



**This instrument prepared by and upon recordation return to:**  
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**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR PENNOCK PRESERVE**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR PENNOCK PRESERVE ("**Amendment**") is made by Pennock Preserve Property Owners Association, Inc., a Florida not-for-profit corporation (the "**Association**").

**RECITALS**

A. The original Declaration of Covenants, Restrictions and Easements (the "Declaration") for Pennock Preserve Property Owners Association, Inc., including all pages thereof and exhibits thereto, were recorded at Book 2736, Page 264, et seq., of the Public Records of Martin County, Florida.

B. The Amendment language contained herein was approved at the Special Meeting of the Members, held on October 8, 2025.

C. The Association now desires to amend the terms of the Declaration as set forth herein.

NOW THEREFORE, the Association hereby declares that every portion of Pennock Preserve Property Owners Association, Inc. is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated into and form a part of these Amendments.

2. **Conflicts.** In the event that there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment and the Declaration shall each, respectively, be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect. In the event that any amendment(s) to the Declaration have been recorded prior to this Amendment, this Amendment shall be deemed to follow such prior recorded amendment(s) in time and title. In the event of a conflict between this Amendment and any such prior recorded amendment(s) to the Declaration or in the event of a conflict between this Amendment and any other governing documents, this Amendment shall control.

3. **Definitions.** All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

4. **Covenant.** This Amendment shall be a covenant running with the land.



**EXHIBIT "A"**

**NOTE: (underlined words are to be added, ~~strike-through~~ words are to be removed).**

**DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS**

**AMENDMENT #1**

18.44 Sports Equipment. No recreational, playground or sports equipment shall be installed or placed within or about any portion of Pennock Preserve without prior written consent of the ACC except as specifically provided for herein. No basketball backboards, skateboard ramps, or play structures will be permitted without written approval by the ACC. Such approved equipment shall be located at the rear of the Home or on the inside portion of corner Homes within the setback lines. Tree houses or platforms of a similar nature shall not be constructed on any part of a Home. No basketball hoops shall be attached to a Home and ~~any~~ portable basketball hoops are permitted so long as they are not in a damaged or dilapidated condition ~~must be stored inside the Home when not in use.~~ No play courts, game courts or tennis courts are permitted within Lots.

**AMENDMENT #2**

**DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS**

18.56 Vendor Hours. Notwithstanding anything in this Declaration or any other governing document to the contrary, the permissible hours for vendors of Owners or other occupants to provide exterior construction work or landscaping services to any Home or Lot (except for in a bona fide emergency situation) shall be limited as follows:

<u>Monday to Friday:</u>	<u>8:00 a.m. to 5:00 p.m.</u>
<u>Saturday:</u>	<u>8:00 a.m. to 1:00 p.m.</u>
<u>Sunday:</u>	<u>No vendors authorized</u>

Regardless of the permissible hours as indicated above for Monday to Saturday, no vendors shall be permitted on Thanksgiving Day or Christmas Day.