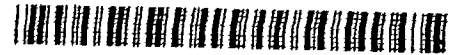


Record and return to
Gary D. Fields, Esq.
LAW OFFICE OF GARY D. FIELDS
Admiralty Tower - Suite 900
4400 PGA Boulevard
Palm Beach Gardens, FL 33410



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OR BK 23821 PG 1517
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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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This is not a legal document. It is for informational purposes only.

SECOND AMENDMENT TO DECLARATION OF COVENANTS FOR VILLA PALMA AT NORTHLAKE

WHEREAS, the Declaration of Covenants for Villa Palma at Northlake was recorded in Official Records Book 17136, Page 1533, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter referred to collectively as the "Declaration"), affecting certain real property legally described as

THE PLAT OF VILLA PALMA AT NORTHLAKE, as recorded in Plat Book 101, Page 141, of the Public Records of Palm Beach County, Florida,

and

WHEREAS, the Declaration provides for amendment of the Declaration, as set forth herein

NOW THEREFORE, the Declaration is hereby amended as follows (*additions to prior language are reflected by underlining, and deletions of prior language are struck through*)

Article XI, Section 5, of the Declaration (regarding Leasing of Parcels) is hereby amended, to read as follows

"Section 5. Leasing of Parcels. In the event a Parcel Owner leases said Parcel Owner's Parcel, such lease shall contain a covenant that the Lessee acknowledges that the Parcel is subject to this Declaration of Covenants and is familiar with the provisions hereof, including the occupancy restrictions set forth in Article XVI, Section 12, and the uses and restrictions contained herein, and agrees to abide by all such provisions. In the event a lease of a Parcel does not contain language to the effect of the foregoing, then the Association may declare the lease void and take such further action as the Association deems applicable, including a "removal action" against the tenant and the Parcel Owner. All costs and expenses of the foregoing shall be the cost and expense of such Parcel Owner. The Parcel Owner shall be liable and fully responsible for all acts of Parcel Owner's Lessee and responsible for the compliance of the Lessee of all provisions of this Declaration. Further, in no event shall a Parcel be leased more than one (1) time in one (1) calendar year and in no event shall any such lease have a term of less than six (6) months

If a Parcel Owner is in arrears to the Association for the payment of assessments or other amounts due the Association (1) any pending lease of the Parcel Owner's Unit may be denied by the Association, and (2) upon notice by the Association to any tenant in such Unit, all rents shall be paid to the Association until such arrears are brought current. Every lease shall include a provision specifying the Association's rights to receive such rents from the tenant.

At least fourteen (14) days prior to occupancy, a Parcel Owner shall provide the Association with a copy of the proposed lease, a completed lease application form (as may be required by the Association), a reasonable administrative fee as set by the Association, and the costs for the background checks referred to below. The Association shall, within ten (10) days, issue a Certificate indicating the Association's approval or denial of the lease. By submission of a lease for approval, the Parcel Owner and prospective lessees agree that the Association is authorized to conduct a criminal and financial background check as to all proposed occupants under the lease. The Association may deny the lease if such background checks provide reasonable evidence that any occupant may pose a risk to the community or that the lessees are unlikely to be able to comply with the financial requirements of the lease."

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration are hereby reaffirmed.

It is hereby certified that the foregoing Second Amendment to Declaration of Covenants for Villa Palma at Northlake was approved by Owners entitled to vote a majority of all votes of the Association pursuant to Article XI of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Second Amendment to Declaration this 24 day of April, 2010.

**VILLA PALMA AT NORTHLAKE
HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation**

Witnesses

Jo Ann Lang
(signature)
JO ANN LANG
(printed name)
William N. Ware
(signature)
William N. Ware
(printed name)

By Pamela Parkhurst
PAMELA Parkhurst, President

Is Ann Lang
(signature) Is Ann Lang
(printed name)
V. M. Ware
(signature) V. M. Ware
(printed name)

Attest Aracely M. Capote
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24 day of April 2010, by Pamela Parkhurst as President, and Aracely M. Capote as Secretary, respectively, of VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC, who are personally known to me or have produced driver's licenses as identification and who did take an oath

Linda C. Rousseau
Notary Public
State of Florida
My Commission Expires
12/2/2012

(Notary Seal)

NOTARY PUBLIC-STATE OF FLORIDA
Linda C. Rousseau
Commission #DD842315
Expires: DEC. 02, 2012
BONDED THRU ATLANTIC BONDING CO., INC.