

DELRAY LAKES HOMEOWNERS ASSOCIATION, INC.
NOTICE OF RECORDING CERTIFICATE OF AMENDMENT

During Special Members' Meeting of Delray Lakes Homeowners Association, Inc. on May 9th, 2024, at the Delray Lakes Pool, 1193 Canoe Point, Delray Beach, Florida, the members approved the following amendments in this notice. A copy of the proposed amendment was provided to the members before they voted on the amendment and the proposed amendment was not changed. A copy of the amendment is available at no charge to the member upon written request to the association and provided below in Exhibit "A"

The [Second] Certificate of Amendment was recorded in the Public Records of Palm Beach County, Florida. The Certificate can be found in Official Records Book 35087 at Page 91. With the proper recording of the Certificate, the Amendment is now effective.



Cary Wilson, Secretary

EXHIBIT "A"
TO
THE [SECOND] CERTIFICATE OF AMENDMENT TO THE
RESTATED AND AMENDED DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS FOR DELRAY LAKES HOMEOWNERS ASSOCIATION, INC.
AND DECLARATION EXHIBIT "C" BY-LAWS OF DELRAY LAKES
HOMEOWNERS ASSOCIATION, INC., AND
NOTICE TO PROTECT AND PRESERVE FROM EXTINGUISHMENT, AND
INSTRUCTIONS TO CLERK/RECORDER/INDEXER

The Restated and Amended Declaration of Covenants, Restrictions and Easements for Delray Lakes Homeowners Association, Inc., recorded in Official Records Book 22667 at Page 1938, in the Public Records of Palm Beach County, Florida, as amended, ("Declaration") and Declaration Exhibit "C" By-Laws of Delray Lakes Homeowners Association, Inc. are further amended as follows (the language added is underlined; the language deleted is struck out):

1. Declaration, Article V entitled "Covenant for Assessment," Section 3 entitled "Amount of Common Assessments: Limitations on Increase; When Payable," is amended as follows:

At least twenty-four (24) days prior to the beginning of each fiscal year or within 30 days following recording of this declaration for the balance of 2007, the Board of Directors shall prepare, adopt, and distribute to all Members a written, itemized, estimated budget of the Common Expenses to be incurred by the Association during the coming year in performing its functions under this Declaration. The annual Common Assessment for each Lot shall equal the amount of the estimated operating budget, as adopted pursuant to the Bylaws (less any surplus or plus any deficit from prior years), divided by all Lots. From time to time during the fiscal year, the Board may modify the budget for the fiscal year and, upon written notice to Members, change the amount, frequency, (including requiring a lump sum payment) or due dates of Common Assessments, subject to the limitations and provisions set forth below. Subject to the right of the Association to accelerate Assessments for delinquencies as provided herein, annual Common Assessments shall be payable in equal monthly installments unless determined by the Board, from time to time, to be payable less frequently. In the event any Assessments for Common Expenses are made payable in equal periodic payments, as provided in the notice from the Association, such periodic payments shall automatically continue to be due and payable in the same amount and frequency unless and until (i) the notice specifically provides that the periodic payments will terminate or change upon the occurrence of a specified event or date or the payment of the specified amount, or (ii) the Association notifies the owner in writing of a change in the amount and/or frequency of the periodic payments. In no event shall any

assessments for the Common Expenses be due less than ten days from the date of the notification of such Assessments. The budget and Assessment procedure shall be further subject to the provisions of the Bylaws. For the year 2007, Common Assessments shall be One Hundred Fifteen and No/100 Dollars (\$115.00) per Lot per month. Said maximum rate of assessment may, however, be increased by the Board of Directors up to seven and one half percent (7.5%) per year without a vote of the Members. Increases above such seven and one half percent (7.5) maximum shall be made only upon the consent of at least fifty-two percent (52%) of each of the Members at a meeting called for that purpose at which at least ~~sixty percent (60%) of the Members are represented in person or by proxy. If such sixty percent (60%) attendance requirement is not met, a second meeting may be called immediately with the same, previously issued noticed and quorum for such meeting shall be thirty percent (30%) of the~~ members of the Association in person or by proxy.

2. Declaration Article V entitled "Covenant for Assessment", is amended to add Section 14 entitled "Improvement Assessment" as follows:

In addition to the Common Assessments authorized above and the Capital Improvement Assessments, the Board may levy, in any assessment year a "Common Improvement Assessment" applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, replacement, maintenance, of any Operating Expense upon the Common Properties, including fixtures; provided that such Assessment in excess of currently monthly Common Assessment per Lot shall require the vote or written assent of a majority of the votes of the Members of the Association, except as provided in Article X hereof and except in the case of an emergency where in the reasonable judgement of the Board such action is necessary to prevent further material damage or to protect against bodily injury without taking the time necessary to obtain Membership approval. All Assessments, shall be accompanied with a budget for the intended assessment, even if a vote is not required.

3. Declaration Exhibit "C" By-Laws of Delray Lakes Homeowners Association, Inc. Article III entitled "Members and Membership Meetings", Section 3.4 entitled "Annual Meeting" is amended as follows:

The ~~a~~Annual Members' ~~m~~Meeting shall be held in the month of December each year. ~~A at which annual meetings, Officers shall give reports, if any, elections of Directors shall be elected take place, a budget shall be reviewed and ratified, the assessments for next year shall be reviewed, and any other Members' business properly presented may come before the Members to the meeting shall be transacted.~~

