

Prepared by & return to:
Patti Heidler Ladwig, Esq.
Patti Heidler Ladwig, P.A.
12765 W. Forest Hill Boulevard
Suite 1312
Wellington, FL 33414-4782

THIRD

CERTIFICATE OF AMENDMENT

WHEREAS, Hidden Landing Homeowners Association, Inc., a Florida not-for-profit corporation, is the Association for the property described on Exhibit "A" attached hereto in accordance with the Declaration of Covenants and Restrictions for Hidden Landing, recorded in Official Records Book 2829 Pages 1793 through 1810, inclusive; as amended in Official Records Book 2832, Pages 1969 through 1984; as amended in Official Records Book 2940, Page 1503 and Page 1504; as amended in Official Records Book 10651, Pages 1807 through 1810. All of the Public Records of Palm Beach County, Florida.

WHEREAS, in accordance with the requirements of the Declaration of Covenants and Restrictions for Hidden Landing, the following amendments to the Declaration of Covenants and Restrictions for Hidden Landing, were approved by the members of the Association.

NOW, THEREFORE, be it known that Article VI, Section 2 (h) of the Declaration of Covenants and Restrictions for Hidden Landing, is hereby amended to read as follows:

Section 2(h). Owners and occupants of units shall not as a matter of course park owned or controlled vehicles on adjacent roads and streets or otherwise than in garage space or off-street parking. Boats, personal watercraft of any kind, campers, recreational vehicles, commercial vehicles, commercial vans, trucks of any nature including vans and commercial pick-up trucks, trailers of any kind, motorcycles shall be garaged and not parked on the lots, streets, common areas or elsewhere within the development. Notwithstanding any prohibition regarding the parking of trucks above, non-commercial pick-up trucks, non-commercial vans, non-commercial sports utility vehicles are permitted to be parked in the community. The term [commercial vehicle shall be defined as any vehicle of greater than one (1) ton capacity, and any vehicle of less than one (1) ton capacity if outfitted for commercial purposes with such items as racks, toolboxes, or commercial enterprise identification.

We hereby certify that, at a special meeting of the Hidden Landing Homeowners Association, Inc. held on January 30, 2002, the foregoing amendments to the Declaration of Covenants and Restrictions for Hidden Landing received sufficient affirmative votes to pass the amendments as required by Article IX, Section 2 of the Declaration of Covenants and Restrictions for Hidden Landing.

IN WITNESS WHEREOF, Hidden Landing Homeowners Association, Inc., a Florida not-for-profit corporation, has caused this Certificate of Amendment to the Declaration of Covenants and Restrictions for Hidden Landing to be executed this 18th day of July, 2002.

HIDDEN LANDING HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit
corporation

Susan E. Ross
(Print Name) Susan E. Ross

By: Julie Burns
Julie Burns, President

(Print Name) JEFF A. LEWIS

ATTEST:

Laura Ludwig, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 18th day of July, 2002 by Julie Burns, and Laura Ludwig, the President and Secretary, respectively of Hidden Landing Homeowners Association, Inc., a Florida not-for-profit corporation on behalf of the corporation, who [☒] are personally known OR [☐] have produced _____ as identification and who have not taken an oath.



(NOTARY SEAL)

Mark Hoffman
(Signature of Notary Public)

MARK HOFFMAN
(Print Commissioned Name)
My Commission Expires:
Commission No.:

NOT A CERTIFIED COPY

AIA GEE & JENKINS...

L.C.O.F.
 Job No. 73-20
 By: MGB Chk: CAS
 January 16, 1973

DESCRIPTION

DUPLEX - PATIO HOMESITE PARCEL
IN SECTION 3-44-41 - WELLINGTON

A tract of land lying and being in part of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence South $89^{\circ} 39' 42''$ East (for convenience all bearings shown herein are referred to an assumed meridian) along the South line of Section 3, a distance of 605.01 feet to a point on the East Right of Way line of Canal C-7; thence North $01^{\circ} 10' 33''$ East along said East Right of Way line, a distance of 1089.20 feet to the POINT OF BEGINNING of the hereinafter described tract; thence continue North $01^{\circ} 10' 33''$ East, a distance of 200 feet; thence South $85^{\circ} 49' 27''$ East, a distance of 311.23 feet; thence North $67^{\circ} 55' 21''$ East, a distance of 449.37 feet to a point on the West Right of Way line of Forest Hill Boulevard; said point being on the arc of a curve concave to the Southwest having a radius of 5090.43 feet and a central angle of $08^{\circ} 55' 15''$ and whose tangent at this point bears North $23^{\circ} 39' 13''$ West; thence Southeasterly along said Westerly Right of Way line and said curve, a distance of 792.57 feet; thence South $75^{\circ} 49' 49''$ West along the Northerly Right of Way line of Canal C-13, making an angle with the tangent to the

1 of 2

Exhibit 'A'

I. C. O. F.
Job No. 75-20
By: MGB Chk: CAS
January 16, 1975



CEE & JENSON...

last described curve, measured from Northwest to Southwest of $89^{\circ} 26' 14''$, a distance of 133.31 feet to the beginning of a curve concave to the Northeast having a radius of 175 feet and a central angle of $67^{\circ} 15' 48''$; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, a distance of 205.44 feet; thence North $36^{\circ} 54' 24''$ West along the tangent to said curve, a distance of 30.90 feet to the beginning of a curve concave to the Southwest having a radius of 430 feet and a central angle of $51^{\circ} 55' 03''$; thence Northwesterly and Westerly along the arc of said curve, a distance of 389.64 feet; thence North $88^{\circ} 49' 27''$ West along the tangent to said curve, a distance of 180 feet to the beginning of a curve concave to the Northeast having a radius of 150 feet and a central angle of $90^{\circ} 00' 00''$; thence Westerly, Northwesterly and Northerly along the arc of said curve, a distance of 235.62 feet to the POINT OF BEGINNING.

Containing 9.897 Acres, more or less.