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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0564 - 566; (3pgs)

This instrument prepared by and return to:
LARRY E. SCHNER, ESQ.
750 So. Dixie Highway
Boca Raton, FL 33432

NOT A CERTIFIED COPY

AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT is made this 7TH day of FEBRUARY, 20 11, by THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., ("THE PRESERVE") pursuant to the Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded on December 15, 1995 in Official Record Book 9045, Page 1427, of the Public Records of Palm Beach County, Florida, as amended.

WHEREAS, pursuant to the Declaration, Declarant is authorized to amend the Declaration by the affirmative vote of fifty-one (51%) percent of all members of the Association.

WHEREAS, the Amendment set forth herein is for the purpose of amending the Declaration for THE PRESERVE.

WHEREAS, the amendment set forth does not materially affect a unit owner's share of the common elements nor impair or prejudice the rights and priorities of lienors or mortgagees.

NOW, THEREFORE, Declarant makes this Amendment to the Declaration as follows:

I. This Amendment hereby amends Section 19 of the Declaration by adding the following: *(additions indicated by underline, deletions indicated by ~~strikethrough~~)*

"(l) Leasing. Lessee shall be defined as any occupant of a residence other than the deeded Owner(s), their spouse and/or minor children. Leasing of lots shall be limited to one lease during any twelve month period. For purposes of determining when the period begins, the first day a lessee occupies the lot pursuant to a particular lease shall be the first day of the twelve month period. No lot may be leased for less than one twelve month period. All prospective lessees shall make application to the Association prior to commencement of any lease term. The Association may require an application fee in an amount determined by the Board. The applicant shall provide the Association with information requested by the Association and may be required to submit to an interview by the Board of Directors or its designated representatives. All

occupants, whether lessees, owners or non paying guests of an owner, shall notify the Association of all the names of all occupants, the length of the anticipated stay and a description and tag number of any cars parked in the community.

If the lot is owned by a corporation or other legal entity, the owner of the lot may designate only one person or family as the occupant of the lot during any twelve month period. If the owner of such lot desires to change the designated occupant, an application and fee shall be required in the same manner as if the lot is being leased as provided herein.

The Preserve community is a community of permanent, long term, residents. In an effort to avoid the transient environment that results when lots are purchased for investment and leasing, a lot may not be leased until an Owner has held title for a minimum of one (1) year. Following one (1) year of ownership, a lot owner may lease his lot with the approval of the Association.

Subject to an owner's access rights pursuant to Chapter 83, Florida Statutes, when a lot is leased, neither an owner nor his guests may use the association property which may be otherwise readily available for use by the lot owners."

II. Except as amended and modified herein, all other terms and conditions of the Declaration for THE PRESERVE shall remain in full force and effect according to their terms.

III. This Amendment has been proposed and adopted by fifty-one percent (51%) of all members of the Association.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to the Declaration for THE PRESERVE to be executed by the duly authorized officer, this 7TH day of FEBRUARY, 20 11.

WITNESSES:

WITNESS

CARTER VAN VORIS

(Print name)

WITNESS

(Print name)

THE PRESERVE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.

BY: Elizabeth Pellegrino President

(Print Name and Title)

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STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING instrument was acknowledged before me this 7TH day of FEBRUARY, 2011, by ELIZABETH PELLEGRINO, President of The Preserve at Boca Raton Homeowners Association, Inc. who was personally known to me or who has produced (Florida Driver's License) as identification.

WITNESS my hand and official seal at the County and State aforesaid this 7TH day of FEBRUARY, 2011.

David J. Haag
Notary Public
My commission expires:

DAVID J. HAAG
Commission DD 670866
Expires June 21, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

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