

This Instrument Prepared By:
KAYE BENDER REMBAUM, P.L.
ATTN: EMILY E. GANNON, ESQ.
1200 PARK CENTRAL BOULEVARD SOUTH
POMPAHO BEACH, FLORIDA 33064

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR PALOMAR AND THE ARTICLES OF INCORPORATION OF PALOMAR AT
BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Restrictions and Protective Covenants for Palomar as described in the Official Records Book 5710 at Page 1012, of the Public Records of Palm Beach County, Florida and the attached amendment to the Articles of Incorporation of Palomar at Boca Pointe Homeowners' Association, Inc., as described in the Official Records Book 30064 at Page 785, of the Public Records of Palm Beach County, Florida were duly adopted by written consent in accordance with the provisions of Section 617.0701(4)(a), Florida Statutes, and the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 31st day of July, 2018, at Boca Raton, Palm Beach County, Florida.

Witness 1

By: [Signature]
Print: Angela Ervin

By: [Signature]
(President)
Print: Marc Butler

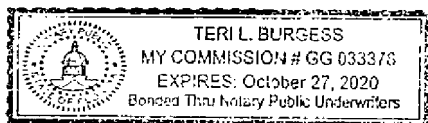
Witness 2

By: [Signature]
Print: Brenda Connell

Attest: [Signature]
(Secretary)
Print: DAVID DEATZ

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31st day of July, 2018 by Marc Butler as President and David Deatz as Secretary of Palomar at Boca Pointe Homeowners' Association, Inc., a Florida corporation, on behalf of the corporation. They are ☒ personally known to me or ☐ have produced _____ as identification.



10-27-2020

NOTARY PUBLIC:

Sign: [Signature]

Print: Teri L. Burgess
State of Florida at Large

My Commission Expires:

AMENDMENTS
TO THE DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS FOR PALOMAR
AND
THE ARTICLES OF INCORPORATION OF
PALOMAR AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.

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

TO THE DECLARATION

ARTICLE XII

GENERAL PROVISIONS

...

Section 5. Amendment. This Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of ~~Members representing two-thirds of the total votes~~ not less than a majority of the eligible voting interests of the Association. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the Public Records of Palm Beach County, Florida. No amendment shall discriminate against any Owner or class or group of Owners, unless the Owners so affected join in the execution of the amendment. No amendment shall change the number of votes of any Owner or increase any Owner's proportionate share of the common expense unless the Owners and Institutional Lenders of such Lots so affected by such amendment join in the execution of the amendment. No amendment may prejudice or impair the priorities of Institutional Lenders granted hereunder unless all Institutional Lenders join in the execution of the amendment. No amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, Developer, unless Developer joins in the execution of the amendment.

...



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on August 9, 2018, to Articles of Incorporation for PALOMAR AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N27054.



CR2EO22 (1-11)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Tenth day of August, 2018

Ken Detzner
Ken Detzner
Secretary of State

AMENDMENT
TO THE ARTICLES OF INCORPORATION
OF
PALOMAR AT BOCA POINTE HOMEOWNERS' ASSOCIATION, INC.

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

ARTICLE VIII

AMENDMENTS

...

Amendments to these Articles of Incorporation shall require the affirmative vote of a majority of the Board of Directors and the affirmative vote ~~of two-thirds of the Members of not less than a majority of the eligible~~ voting interests of the Association; provided, however, that (a) no amendment shall make any change in the qualifications for membership nor the voting rights of the Members without written approval or affirmative vote of all Members of the Association, (b) that these Articles shall not be amended in any manner without the prior written consent of the Developer to such amendment for so long as the Developer is the Owner of any Lot, and (c) that these Articles shall not be amended in any manner which conflicts with the terms, covenants and provisions contained in the Declaration.

...