

This Instrument prepared by  
and to be returned to:  
Steven G. Rappaport, Esquire  
Sachs Sax Caplan  
6111 Broken Sound Parkway NW  
Suite 200  
Boca Raton, FL 33487  
(561) 994-4499

CFN 20130469409  
OR BK 26412 PG 1127  
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Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
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**CERTIFICATE OF AMENDMENT  
TO THE  
AMENDED AND RESTATED DECLARATION OF RESTRICTIONS  
AND PROTECTIVE COVENANTS FOR LEXINGTON LAKES**

**I HEREBY CERTIFY** that the amendment attached as Exhibit "A" to this Certificate was duly adopted as an amendment to the Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes (the "Declaration"). The Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes is recorded in Official Records Book 11405, at Page 716, in the Public Records of Palm Beach County, Florida. The original Declaration of Restrictions and Protective Covenants for Lexington Lakes is recorded in Official Records Book 6989, at Page 270, in the Public Records of Palm Beach County, Florida. The attached amendment was approved by the written consent of the members pursuant to Section 617.0701(4), Fla. Stat.

**DATED** this 23<sup>rd</sup> day of October, 2013.

WITNESSES

**LEXINGTON LAKES HOMEOWNERS  
ASSOCIATION, INC.**

[Signature]  
Signature  
Deborah Beginer  
Print Name

By: [Signature]  
CAROLE SHERWOOD, President

[Signature]  
Signature  
KOJANA BADDOR  
Print Name

By: [Signature]  
MARY HEEGE, Secretary

STATE OF FLORIDA )

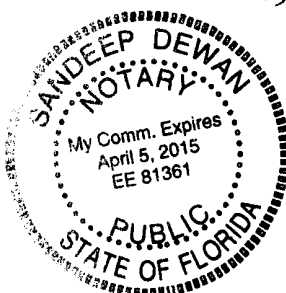
COUNTY OF PALM BEACH )

) SS:

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of October, 2013, by CAROLE SHERWOOD as President, and MARY HEEGE, as Secretary, of Lexington Lakes Homeowners Association, Inc., who are Personally Known [ ] or Produced Identification [ ].

Type of Identification Produced: FL Drivers Licences

(SEAL)



[Signature]  
NOTARY PUBLIC, State of Florida at Large

**Exhibit "A"**

**AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION OF RESTRICTIONS  
AND PROTECTIVE COVENANTS FOR LEXINGTON LAKES**

The Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes (the "Declaration") is recorded in Official Records Book 11405, at Page 716, in the Public Records of Palm Beach County, Florida. The original Declaration of Restrictions and Protective Covenants for Lexington Lakes is recorded in Official Records Book 6989, at Page 270, in the Public Records of Palm Beach County, Florida.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

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**Item 1. Article V of the Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes ("Declaration") shall be amended by the creation of a new Section 11, as follows:**

Section 11. Working Capital Fund. The Board shall establish a Working Capital Fund for the operation of the Association in the amount of two (2) months of the annual assessment for each Lot, which shall be payable by the Owner who acquires title to the Lot. Each Lot's share of the Working Capital Fund shall be collected and transferred to the Association at the time of closing of the sale of each Lot, including on any resale, or such other time as title is transferred. Amounts paid into the fund shall not be considered as advance payments of regular assessments. However, the Working Capital Contribution shall be collectible as an assessment in accordance with the provisions of Article V, Section 8 of this Declaration, including the authority to file a claim of lien for the collection thereof. Any monies collected in the Working Capital Fund may be used by the Association, in the discretion of the Board of Directors from time to time, for any proper General Expense. Notwithstanding the foregoing, where the Association takes title to a Lot by foreclosure, or otherwise, the Association shall not be required to pay the Working Capital Contribution.