

This instrument was prepared by  
and should be returned to:  
Robert Burr, Esq.  
Rossin & Burr, PLLC  
1665 Palm Beach Lakes Blvd.  
The Forum – Suite 101  
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS  
FOR FAIRMONT ESTATES**

THIS CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR  
FAIRMONT ESTATES is made by the FAIRMONT PROPERTY OWNERS  
ASSOCIATION, INC. ("Association").

**W I T N E S S E T H :**

WHEREAS, the original Declaration of Restrictions and Protective Covenants for  
Fairmont Estates was recorded commencing at Official Records Book 7660, Page 876  
of the Public Records of Palm Beach County, Florida, and established covenants  
running with the land therein described;


WHEREAS, the Amended and Restated Declaration of Restrictions and  
Protective Covenants for Fairmont Estates ("Amended and Restated Declaration") was  
recorded commencing at Official Records Book 31374, Page 602 of the Public Records  
of Palm Beach County, Florida, and established covenants running with the land therein  
described;

NOW, THEREFORE, the Association hereby certifies that:

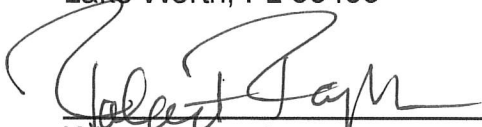
1. The Amendment to the Amended and Restated Declaration attached hereto  
as Exhibit "A" has been properly and duly approved and adopted by the Association.
2. The attached Amendment shall run with the real property subject to the  
Amended and Restated Declaration and shall be binding on all parties having any right,  
title or interest in the real property subject to the Amended and Restated Declaration,  
their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

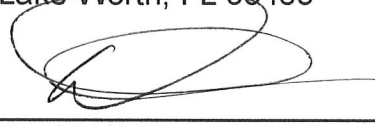
IN WITNESS WHEREOF, the undersigned has signed this Certificate on the date indicated below.

Witnesses:

  
\_\_\_\_\_  
Witness signature  
Printed name: Brittany Carrasquillo  
Post office address:  
3900 Woodlake Blvd., Suite 309  
Lake Worth, FL 33463

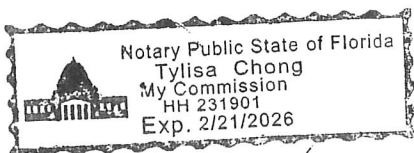
FAIRMONT PROPERTY OWNERS  
ASSOCIATION, INC.  
By:   
\_\_\_\_\_  
Murray Palent  
Association President  
Post office address:  
3900 Woodlake Blvd., Suite 309  
Lake Worth, FL 33463

  
\_\_\_\_\_  
Witness signature  
Printed name: ROBERT PAPP  
Post office address:  
3900 Woodlake Blvd., Suite 309  
Lake Worth, FL 33463

By:   
\_\_\_\_\_  
David Mittleman  
Association Secretary  
Post office address:  
3900 Woodlake Blvd., Suite 309  
Lake Worth, FL 33463

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 4 day of August, 2025 by Murray Palent as President and David Mittleman as Secretary of FAIRMONT PROPERTY OWNERS ASSOCIATION, INC. who are personally known to me or who produced \_\_\_\_\_ as identification.



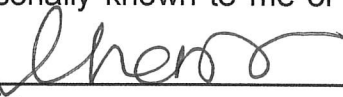
  
\_\_\_\_\_  
Notary Public  
Name: Tylisha Chong  
My Commission Expires: 2/21/2026

EXHIBIT "A"

AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF  
RESTRICTIONS AND PROTECTIVE COVENANTS FOR FAIRMONT ESTATES  
("Amended and Restated Declaration")

[Added language is underlined.]

1. Section 10.1 of the Amended and Restated Declaration is amended by the addition of a new paragraph (c) which shall read as follows:

"(c) Capital Contribution by Resale Purchasers. In all future resales of Lots occurring after this amendment is adopted, the purchaser(s) of a Lot shall be required, at the time the Lot is conveyed, to make a capital contribution to the Association equal to four(4) quarters of annual Association assessments. The capital contribution is not a prepayment of assessments. The funds provided by the capital contributions may be used by the Association for all valid common expense purposes of the Association. If the capital contribution is not paid at the time of conveyance, the Association shall impose the capital contribution as an assessment against the purchaser(s) Lot collectable as any other assessment."

-END-