

This instrument prepared by and upon recordation return to:
Daniel Wasserstein, Esq.
Wasserstein, P.A.
301 Yamato Road, Suite 2199
Boca Raton, Florida 33431

**CERTIFICATE OF RECORDING THE RULES AND REGULATIONS OF
THE VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC.**

The Rules and Regulations of THE VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC. (the "Rules and Regulations") contained herein are made and adopted by The Village at Verona Lakes Homeowners Association, Inc. a Florida not-for-profit corporation (the "Association"), as more specifically set forth herein.

RECITALS

A. The Declaration of Covenants, Restrictions and Easements (the "Declaration") for The Village at Verona Lakes, including all exhibits thereto, which exhibits include but are not limited to the Articles of Incorporation (the "Articles") and the Bylaws (the "Bylaws"), were recorded at or within Official Records Book 11921, Page 207, et seq., of the Public Records of Palm Beach County, Florida.

B. The Declaration, Articles and Bylaws provide the authority setting forth that the Rules and Regulations of the Association may be adopted, modified, altered or amended by the Board of Directors.

C. The Rules and Regulations contained herein were properly adopted, amended and approved at a duly noticed meeting of the Board of Directors held on November 19, 2019.

D. The Association now desires to record the Rules and Regulations as set forth herein.

NOW THEREFORE, the Association hereby declares that every portion of the Association is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, rules, restrictions and guidelines 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 the Rules and Regulations contained herein and the Declaration, the Declaration shall control. In the event that there is a conflict between the Rules and Regulations contained herein and the Articles, the Articles shall control. In the event that there is a conflict between the Rules and Regulations contained herein and the Bylaws, the Bylaws shall control. In the event that any Rules and Regulations have been effectuated, passed and/or recorded prior to these Rules and Regulations, these Rules and Regulations shall be deemed to follow such prior Rules and Regulations in time and title. In the event of a conflict between these Rules and Regulations any such prior Rules and Regulations, the Rules and Regulations contained herein shall control.

3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration or Bylaws, or as otherwise set forth in the Rules and Regulations contained herein.

- 4. Covenant. The Rules and Regulations contained herein shall be a covenant running with the land.
- 5. The Rules and Regulations:

Substantial rewording. See governing documents for current text.

SEE EXHIBIT "A"

IN WITNESS WHEREOF, the Association has caused this Certificate of Recording the Rules and Regulations of The Village at Verona Lakes Homeowners Association, Inc. to be executed and the undersigned has hereunto set their hand and seal this ____ day of February, 2021.

WITNESSES:

[Signature]
 Print Name: Chris DeLuca

[Signature]
 Print Name: Dave Wade

[Signature]
 Print Name: Garetta Granitto

[Signature]
 Print Name: Ray Laiberte

THE VILLAGE AT VERONA LAKES
 HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
 Print Name: Elizabeth Isham
 Title: President
DL# I250-232-73-901-01

By: [Signature]
 Print Name: Joseph Poidevin
 Title: Secretary
PL# P315-480-82-212-0

STATE OF FLORIDA)
)
 COUNTY OF PALM BEACH) SS.:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of February, 2021 by ELIZABETH ISHAM, as President and JOSEPH POIDEVIN, as Secretary of THE VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation, both of whom are personally known to me or have produced DRIVERS LICENSES as identification.

My commission expires:
 (SEAL)

[Signature]
 NOTARY PUBLIC, State of Florida at Large
 Print Name: DEBRA POTOLICCHIO

