

321 Royal Palmway, Florida  
P. O. Box 431  
Palm Beach, Florida 33480

AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
LANTANA PINES

*as shown in  
enclosure*

81 208591

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THIS INSTRUMENT made this 4th day of December, 1981 by  
LANTANA PINES, LTD., a Florida Limited Partnership, hereinafter  
"Developer".

WITNESSETH, that

WHEREAS, Developer did on May 15, 1981, make a Declaration  
of Covenants, Conditions and Restrictions of Lantana Pines affect-  
ing the following described real property:

LANTANA PINES PLAT #1, Sportsman's Club P.U.D.,  
according to the Plat thereof recorded in Plat  
Book 41, Pages 44 & 45, Public Records of Palm  
Beach County, Florida.

and did record such Declaration on May 18, 1981 in Official Record  
Book 3524, page 0084, public records of Palm Beach County, Florida,  
and did amend such Declaration by instrument recorded in Official  
Record Book 3571, page 1684, public records of Palm Beach County,  
Florida, and

3.60

WHEREAS, the Declaration provides that it may be amended by  
the owners of not less than three-fourths of the voting interests  
of the membership with the consent of mortgagees holding two-thirds  
of the institutional mortgages placed upon the Lots, and

WHEREAS, the Developer wishes to further amend the Declaration  
and is the owner of more than three-fourths of the voting interests  
of the membership, and

WHEREAS, this amendment is approved by the holder of more than

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two-thirds of the institutional mortgages placed on the Lots as evidenced by their approval attached hereto,

NOW, THEREFORE, Article IX of the Declaration of Covenants, Conditions and Restrictions of Lantana Pines is amended by the addition of Sections 15, 16 and 17 as follows:

Section 15. Single Family Occupancy. No Unit may be occupied at any time by more than one family. ✓

Section 16. Leases. No Lot or Unit may be leased more than once in a twelve month period. No lease of a Lot or Unit shall be valid unless it is approved in writing by the Association and contains a provision binding the lessee to the observance of the terms, covenants and conditions of the Declaration as amended and providing that a violation thereof is a default under the lease.

Each Owner of a Lot or Unit, by virtue of accepting a deed therefor, appoints the Association his attorney-in-fact for the purpose of enforcing any provisions of a lease of the Lot or Unit including the bringing of an action for eviction under the Florida Landlord-Tenant Law. ✓

Any lease of a Lot or Unit which violates the provisions of this Declaration shall be null and void and shall be deemed to have caused irreparable harm to the members of the Association. Each Owner of a Lot or Unit hereby specifically grants to the Association the right to enforce the provisions of this Section by injunction.

Section 17. Interior Window Covering. The interior of the windows of a Unit shall not be covered, in a manner visible from the exterior of the Unit, by any material other than curtains, drapes, shades or shutters of at least ordinary residential quality.



