

Record and return to:
Gary D. Fields, Esq.
LAW OFFICE OF GARY D. FIELDS, P.A.
4440 PGA Boulevard, Suite 308
Palm Beach Gardens, FL 33410



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This is not a

**CERTIFICATE OF AMENDMENT TO DECLARATION OF
COVENANTS, RESTRICTIONS AND EASEMENTS FOR MONTEREY POINTE**

WHEREAS, the Declaration of Covenants, Restrictions and Easements for Monterey Pointe was recorded in Official Records Book 7276, Page 729, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the Declaration provides for amendment of the Declaration, as set forth herein.

NOW THEREFORE, the Declaration is hereby amended as follows (*additions to prior language are reflected by underlining, and deletions of prior language are struck through*):

A new Section 1 is hereby added to Article VIII (Transfer of Property) to read as follows:

"Section 1. Leasing/Rental Restrictions. In addition to any leasing or rental restrictions imposed by the PGA POA with respect to any unit in Monterey Pointe, the following restrictions shall apply effective on the date this amendment is filed with Palm Beach County, however any written or oral leases or rental agreements in effect as of such date shall continue in effect until the end of the agreed-upon term thereof:

- A. No unit may be leased, rented or otherwise occupied by anyone other than the Owner and the Owner's immediate family members during the first 12 months after closing of the purchase of the unit by such Owner. For avoidance of doubt, this provision precludes any lease or rental of any unit for the first 12 months after such unit is sold or otherwise transferred.**

- B. All leases, rentals or other agreements, whether written or oral, to occupy a unit by persons who are not the Owner of the unit must be for a term of at least a consecutive 30-day period. If the tenant vacates before the end of any such 30 consecutive days, the unit may not be leased, rented or otherwise occupied by another tenant until the original term of the lease or other rental agreement has expired.

A copy of every lease or other rental agreement, along with vehicle license plate numbers, shall be provided to the Monterey Pointe Homeowners Association, Inc., along with a processing fee of \$250.00, at least five (5) days prior to tenant move-in."

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration as previously amended are hereby reaffirmed.

It is hereby certified that the foregoing Amendment was approved in writing by Owners of at least seventy-five percent (75%) of the Lots, pursuant to Article XVII, Section 4, of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Amendment to Declaration this 22nd day of APRIL, 2015.

MONTEREY POINTE
HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

Witnesses:

Angela Lawson
(signature)
Angela Lawson
(printed name)

(signature)

(printed name)

Angela Lawson
(signature)
Angela Lawson
(printed name)

(signature)

(printed name)

By: Edward S. Finckel
EDWARD S. FINCKEL, President

Attest: Alissa Bellot
Alissa Bellot, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27th day of APRIL, 2015, by EDWARDS S. FINKELSTEIN as President, and ALISSA BALLOT, as Secretary, respectively, of MONTEREY POINTE HOMEOWNERS ASSOCIATION, INC., who are personally known to me or have produced as identification and who did take an oath.



CAROLYNNE E. CASALE
MY COMMISSION # EE 132152
EXPIRES: September 28, 2016
Bonded Thru Budget Notary Services

Carolynne E. Casale

Notary Public
State of Florida
My Commission Expires:

(Notary Seal)

Certified Copy