

# DICKER, KRIVOK & STOLOFF, P.A.

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September 1, 2016  
(Via e-mail / [ggrant@grsmgt.com](mailto:ggrant@grsmgt.com))

Board of Directors  
Seaview at Juno Beach Property  
Owner's Association, Inc.  
c/o GRS Management Associates, Inc.  
3900 Woodlake Boulevard  
Suite 309  
Lake Worth, FL 33463

**Attention: Gary Grant, LCAM**

**Re: Recorded Amendments**

Dear Board Members:

Enclosed find the original Certificate of Amendment and Amendments to the Declaration of Covenants and Restrictions for Seaview at Juno Beach, which have been recorded in Palm Beach County Official Records Book 28526, at Page 0071. A copy will be kept in our file.

Very truly yours,



EDWARD DICKER *Ed.*  
For the Firm

EAD:sab  
Enclosure  
283310109.01L

**WILL CALL BOX 165**

This instrument prepared by:

Edward Dicker, Esquire

**DICKER, KRIVOK & STOLOFF, P.A.**

1818 Australian Avenue So., Suite 400

West Palm Beach, Florida 33409

(561) 615-0123

CFN 20160302742

OR BK 28526 PG 0071

RECORDED 08/23/2016 14:57:31

Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 0071 - 73; (3pgs)

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
SEAVIEW AT JUNO BEACH**

**I HEREBY CERTIFY** that the Amendments attached as Exhibit "1" to this Certificate were duly adopted as Amendments to the Declaration of Covenants and Restrictions for Seaview at Juno Beach. The original Declaration of Covenants and Restrictions is recorded in Official Records Book 7612, Page 13, of the Public Records of Palm Beach County, Florida.

DATED this 9<sup>TH</sup> day of AUGUST, 2016.

**SEAVIEW AT JUNO BEACH  
HOMEOWNERS ASSOCIATION, INC.**

By: Charles Glorioso

President

Attest: Humberto Rapado

Secretary

(SEAL)

Witness

Witness

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared CHARLES GLORIOSO the President, and HUMBERTO RAPADO Secretary, of Seaview at Juno Beach Homeowners Association, Inc., who produced FL DL and FL DL as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Seaview at Juno Beach Homeowners Association, Inc., with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 9<sup>TH</sup> day of AUGUST, 2016.

Gary J. Grant  
Notary Public, State of Florida at Large

My Commission Expires: GARY J. GRANT

(SEAL)



MY COMMISSION # FF 075262  
EXPIRES: April 7, 2018  
Bonded Thru Budget Notary Services

**AMENDMENTS TO THE  
DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
SEAVIEW AT JUNO BEACH**

The original Declaration of Covenants and Restrictions for Seaview at Juno Beach are recorded in Official Records Book 7612 at Page 13 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

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**Item 1: Article 6.13 of the aforesaid Declaration shall be amended to read as follows:**

In addition to the foregoing Assessments, upon the purchase of a Lot subsequent to the recording of this amendment, each the Owner other than Developer shall also pay to the Association, at the time of the closing of the purchase of his Lot, an amount equal to the current quarterly Assessment as an initial contribution to the working capital of the Association. This initial contribution shall not relieve an Owner of the Owner's responsibility to pay all installments of the General Assessment or any other Assessments against the Owner's Lot. This initial contribution shall not be required if title of a Lot is conveyed to an immediate family member or Trust, for purposes of estate planning. The contribution shall be a one-time contribution to be made by the initial purchasers of Lots from Developer. The contribution shall not be refundable to an Owner upon the sale or transfer of his Lot. All capital contributions received by the Association shall be maintained in an account for the use and benefit of the Association. In its sole and absolute discretion, the Board of Directors of the Association, or Developer for so long as Developer shall own any portion of the Property, may waive collection of the capital contribution from any owner. The capital contribution shall be deemed an assessment against the Owner and, if not paid, shall be collectible in the same manner as an assessment. Further, the capital contribution may be used by the Association for any proper common expense.

**Item 2: Article 8.1.4.1 of the aforesaid Declaration shall be amended to read as follows:**

No boats, trailers, recreational vehicles, trucks (unless the truck is no larger than a three-quarter ton carrying capacity; is not a commercial truck and has a single tire rear axle. The Board of Directors shall have the authority to determine compliance with the above criteria), commercial vehicles, motor homes, motorcycles, mobile homes or other habitable motor vehicles, except four-wheel passenger vehicles,

may be placed, parked or stored upon any portion of a Lot or the Property except within a building which is totally removed from public view and then only in accordance with Section 8.1.4.2 hereof, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any Lot except within a building which is totally removed from public view. Notwithstanding the foregoing, service and delivery vehicles may park in the driveway of a Lot, or on the streets during regular business hours, as needed for providing services or deliveries to the Lot. In the event of a dispute concerning the type of vehicle, the manufacturer's classification of the vehicle shall control. No loud or obnoxious vehicles shall be permitted within Seaview at Juno Beach at any time.

**Item 3: There shall be a new Section (g) added to Article 12.4 of the aforesaid Declaration, as amended, which shall read as follows:**

(g) As a condition to obtaining lease approval, a security deposit in the amount of \$1,500.00, shall be paid to the Association. This deposit may be utilized to pay for repairs, in the event the tenant ( or his family or guests) is responsible for any damage caused to the common area; to pay for any fines levied against the Owner or the tenant; or in the event the Owner is delinquent in the payment of any regular or special assessment to the Association.

**Item 4: The following language shall be added to Article 16 of the aforesaid Declaration, as amended, which shall read as follows:**

Notwithstanding anything stated to the contrary in this Article or elsewhere in the Declaration, any decision to be made by a Villa building shall be approved by a majority vote of the Owners of the three (3) Villa buildings. In addition, any decision must be approved by the Board of Directors.