



**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED
DECLARATION OF PROTECTIVE COVENANTS
FOR PINECREST LAKES
PHASE I, II, III, IV, V, VI, VII, VIII, IX and X**

The Amended and Restated Declaration of Protective Covenants for Pinecrest Lakes Phase I, II, III, IV, V, VI, VII, VIII and IX has been recorded in the public records of Martin County, Florida at Official Records Book 1031, Page 1906 et. Seq. and amended at Official Records Book 1481, Page 226 et. Seq., Official Records Book 1501, Page 615 et. Seq, Official Records Book 1995, Page 2712 et. seq., and Official Records Book 2295, Page 1370 et. seq. The same Amended and Restated Declaration of Protective Covenants are hereby amended as approved by the Membership by vote sufficient for approval at a meeting held on November 20, 2019.

1. Article IV, Section 13 is hereby amended to add the follows:

**ARTICLE IV
USE RESTRICTIONS**

SECTION 13. Leasing. While leasing is permitted, no lease or use of a residence for payment or other consideration of any type may be for a term of less than thirty (30) days. Owners shall notify the Association in advance of any lease or use of the residence for payment and provide information about the persons who will occupy the residence and the term for occupancy. The Board may adopt reasonable forms to be used for notice to the Association required by this Section 13.

2. Article V, Section 21 is hereby amended as follows:

**ARTICLE V
BUILDING AND LANDSCAPING PLANS**

SECTION 21. REMEDIES FOR VIOLATIONS. In the event of a violation or breach of any of these covenants and restrictions by any person or entity claiming by, through, or under ASSOCIATION or by virtue of any judicial proceedings ASSOCIATION and/or the Owner of lots in Pinecrest Lakes or any of them jointly or severally shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them, or for money damages. In such event, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred with respect to the enforcement of said covenants and restrictions. Failure to enforce any right, reservation, restriction or condition contained herein, however long continued shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement. The invalidation by any court of any of the covenants and restrictions herein contained shall in no way affect any of the other covenants and restrictions; they shall remain in full force and effect.

The Board of Directors shall have the authority to levy reasonable fines for the violations of the provisions of this Declaration, the Bylaws or the Association Rules in accordance with Florida Statute Section 720.305 as amended from time to time. No fine may exceed \$100 per day. A cumulative fine for a single violation may not exceed \$1,200. Any fine not paid within thirty (30) days from the date that it is levied shall be considered a charge on the land and a continuing lien against the property and shall be enforceable by the Association in the same manner as an assessment, pursuant to Article III, Section 6 of this Amended and Restated Declaration of Protective Covenants.

3. The foregoing amendments to the Amended and Restated Declaration of Protective Covenants were adopted by the members by a vote sufficient for approval.

4. All provisions of the Amended and Restated Declaration of Protective Covenants 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 20 day of December, 2019.

WITNESSES:

Michael E Bouse
Witness #1 Signature

Michael E Bouse
Witness #1 Printed Name

Linda J Welch
Witness #2 Signature

Linda J Welch
Witness #2 Printed Name

Suzie Botten
Witness #1 Signature

Suzie Botten
Witness #1 Printed Name

Both Goin
Witness #2 Signature

Both Goin
Witness #2 Printed Name

Pinecrest Lakes & Parks, Inc.

By: Julian Maiucci
Julian Maiucci, President

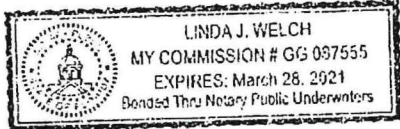
By: Carol Gillouly
Carol Gillouly, Secretary

Corporate Seal

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 20 day of December, 2019 by Julian Maiucci as President of Pinecrest Lakes & Parks, Inc., [X] who is personally known to me or [] who has produced identification [Type of Identification: _____].

Notary Seal



Linda J. Welch
Notary Public

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 20 day of December, 2019 by Carol Gillouly as Secretary of Pinecrest Lakes & Parks, Inc., [X] who is personally known to me or [] who has produced identification [Type of Identification: _____].

Notary



Regina Banegas
Notary Public
Regina Banegas

CERTIFICATE

Pinecrest Lakes & Parks, Inc., by its duly authorized officers, hereby certifies that the amendment to the Amended and Restated Declaration of Protective Covenants, a copy of which is attached hereto, was duly and regularly approved at the Special Reconvened Meeting of the Members held November 20, 2019.

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 20 day of December, 2019.

WITNESSES:

Michael E. Bouse
Witness #1 Signature

Michael E. Bouse
Witness #1 Printed Name

Linda J. Welch
Witness #2 Signature

Linda J. Welch
Witness #2 Printed Name

Suzie Botten
Witness #1 Signature

Suzie Botten
Witness #1 Printed Name

Pinecrest Lakes & Parks, Inc.

By: Julian Maiucci
Julian Maiucci, President

By: Carol Gillouly
Carol Gillouly, Secretary

[Signature]
Witness #2 Signature

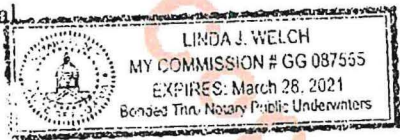
Beth Goin
Witness #2 Printed Name

Corporate Seal

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 20 day of December, 2019 by Julian Maiucci as President of Pinecrest Lakes & Parks, Inc., ☒ who is personally known to me or ☐ who has produced identification [Type of Identification: _____].

Notary Seal



[Signature]
Notary Public

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 20 day of December, 2019 by Carol Gillouly as Secretary of Pinecrest Lakes & Parks, Inc., ☒ who is personally known to me or ☐ who has produced identification [Type of Identification: _____].

Notary Seal



[Signature]
Notary Public
Regina Banegas

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