

This instrument prepared by:
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Palm Beach County, Florida
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**CERTIFICATE OF AMENDMENT TO THE HUNTINGTON WOODS
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

I HEREBY CERTIFY that the Amendments attached as Exhibit "1" to this Certificate was duly adopted as Amendments to The Huntington Woods Declaration Of Covenants, Conditions And Restrictions. The original Huntington Woods Declaration Of Covenants, Conditions And Restrictions is recorded in Official Records Book 4532, Page 1863 of the Public Records of Palm Beach County, Florida. Written consent to the Amendment was given in accordance with Section 617.0701(4) of the Florida Statutes.

DATED this 21 day of June, 2017.

As to witnesses:

HUNTINGTON WOODS
HOMEOWNERS ASSOCIATION, INC.

Jane Comer

Print Name: _____

By: Philip Steinberg
, President

Mary Head
Print Name: Mary Head

Attest: Regina M Burke
, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21 day of June, 2017 by Philip Steinberg President of Huntington Woods Landing Homeowners Association, Inc. freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she is personally known to me or have produced FL DL and Credit Card as identification and who did take an oath.

 Cynthia S. Noel
NOTARY PUBLIC

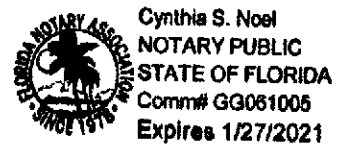
Cynthia S. Noel
NOTARY PUBLIC

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21 day of June, 2017 by Regina M. Burke Secretary of Huntington Woods Landing Homeowners Association, Inc. freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/She is personally known to me or have produced _____ and _____ as identification and who did take an oath.

Cynthia S. Noel
NOTARY PUBLIC
State of Florida at Large.
My Commission Expires:

(SEAL)



AMENDMENTS TO THE HUNTINGTON WOODS
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The original Huntington Woods Declaration of Covenants, Conditions and Restrictions was recorded in Book 4532 Page 1863 of the Public Records of Palm Beach County, Florida

Words added are underlined; words deleted are ~~stricken~~:

Article VIII of the aforesaid Declaration is amended by adding new section 24 as follows:

24. An Owner who acquires title to a Lot after the effective date of this amendment is prohibited from leasing the Lot during the first 24 months after acquiring title to the Lot. This subsection shall not apply to the Association when acquiring title to a Lot through foreclosure or deed in lieu of foreclosure or to individuals who acquire title by inheritance. Upon a showing of undue hardship, at the Board of Director's sole discretion, the Board of Directors may, but is not obligated to, allow an individual to rent a Lot after the first 6 months of ownership.

Article VIII of the aforesaid Declaration is amended by adding new section 25 as follows:

25. No Owner shall be permitted to own more than two Lots at the same time. Owners who own more than two Lots as of the effective date of this Amendment shall be permitted to retain ownership of all Lots, however, such owners shall be prohibited from acquiring ownership of any additional Lots until such Owner owns less than two Lots. For purposes of this subparagraph an individual is deemed to own a Lot owned by the individual's spouse, mother, father, son, daughter, or an entity in which the individual and/or the individual's spouse, mother, father, son or daughter is an officer, director, shareholder, partner or employee.

For purposes of this subparagraph an entity is deemed to own a Lot owned by an officer, director, shareholder, partner or employee of the entity; a Lot owned by any spouse, mother, father, son, or daughter of such officer, director, shareholder, partner or employee; a Lot owned by another entity in which an officer, director, shareholder, partner or employee of the entity is also an officer, director, shareholder, partner or employee; or a Lot owned by another entity in which a spouse, mother, father, son, or daughter of such officer, director, shareholder, partner or employee is also an officer, director, shareholder, partner or employee.

Article XIV, Section 3 of the aforesaid Declaration is amended as follows:

Section 3. Amendment. :The covenants and restrictions of this Declaration shall run with the and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Homeowners, and thereafter by an instrument signed by not less than sixty percent (60%) ~~seventy-five (75%)~~ of the total voting interests of the members. Homeowners. Any amendment must be recorded.

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