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RETURN TO: LARRY E. SCHNER, ESQ.
LAVALLE, WOCHNA, RAYMOND & RUTHERFO
2600 N. Military Trail-Fourth Floor
Boca Raton, FL 33431

AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR DEER POINTE

This Amendment to the Declaration of Covenants and Restrictions for Deer Pointe has been executed and recorded by Deer Pointe Homeowners' Association, Inc., a Florida corporation ("Association").

W I T N E S S E T H:

WHEREAS, Maple Leaf Developments, a Florida partnership recorded that certain Declaration of Covenants and Restrictions for Deer Pointe (the "Declaration") in Official Records Book 11327 at Page 873 of the Public Records of Palm Beach County, Florida subjecting the property described in Exhibit "A" attached hereto to certain covenants, restrictions, easements, charges and liens as set forth in said Declaration; and

WHEREAS, Maple Leaf Developments turned over control of the Association to the owners in Deer Pointe, as said term is defined in the Declaration, on Page 19; and

WHEREAS, the Association desires to amend the Declaration in the manner set forth herein.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. Articles VII, Section 14 entitled "Commercial Trucks, Trailers, Campers and Boats" is hereby deleted and replaced in its entirety with the following:

No trucks or commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description of more than seven (7') feet in height or nineteen (19') feet in length shall be permitted to be parked or to be stored at any place on any Lot or on any of the Common Areas, except only during the periods of approved construction on a Lot, and except that they may be stored within garages or behind patio walls if not visible from the streets. The term "commercial vehicle" shall include all trucks and vehicular equipment which bear signs or shall be printed on the same of some reference to any commercial undertaking or enterprise and shall also include any vehicle, whether or not bearing signs or printed reference to a commercial undertaking or enterprise, *on which, or in which there is stored equipment which is used primarily in a commercial undertaking or enterprise. The term "equipment" shall be deemed to include, but not be limited to, ladders, tools, supplies or inventory. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick up, delivery and other commercial services.

2. The foregoing Amendment to the Declaration was presented to the owners and the Board of Directors of the Association at the annual meeting held on January 19, 1989, and pursuant to the provisions of Article XII of the Declaration, was duly adopted, and consented to, by more than one-half (1/2) of all owners, and by a majority of the entire Board of Directors for the Association.

*The underlined portion above represents the proposed addition to Article VII, Section 14.

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**AMENDMENT TO THE DEER POINTE HOMEOWNERS' ASSOCIATION, INC.'S
DECLARATION OF COVENANTS AND RESTRICTIONS**

Additions indicated by underlining, deletions indicated by -----.

ARTICLE VII

GENERAL RESTRICTIVE COVENANTS

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Section 22. Certain Restrictions, Rules and Regulations.
The following restrictions, rules and regulations shall be adhered to by each Owner, lessee, their guests and visitors:

(a) No owner, lessee, their guests or visitors shall make or permit any disturbance that will interfere with the rights, comforts or convenience of others.

(b) All Owners and lessees of Lots in The Properties shall abide by this Declaration, the Articles of Incorporation, the By-Laws and all Rules and Regulations as they are adopted from time to time by the Board of Directors. The Owners shall, at all times, obey the Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. In order to change or amend any Rule of Regulation or adopt new rules and regulations, the same must be approved by a majority of the Board of Directors. No vote of the membership shall be required. A change, amendment or adoption of a rule or regulation shall not require an amendment to the Declaration or the By-Laws.

Section 23. Leasing. Leasing of a unit is prohibited during the owner's first year of ownership. The date of ownership will be calculated using the execution date noted on the deed to the owner.

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
COVENANTS AND RESTRICTIONS FOR DEER POINTE**

DEER POINTE HOMEOWNERS' ASSOCIATION, INC. hereby certifies that the attached Amendment to the DECLARATION OF COVENANTS AND RESTRICTIONS FOR DEER POINTE, ("Declaration") as recorded in the Public Records of Broward County, Florida, at Official Records Book 11327, Page 872, has been duly adopted in the manner provided by Article XII of the Declaration.

IN WITNESS WHEREOF, the membership has caused this certificate to be executed.

DEER POINTE HOMEOWNERS' ASSOCIATION, INC.
Majority of Directors:

Robert W. Guterkunst
Sign

Shirley Mitchell
Sign

Print Name: Robert W. Guterkunst Print Name: Shirley Mitchell

Patricia Mancini-Adrey
Sign

Print Name: PATRICIA MANCINI-ADREY

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROBERT GUTERKUNST, SHIRLEY MITCHELL and PATRICIA MANCINI ADREY as directors of DEER POINTE HOMEOWNERS' ASSOCIATION, INC. (X) who is/are personally known to me OR () has/have produced _____ as identification and () who did OR (X) did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of MAY, 2014.

My commission expires:

[Signature]
NOTARY PUBLIC



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CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR DEER POINTE

DEER POINTE HOMEOWNERS' ASSOCIATION, INC. hereby certifies that the attached Amendment to the DECLARATION OF COVENANTS AND RESTRICTIONS FOR DEER POINTE, ("Declaration") as recorded in the Public Records of Broward County, Florida, at Official Records Book 11327, Page 872, has been duly adopted in the manner provided by Article XII of the Declaration.

IN WITNESS WHEREOF, the membership has caused this certificate to be executed.

DEER POINTE HOMEOWNERS' ASSOCIATION, INC.
Majority of Directors:

Robert W. Gutzkunst
Sign

Shirley Mitchell
Sign

Print Name: Robert W. Gutzkunst

Print Name: Shirley Mitchell

Patricia Mawumi-Adrey
Sign

Print Name: PATRICIA MAWUMI-ADREY

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROBERT GUTZKUNST, SHIRLEY MITCHELL and PATRICIA MAWUMI ADREY as directors of DEER POINTE HOMEOWNERS' ASSOCIATION, INC. () who is/are personally known to me OR () has/have produced as identification and () who did OR () did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of MAY, 2014.

My commission expires:

[Signature]
NOTARY PUBLIC



②

AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR
DEER POINTE

Additions indicated by underlining, deletions indicated by -----.

Article VII is amended as follows:

ARTICLE VII.

GENERAL RESTRICTIVE COVENANTS

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Section 24. Insurance. All Owners must carry currently effective policies of property and casualty insurance on their Lots, with coverage of not less than the full insurable value of the Owner's Lot and residence, and liability insurance. The Board of Directors may establish rules as follows: i) minimum acceptable policy forms and endorsements and solvency requirements for insurers; ii) establishing the means, method, and timing by which the Owners must provide proof of the required insurance; iii) determination of full insurable value; iv) coverage limits for liability insurance; and v) the naming of the Association as an Additional Insured on the Owner's liability insurance. In the event any Owner fails to provide the required proof of insurance, the Association may, at its sole discretion, purchase a policy or policies of insurance on behalf of that Owner. The cost of such policy or policies, together with any reconstruction costs undertaken by the Association which are the responsibility of the Lot Owner, may be collected in the same manner provided for the collection of assessments.

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PREPARED BY and RETURN TO:
Ashley J. Adams, Esq.
Tucker & Tighe, P.A.
800 E. Broward Blvd. Ste. 710
Fort Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE DECLARATION
OF COVENANTS AND RESTRICTIONS FOR
DEER POINTE**

DEER POINTE HOMEOWNERS' ASSOCIATION, INC. hereby certifies that the attached Amendment to the DECLARATION OF COVENANTS AND RESTRICTIONS FOR DEER POINTE, as described in Official Records Book 11327 at Page 872 of the Public Records of Broward County, Florida, was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, the membership has caused this certificate to be executed on this 17th day of November, 2017.

By: Shirley Mitchell
President

Attest: Guyllaine Cadolette
Secretary

Print: Shirley Mitchell
President

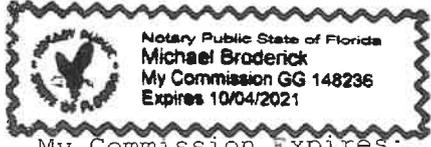
Print: GUYLAINE CADDETTE
Secretary

State of Florida :

County of Broward :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Shirley Mitchell as President and Guyllaine Cadolette as Secretary of Deer Pointe Homeowners' Association, Inc. who are personally known to me OR () have produced _____ as identification and () who did OR did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of November, 2017.



[Signature]
NOTARY PUBLIC

My Commission Expires: