants and Restrictions of Jonathan's Cove ("Declaration") was recorded in Official Records Book 13625, at Page 1773, Public Records of Palm Beach County, Florida, said Declaration being subsequently amended in Official Records Book 13872, at Page 0733, Public Records of Palm Beach County, Florida, and said Declaration being subsequently amended in Official Records Book 14014, Public Records of Palm Beach County, Florida

[Signatures and Notarization on following page]

IN WITNESS WHEREOF, the undersigned representatives of Jonathan's Cove Association, Inc , have executed this Certificate of Third Amendment to Declaration of Covenants and Restrictions of Jonathan's Cove, this 12<sup>th</sup> day of August, 2008

WITNESSES

[Signature]  
Print Name Stephen Smith

[Signature]  
Print Name JOHN C HORNACK

JONATHAN'S COVE ASSOCIATION, INC , a Florida not-for-profit corporation

By [Signature]  
Print Name Ronald C. Simmons  
Its President

WITNESSES

[Signature]  
Print Name Stephen Smith

[Signature]  
Print Name JOHN C HORNACK

JONATHAN'S COVE ASSOCIATION, INC , a Florida not-for-profit corporation

By [Signature]  
Print Name PATRICIA A Weston  
Its Secretary

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

The foregoing instrument was signed and acknowledged before me this 12<sup>th</sup> day of August, 2008, by Ronald Simmons and Patricia Weston, the President and Secretary, respectively, of Jonathan's Cove Association, Inc , a Florida not-for-profit corporation, on behalf of the corporation, () who are personally known to me OR ( ) who produced \_\_\_\_\_ as identification

[Signature]  
Notary Signature

Anthony Marotta  
Print Notary Name

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires



**EXHIBIT "A"**

**THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS  
OF JONATHAN'S COVE**

As used herein, the following shall apply

A Words in the text which are ~~lined through with hyphens~~ indicate deletions from the present text

B Words in the text which are underlined indicate additions to the present text

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1 In order to be in compliance with Chapter 74, Solid Waste, Code of Ordinances, City of West Palm Beach, Florida, the City of West Palm Beach's new Automated Garbage System, and Chapter ~~25~~, Solid Wastes, Code of Laws and Ordinances, Palm Beach County, Florida, Section 7, USE RESTRICTIONS, Paragraph 7 13, Garbage and Trash, of the Declaration of Covenants and Restrictions of Jonathan's Cove ("Declaration"), is hereby amended to read as follows

Garbage, trash, refuse or rubbish shall be regularly picked up, shall not be permitted to unreasonably accumulate, and shall not be placed or dumped on any portion of the SUBJECT PROPERTY, including any COMMON AREA, not intended for such use, or on any property contiguous to the SUBJECT PROPERTY. Garbage, trash, refuse or rubbish that is required to be placed along any road or in any particular area in order to be collected may be so placed after 5 00 p m on the day before the scheduled day of collection, and any trash facilities must be removed on the collection day. Except when so placed for collection, all containers, dumpsters or garbage facilities shall be kept inside a UNIT. All garbage, trash, trash bags, refuse or rubbish must be placed in appropriate trash facilities ~~or bags~~. No free-standing trash bags are allowed on the SUBJECT PROPERTY at any time. All trash bags must be placed in appropriate trash facilities. No noxious or offensive odors shall be permitted. Notwithstanding the foregoing, if one or more common trash collection containers or facilities are provided for the SUBJECT PROPERTY, each UNIT OWNER and resident of a UNIT shall place all garbage, trash, refuse or rubbish in such container or facility, and same shall not be placed outside of any UNIT or be placed or dumped on any other portion of the SUBJECT PROPERTY, including any COMMON AREA, not intended for such collection.

The City of West Palm Beach implemented its Automated Garbage System at the SUBJECT PROPERTY in February 2008. The Automated Garbage System imposes certain requirements and restrictions upon every UNIT at the SUBJECT PROPERTY.

(a) Garbage Facilities Each UNIT must have a City of West Palm Beach issued or approved garbage can serviceable by the Automated Garbage System equipment. Each UNIT was issued a 95 gallon trash can at the inception of the Automated Garbage System at the SUBJECT PROPERTY. If any owner or occupant of a UNIT privately purchases a trash can of different size, the trash can must meet the requirements of the City of West Palm Beach to be serviceable by the Automated Garbage System. Only one (1) trash can is permitted per UNIT. Any garbage can provided by the City of West Palm Beach is, and remains, the property of the City of West Palm Beach, and cannot be kept as a spare trash can or taken by any UNIT owner or occupant upon leaving the SUBJECT PROPERTY.

(b) Recycling Facilities In addition to the use of the Solid Waste Authority's yellow and blue recycling facilities by a UNIT owner or occupant, corrugated cardboard is to be recycled. The owner or occupant of a UNIT must flatten cardboard pieces to no larger than 36 X 36 inches maximum, and place the cardboard pieces in the yellow recycling bin or between the yellow and blue recycling bins for collection. No packing materials are to be placed in recycling bins. Each UNIT owner or occupant must secure packing materials, such as packing peanuts and Styrofoam, in trash bags and place these materials in the UNIT'S trash can for collection. Super-size boxes (i.e., from appliances, cabinets, televisions and other furniture) must be cut down to the 36 X 36 inch size maximum for recycling collection day, or the UNIT owner or occupant must take the super-size box to the nearest Solid Waste Authority Public Drop-Off collection site.

(c) Bulk Items Collection The City of West Palm Beach will provide the service of removing bulk items such as chairs, tables, televisions, computers, mattresses, box springs, grills, other furniture, etc., on the yard waste collection day only for the SUBJECT PROPERTY. Freon-containing items such as refrigerators, freezers, air-conditioners, etc., must be placed out for collection on the vegetative waste collection day for the SUBJECT PROPERTY.

(d) Construction Materials NO CONSTRUCTION MATERIALS OF ANY KIND WILL BE SERVICED at the SUBJECT PROPERTY. Examples of construction material include, but are not limited to, such items as cabinets, sinks, toilets, pipes, roofing, flooring, flooring materials, fencing, wood, concrete, drywall, etc. All construction material generated by a contractor at a UNIT or at the SUBJECT PROPERTY must be disposed of by that contractor. All construction material generated by a UNIT owner or occupant by a do-it-yourself type project at a UNIT must be disposed of by the owner or occupant by delivering such construction materials to the local Solid Waste Authority site.

(e) Hazardous Materials NO HAZARDOUS MATERIALS OF ANY KIND ARE TO BE PLACED OUT FOR TRASH COLLECTION BY ANY UNIT OWNER OR OCCUPANT AT THE SUBJECT PROPERTY. No UNIT owner or

occupant shall place or dump any hazardous materials on any portion of the SUBJECT PROPERTY, including any COMMON AREA, or on any property contiguous to the SUBJECT PROPERTY. Hazardous materials include, but are not limited to, such items as paint, pesticides, oil, batteries and propane tanks. A UNIT owner or occupant must contact the local Solid Waste Authority for instructions on disposing of hazardous materials.

To the extent the existing Paragraph 7 13 is inconsistent with this Amendment, this Amendment shall control. In all other respects, this Paragraph 7 13 of the Declaration, and all other provisions of the Declaration, remain in full force and effect.

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