

AMENDMENT TO DECLARATION OF RESTRICTIONS

OF

SUMMERWINDS OF JUPITER HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the Declaration of Restrictions for Summerwinds of Jupiter of the above described Association was duly recorded on May 31, 1985, in Official Record Book 4559, commencing on Page 1918, of the Public Records of Palm Beach County, Florida; and

WHEREAS, SUMMERWINDS OF JUPITER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, as the Homeowners Association responsible for the operation of the aforescribed Association, pursuant to the aforescribed Declaration of Restrictions, is desirous of amending the aforementioned Declaration of Restrictions.

NOW, THEREFORE, pursuant to Section 3, of Article XIII of the Declaration of Restrictions, and pursuant to approval of not less than one-half (1/2) of the Unit Owners at a Special Meeting of the Members of Summerwinds of Jupiter Homeowners Association, Inc., held on the 1st day of December, 1988, the Declaration of Restrictions is hereby amended as follows:

1. Section 4 of Article I, concerning Definitions, is amended in its entirety to read as follows:

Section 4. "Common Area" shall mean all real property (and interests therein and improvements thereon) and personal property owned or leased by or dedicated to the Association for the common use and enjoyment of the Owners. Initially, the Common Area shall consist of all portions of the Properties which are not Units, nor dedicated to a governmental entity or the public, including the open spaces between the Units, the access road to the Units and the parking areas lying within the Properties. Lots 2-A and 2-B are hereby dedicated to the Association as Common Area, to be used for a pool area and vehicle storage area. Pursuant to Section 6, Article XIII, the Board of Directors shall promulgate Rules and Regulations for the

use of the vehicle storage area, including a designation that the vehicle storage area shall be available on a first-come, first-served basis and shall determine a reasonable charge for the use of the vehicle storage area.

2. Section 5 of Article XII, concerning Prohibited Uses, is amended in its entirety to read as follows:

Section 5. No boats, boat-trailers, business vehicles or campers (motorized or towed) shall be parked on the Properties except in the designated storage parking area. No trucks or vans which are larger than one-half ( $\frac{1}{2}$ ) ton shall be parked on the Properties except in the designated storage parking area. No vehicles of any nature shall be parked on any portion of the Properties or a Unit except on the surfaced, parking area thereof or the street. No vehicle repairs or maintenance except for minor repairs or vehicle cleaning shall be allowed on the Properties.

3. Article XIII, concerning General Provisions, is amended by adding the following Section:

Section 6. Rules and Regulations Governing Use of the Common Property. The Association, through its Board of Directors, shall regulate the use of the Common Property by its members and may from time to time promulgate such rules and regulations consistent with this Declaration governing the use thereof as it may deem to be in the best interests of its members. A copy of all rules and regulations established hereunder and any amendments thereto shall be provided to all members of the Association. These rules and regulations may be enforced by legal or equitable action. In addition, the Association through its Board of Directors shall have the right to promulgate rules for the levying of fines for violations of the restrictions herein contained.

IN WITNESS WHEREOF, SUMMERWINDS OF JUPITER HOMEOWNERS ASSOCIATION, INC. has caused these presents to be signed by its proper officers and its corporate seal to be affixed thereto, on

this 19<sup>th</sup> day of December, 1988.

Signed, sealed and delivered  
in the presence of:

SUMMERWINDS OF JUPITER  
HOMEOWNERS ASSOCIATION, INC.

[Signature]

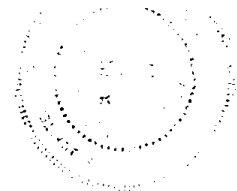
By: Richard P. Berish, President

Carol Ann Savine

ATTEST:

By: Peter P. Savine, Secretary

(CORPORATE SEAL)



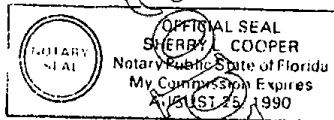
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority authorized to administer oaths and take acknowledgments, personally appeared RICHARD BERISH and PAT SAVINE, well known to me to be the President and Secretary, respectively, of SUMMERWINDS OF JUPITER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, and they acknowledged before me that they executed the foregoing Amendment to Declaration of Restrictions as such officers of said corporation and as the act and deed of said corporation.

SWORN TO AND SUBSCRIBED before me on this 19<sup>th</sup> day of December, 1988.

[Signature]  
Notary Public, State of Florida

My Commission Expires:



RECORD AND RETURN TO:

Charles R. L. White  
ATTORNEY AT LAW  
535 EAST INDIAN TOWN ROAD  
JUPITER, FLORIDA 33477

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT