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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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This instrument was prepared by and
PLEASE RETURN TO:

Gabrielle N. Jackson, Esq.
WILL CALL BOX 58
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Suite 1220
West Palm Beach, Florida 33401-2329
(561) 655-6224

**SECOND CERTIFICATE OF AMENDMENT TO THE
DECLARATIONS OF RESTRICTIONS RELATING TO AMBERWOODS OF BOCA**

THE UNDERSIGNED of AMBERWOODS HOMEOWNERS' ASSOCIATION, INC., whose mailing address is P.O. Box 2054, Boca Raton, FL 33427, certifies that that the following instruments have been amended as set forth in Exhibit "A": **DECLARATION OF RESTRICTIONS RELATING TO: AMBERWOODS OF BOCA** recorded in Official Records Book 2737 at Page 1177 of the Public Records of Palm Beach County, Florida which restricts real property located in Palm Beach County, Florida described as:

Amberwoods of Boca, a subdivision according to the plat thereof, as recorded in Plat Book 33, Pages 93, 94, and 95, of the Public Records of Palm Beach County, Florida.

DECLARATION OF RESTRICTIONS RELATING TO: AMBERWOODS OF BOCA-FIRST ADDITION recorded in Official Records Book 2910 at Page 280 of the Public Records of Palm Beach County, Florida which restricts real property located in Palm Beach County, Florida described as:

Amberwoods of Boca-First Addition, a subdivision according to the plat thereof, as recorded in Plat Book 34, Pages 26, 27, and 28, of the Public Records of Palm Beach County, Florida.

DECLARATION OF RESTRICTIONS RELATING TO: AMBERWOODS OF BOCA-SECOND ADDITION recorded in Official Records Book 2910 at Page 286 of the Public Records of Palm Beach County, Florida which restricts real property located in Palm Beach County, Florida described as:

Amberwoods of Boca-Second Addition, a subdivision according to the plat thereof, as recorded in Plat Book 34, Pages 155, 156, and 157, of the Public Records of Palm Beach County, Florida.

Amberwoods Homeowners' Association, Inc. is the "Association" referenced in each of the above instruments. The instrument approving the amendment signed by not less than seventy-

five percent of the lot owners is attached as Exhibit "B".

Dated this 9 day of November 2015

Witnessed by:

Signature here: Elizabeth Rees
Print name here: ELIZABETH REES

Signature here: Edward C. Keisch
Print name here: Edward C. Keisch

Signature here: Elizabeth Rees
Print name here: ELIZABETH REES

Signature here: Edward C. Keisch
Print name here: Edward C. Keisch

By: Thomas Fernandez
Thomas Fernandez, President

By: Julie Goodwin
Julie Goodwin, Secretary

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

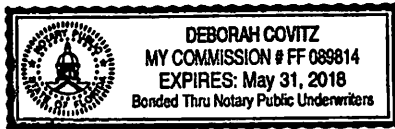
[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this _____ day of November by Thomas Fernandez, the President and Secretary, respectively, who is personally known to me or who have produced _____ as identification and who did take an oath that the matters contained therein were true and correct.

Signature here: Deborah Covitz
Notary Public, State of Florida
Serial Number:
My commission expires

Print name here: Deborah Covitz

STATE OF FLORIDA
COUNTY OF PALM BEACH



[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this _____ day of November by Julie Goodwin, the President and Secretary, respectively, who is personally known to me or who have produced _____ as identification and who did take an oath that the matters contained therein were true and correct.

Signature here: Deborah Covitz
Notary Public, State of Florida
Serial Number:
My commission expires

Print name here: Deborah Covitz



**EXHIBIT "A" TO THE
SECOND CERTIFICATE OF AMENDMENT TO THE
DECLARATIONS OF RESTRICTIONS RELATING TO AMBERWOODS OF BOCA**

Article 7, and Article 15, of the

Declaration of Restrictions Relating To: Amberwoods of Boca recorded in Official Records Book 2737 at Page 1177; Declaration of Restrictions Relating To: Amberwoods of Boca-First Addition recorded in Official Records Book 2910 at Page 280; and the Declaration of Restrictions Relating To: Amberwoods of Boca-Second Addition recorded in Official Records Book 2910 at Page 286

each recorded in the Public Records of Palm Beach County, Florida have been amended as follows:

7. TRANSFERS; ASSOCIATION MEMBERSHIP AND RIGHTS. In order to maintain a community of congenial residents and to protect the value of the LOTS, no transfer of a LOT shall occur except strictly pursuant to the following provisions.

(a) Association Membership. Each LOT OWNER shall automatically become a member of the ASSOCIATION upon acquiring a fee simple interest in any LOT as provided in this Declaration. The membership shall be appurtenant to and may not be separated from ownership of any LOT. A member shall be entitled to one vote for each LOT owned. When more than one person holds an interest in any LOT, all such persons shall be members. The one vote for such LOT shall be exercised as they among themselves determine as evidenced by a certificate signed by all the record LOT OWNERS of the particular LOT designating which member shall be entitled to vote for said LOT. In the event such a certificate is not on file with the ASSOCIATION prior to a meeting, no vote for said LOT shall be cast at that meeting, and in no event shall more than one vote be cast with respect to any LOT.

(b) Ownership Limits. An interest in a LOT, whether in fee, lease, or otherwise, shall not to be transferred to:

(1) A person or an entity holding an interest in more than two other LOTS within AMBERWOODS, AMBERWOODS being those lands in Palm Beach County, Florida legally described as:

AMBERWOODS OF BOCA, a subdivision according to the plat thereof, as recorded in Plat Book 33, Pages 93, 94 and 95, of the Public Records of Palm Beach County, Florida.

AMBERWOODS OF BOCA - FIRST ADDITION, a subdivision according to the plat thereof, as recorded in Plat Book 34, pages

26, 27 and 28, of the Public Records of Palm Beach County, Florida.

AMBERWOODS OF BOCA - SECOND ADDITION, a subdivision according to the plat thereof, as recorded in Plat Book 34, pages 155, 156 and 157, of the Public Records of Palm Beach County, Florida.

(2) A person convicted of a sexual offense, sexual battery, sexual abuse, lewd or lascivious behavior;

(3) A person convicted of a crime of violence not included in any category listed above, within ten years before seeking to obtain an interest in a LOT; or,

(4) A non-natural person; except, if that entity's ownership, including but not limited to shares, are owned entirely by one or more residents of a LOT in either AMBERWOODS OF BOCA, AMBERWOODS OF BOCA - FIRST ADDITION, or AMBERWOODS OF BOCA - SECOND ADDITION, as the three subdivisions are defined in Article 7(b)(1), above.

(c) Leasing Limitation. A LOT shall not be leased during the first twenty-four months that the LOT OWNER holds record title of the LOT as shown in the Public Records of Palm Beach County, Florida; however, this prohibition shall not apply to a LOT:

(1) Acquired by the LOT OWNER before the effective date of this provision;

(2) Which is the second or third LOT contemporaneously owned by the LOT OWNER, who is a natural person, and for the twenty-four months immediately before acquisition of the second or third LOT, the LOT OWNER continuously maintained a valid real property tax homestead exemption for a LOT with the Palm Beach County Property Appraiser;

(3) Whose LOT OWNER is a natural person and obtained title to the LOT by inheritance or devise;

(4) Whose title transferred to the LOT OWNER while the LOT was subject to a lease agreement and as a condition of the transfer of title the LOT OWNER took title subject to the lease, but only until the end of the approved lease term at which time the twenty-four month prohibition on leasing set forth above shall commence;

(5) Whose LOT OWNER is experiencing a significant financial hardship that was not of the LOT OWNER's creation, and the factual circumstances of the hardship were not known and could not have been known by the LOT OWNER before contracting for purchase of the LOT and the ASSOCIATION provides written approval of the hardship exemption; however, the ASSOCIATION's written approval of a LOT OWNER's written request for a hardship exemption may be denied in the ASSOCIATION's discretion.

(i) The LOT OWNER's written request for a hardship exemption must state the specific facts justifying the exception and shall be supplemented by any and all additional information that the ASSOCIATION may request from the LOT OWNER.

(ii) No more than one hardship request shall be submitted for the LOT OWNER(s) of a LOT, the hardship may not be of the LOT OWNER's creation, and the factual circumstances of the hardship must not have been known to the LOT OWNER until after contracting for purchase of the LOT.

(d) Exceptions. The restrictions of this "Transfer" Article 7 shall not apply to any transfer from or to:

(1) The holder of a first mortgage encumbering a LOT which takes title to that LOT either pursuant to a deed in lieu of foreclosure of that mortgage, or if that first mortgage is foreclosed, a certificate of title resulting from a clerk's sale in that foreclosure action; and,

(2) The ASSOCIATION and any entity formed or controlled by the ASSOCIATION.

15. Existence and Duration. The foregoing covenants, restrictions, reservations and servitudes shall be considered and construed as covenants, restrictions, reservations and servitudes running with the land and the same shall bind all persons claiming ownership or use of any portion of said land until the 31st day of December, 2005, after which time they shall be automatically extended for successive periods of ten (10) years.

(a) Amendment. An amendment to this Declaration must be approved by the written consent of those holding not less than seventy-five percent (75%) of all of the ASSOCIATION's voting interests.

(b) Certificate. An amendment is effective upon the recording in the Public Records of Palm Beach County, Florida, of a certificate of the Association which shall include the recording data identifying the Declaration and shall be executed in the form required for the execution of a deed.

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