

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

**CERTIFICATE OF RECORDING AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR CARAVELLE PROPERTY OWNERS  
ASSOCIATION, INC., AND AMENDMENT TO THE BYLAWS FOR  
CARAVELLE PROPERTY OWNERS ASSOCIATION, INC.**

**I HEREBY CERTIFY that the Amendments attached as Exhibit "A" to this Certificate were  
duly adopted as Amendments to the Declaration of Covenants, Conditions, and Restrictions for Caravelle  
Property Owners Association, Inc. and Bylaws of Caravelle Property Owners Association, Inc. and which  
were inadvertently recorded in the public records of Broward County at OR Book 47193 Page 1709,  
instead of in Palm Beach County, where the property is located. The original Declaration of Covenants,  
Conditions, and Restrictions for Caravelle Property Owners Association, Inc. is recorded in Official  
Records Book 3905, at Page 302, of the Public Records of Palm Beach County, Florida.**

DATED this 19 day of October, 2023.

**WITNESSES**

Andrea Schutzman  
Signature  
Andrea Schutzman  
Print Name

Theresa S. Becker  
Signature

Theresa S. Becker  
Print Name

**CARAVELLE PROPERTY OWNERS  
ASSOCIATION, INC.**

By: Dan Ham  
Dan Ham, President

By: Man Schutzman  
Man Schutzman, Secretary

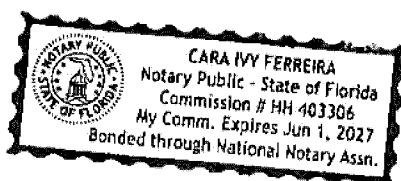
**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of October, 2023, by Dan Ham, as President, and Man Schutzman, as Secretary, of Caravelle Property Owners Association, Inc., a Florida Corporation, not-for-profit, on behalf of the corporation, who are personally known to me or have produced driver license as identification.

[Notary Seal]

Notary Public

Cara Ferreira  
Name typed, printed or stamped  
My Commission Expires: 6/1/2027



**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF CARAVELLE  
AND BY-LAWS OF THE CARAVELLE PROPERTY OWNERS ASSOCIATION, INC.**

(additions indicated by underlining, deletions by "----" and  
unaffected language by ". . .")

1. Amendment to Article V of the Declaration of Covenants, Conditions and Restrictions of Caravelle to add a new Section 8, as follows:

Article V

COVENANT FOR ASSESSMENTS

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8. Payment of Capital Contribution. A working capital contribution shall be due and owing to the Association upon the sale, transfer or other conveyance of title to a Lot, other than from a sale, transfer or other conveyance to (i) spouse, former spouse or direct blood relation of Owner, or (ii) an institutional mortgagee acquiring title in lieu of foreclosure or deed in lieu of foreclosure. The Owner shall pay to the Association a one (1) time, non-refundable capital contribution equal to one (1) quarterly assessment of the most recently invoiced assessment for that Lot within fifteen (15) days of closing. The payment shall not be considered an advance payment of an assessment and shall be placed in a discretionary working capital fund to address maintenance costs and capital expenditures and/or improvements, as determined by the Association. Nothing in this paragraph shall prohibit the Association from adopting a special assessment as against the Lots, from time to time, and as needed, in accordance with the provisions of this Declaration.

In the event an Owner fails to pay the capital contribution as provided herein, said capital contribution shall be deemed collectible as an assessment and secured by a lien against the Owner's Lot as provided in this Declaration.

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2. Amendment to the By-Laws of Caravelle Property Owners Association, Inc., as follows:

BY-LAWS OF THE CARAVELLE PROPERTY OWNERS ASSOCIATION, INC.  
ARTICLE IV  
BOARD OF DIRECTORS, SELECTION, TERM OF OFFICE:

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Section 2. Term of Office. ~~Except for the first Board, all Directors shall be elected at each annual meeting of the members of the Association for the term of one (1) year. At the Annual Meeting in 2010 there will be five (5) directors elected. Those three (3) directors who receive the highest number of votes shall be elected for a term of two (2) years, and the remaining two (2) elected directors for a term of one (1) year. In the event of a tie, the Board of Directors may determine, by majority vote, those directors who will serve on the Board for a two year term and those directors who will serve on the Board for a one year term. At each Annual Meeting thereafter, directors shall be elected for a two (2) year term.~~

NOT A CERTIFIED COPY

Prepared by:  
Randall K. Roger & Associates, P.A.  
621 NW 53<sup>rd</sup> Street, Suite 300  
Boca Raton, FL 33487

**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF CARAVELLE  
AND BY-LAWS OF THE CARAVELLE PROPERTY OWNERS ASSOCIATION, INC.**

**WE HEREBY CERTIFY THAT** the attached amendments to the Declaration of Condominium of Caravelle Property Owners Association, Inc., which document was originally recorded in Official Records Book 3905, Page 302, in the Public Records of Broward County, Florida ("Declaration"), were duly approved and adopted by the Membership of the Caravelle Property Owners Association, Inc., at a duly noticed meeting held on MARCH 2, 2010, pursuant to the terms and provisions of said Declaration.

**IN WITNESS WHEREOF**, we have affixed our hands this 3 day of June, 2010, at Coral Springs, Broward County, Florida.

By: \_\_\_\_\_

\_\_\_\_\_, President

Attest: \_\_\_\_\_

\_\_\_\_\_, Secretary

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3 day of June, 2010, by Bob Ross as President and Burt Goodman as Secretary of Caravelle Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced physically as identification.

NOTARY PUBLIC:

sign \_\_\_\_\_

print \_\_\_\_\_

State of Florida at Large

My Commission Expires:

