

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

**CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF CENTRA**

I HEREBY CERTIFY that the document attached as Exhibit "A" to this Certificate was duly adopted as an amendment to the Declaration of Centra at a members meeting held on February 16, 2023. The Declaration of Centra is recorded in Official Record Book 24025, at Page 1177, in the Public Records of Palm Beach County, Florida.

DATED this 1 day of March, 2023.

WITNESSES

**CENTRA HOMEOWNERS
ASSOCIATION, INC.**

Zachary Goodman
Print Name: Zachary Goodman

Clifford Cadle
By: Clifford Cadle, President

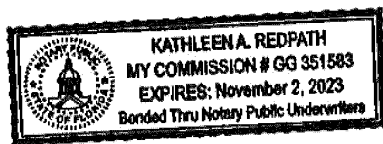
Julia Cournoyer
Print Name: Julia Cournoyer

Robert Goodman
By: Robert Goodman, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of March, 2023, by Clifford Cadle, as President, and Robert Goodman, as Secretary, of Centra Homeowners Association, Inc., a Florida Corporation, not-for-profit, on behalf of the corporation, who are personally known to me or have produced as identification.

[Notary Seal]



Kathleen A. Redpath
Notary Public

Kathleen A. Redpath
Name typed, printed or stamped
My Commission Expires: 11/2/23

EXHIBIT "A"

**AMENDMENT
TO THE DECLARATION OF CENTRA**

The original Declaration of Centra ("Declaration") is recorded in Official Record Book 24025, Page 1177, in the Public Records of Palm Beach County, Florida.

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

Item 1: Section 18 of the Declaration is amended to add the following new subsection 18.28, as follows:

18.28 Capital Contribution. The Association shall establish a working capital fund for the operation of the Association. Each purchaser of a Lot, and/or any other person acquiring title to a Lot, including all Lots purchased at resale, shall pay at closing on the transfer of title to the Lot an amount equal to two (2) quarters of the then-current Installment Assessment (the "Capital Contribution"). Each Lot's payment of the Capital Contribution shall be collected and transferred to the Association at the time of closing of the sale or transfer of title of each Lot. The purpose of this fund is to assure the Association's Board of Directors will have cash available to meet unforeseen expenditures or for any other purpose deemed necessary or advisable by the Board of Directors, including for any proper Common Expense of the Association. Payment of a Capital Contribution is not to be considered as advance payments of regular or special assessments.

The requirement to pay a Capital Contribution shall not apply to the Association, in the event the Association takes title to a Lot as a result of foreclosure, deed in lieu of foreclosure or otherwise.

Notwithstanding the foregoing, the Association shall have the authority to determine not to charge a Capital Contribution where title to a Lot is conveyed to an immediate family member of an Owner, which shall be defined as the grandparents, parents, spouse, children, siblings or grandchildren of an Owner, and shall also include where a Lot is conveyed to a family trust for the benefit of such immediate family members or where the Lot has been transferred or otherwise conveyed to a trust or otherwise conveyed for bona fide estate planning purposes or pursuant to a bona fide estate planning device. In addition, the Association shall have the authority to determine not to charge a Capital Contribution where title is acquired by one spouse from another spouse through a judgment or decree of divorce.

The Capital Contribution identified herein shall be collectible as an assessment with full collection rights pursuant to Article 18 of the Declaration, including, but not limited to, the authority to file a claim of lien for the collection thereof.