

CERTIFICATE OF ELEVENTH AMENDMENT
TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
HUNTINGTON PLACE

THIS ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HUNTINGTON PLACE (this "Eleventh Amendment") is made as of this 15, day of June 2023 ("Effective Date"), by **Huntington Place Property Owners' Association, Inc.**, whose post office address is 430 NW Lake Whitney Place, Port St. Lucie, Florida 34986.

RECITALS:

WHEREAS, The Declaration of Covenants, Conditions, and Restrictions for Huntington Place (the "Declaration") was recorded in the public records of Indian River County, Florida at Official Records Book 2123, Page 1336 et. seq., and amended at Official Records Book 2356, Page 2487, et. seq., Official Records Book 2398, Page 1912 et. seq., Official Records Book 2545, Page 2440, et. seq.; Official Records Book 2829, Page 811, et. seq.; Official Records Book 2834, Page 1527, et. seq.; Official Records Book 3061, Page 2478, et. seq.; Official Records Book 3061, Page 2480, et. seq.; Official Records Book 3157, Page 1916, et. seq.; Official Records Book 3412, Page 2402, et. seq.; and Official Records Book 3587, Page 2001.

WHEREAS, pursuant to Article XI of the Declaration, the Declaration may be amended by a majority approval of the voting interest of the members; and

WHEREAS, more than a majority of the voting interest of the membership approved amendments to the Declaration.

NOW, THEREFORE, Declarant, for itself and its successors in interest and assigns, by the execution and recording of this Eleventh Amendment in the Public Records of Indian River County, Florida, does hereby declare that the Declaration is amended as follows:

1. **Recitals**. The recitals set forth above are incorporated herein by this reference as if the same were fully set forth herein.

2. **Amendment**. Article XII, Section 9.1 of the Declaration of Covenants, Conditions, and Restrictions for Huntington Place is amended and shall read as follows:

ARTICLE XII
GENERAL PROVISIONS

Section 9.1. Capital Contribution. Each Owner, upon acquiring title to a Lot, shall pay to the Association a capital contribution charge in the amount of \$1,000.00. Each subsequent Owner shall pay a capital contribution charge in the amount of \$1,000.00 upon acquiring title to a Lot. Capital contributions must be used to fund reserves accounts. The Board of Directors shall determine which reserve accounts will be funded by capital contributions. Amounts paid into the fund are not to be considered as advance payments of regular Assessments.

Notwithstanding the foregoing, a capital contribution shall not be paid in the following instances:

- (a) When a trustee acquires title to a Lot for the purposes of estate planning by the grantor of the Lot;
- (b) When spouses and children of an Owner acquire title to a Lot by inheritance, devise, or gift.

(The remaining provisions in Article XII remain unchanged.)

3. **Amendment**. Article XIV, Section 7 of the Declaration of Covenants, Conditions, and Restrictions for Huntington Place is amended and shall read as follows:

ARTICLE XIV
MISCELLANEOUS

Section 7. Lift Station. The Property and all of the Lots within the Property shall be serviced by a waste water sewer Lift Station. The Lift Station includes a structure housing (wet well), pumps, piping, valves and auxiliary equipment for the collection of waste water sewage from the community's sanitary sewer collection system.

The Lift Station was dedicated to Indian River County, and Indian River County shall be responsible for its preservation and maintenance.

(The balance of Article XIV remains unchanged.)

4. The foregoing amendments to the Declaration of Covenants, Conditions, and Restrictions for Huntington Place were approved by a vote sufficient for approval. The amendment will be effective upon recording.

5. The adoption of these amendments appears upon the minutes of said meeting and is unrevoked.

6. All provisions of the Declaration of Covenants, Conditions, and Restrictions for Huntington Place are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 15 day of June 2023.

WITNESSES AS TO PRESIDENT:

Huntington Place Property Owners' Association, Inc.

[Signature]
Printed Name: Dolly Leeder

[Signature] President
Printed Name: David Stein

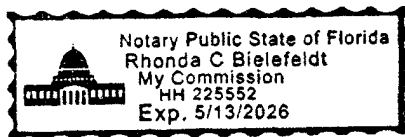
[Signature]
Printed Name: Lora Stern

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of physical appearance or online notarization, by David Stein as President of Huntington Place Property Owners' Association, Inc. who is personally known to me, or who has produced identification [Type of Identification: _____] this day 15 of June 2023.

Notarial Seal

[Signature]
Notary Public



WITNESSES AS TO PRESIDENT:

Huntington Place Property Owners' Association, Inc.

David Stein
Printed Name: David Stein

Michelle Miracle Secretary
Printed Name: Michelle Miracle

Douglas A Paul
Printed Name: Douglas A Paul

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of physical appearance or online notarization, by Michelle Miracle, as Secretary of Huntington Place Property Owners' Association, Inc. who is personally known to me, or who has produced identification [Type of Identification: _____] this day 15 of June 2023.

Notarial Seal

Rhonda C. Bielefeldt
Notary Public

