

This instrument prepared by:  
Record and return to:  
Palm Lake Gardens Owners Association  
PO Box 13660  
Fort Pierce, FL 34979  
Telephone (772) 468-2873

**CERTIFICATE OF ADMENDMENTS**

**THIS CERTIFICATE OF ADMENDMENTS** is executed on the dates set forth below by **PALM LAKE GARDENS OWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is P.O. Box 13660, Fort Pierce, Florida 34979 (hereinafter referred to as the "Association")

**WITNESSETH:**

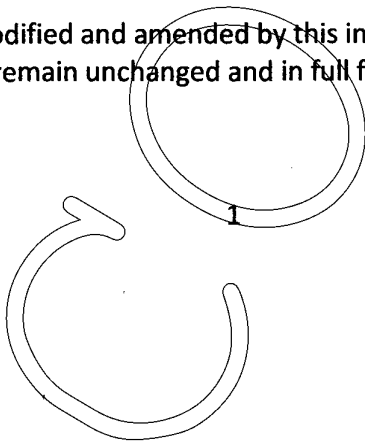
**WHEREAS**, the Declaration of Covenants and Restriction (hereinafter referred to as the "Declaration") for the Association is dated February 26, 1991 and is recorded in Official Records Book 2412 at Page 2947, along with the Articles of Incorporation and By-Laws of the Association, in the Public Records of Saint Lucie County, Florida; and

**WHEREAS** the Association is entitled to amend the Declaration pursuant to the terms thereof: and the Members of the Association have cast the requisite number of votes in favor of certain amendments to the Declaration at a duly conducted, properly noticed meeting of the Membership; and

**WHEREAS** THE Association wishes to set forth those amendments in a written instrument.

**NOW THEREFORE**, for valuable consideration in hand paid and received, the receipt and sufficiency of which are hereby acknowledged, Association does hereby declare as follows:

1. That the above recitals are affirmed as being true and correct.
2. That the Declaration is hereby modified and amended and set forth on **SCHEDULE "2"** attached hereto and incorporated herein by reference.
3. That except as modified and amended by this instrument and its attachments, the Declaration shall remain unchanged and in full force and effect.



IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the dates set forth below.

Signed, sealed and delivered in the presence of:

**PALM LAKE GARDENS OWNER ASSOCIATION, INC**  
a Florida not-for-profit corporation

Aurèle Redden  
(Name Aurèle Redden)

By: Malcolm B Davison  
**MALCOLM B. DAVISON, President**

Matthew C. Levin  
(Name Matthew C. Levin)  
As to Malcolm B. Davison

Aurèle Redden  
(Name Aurèle Redden)

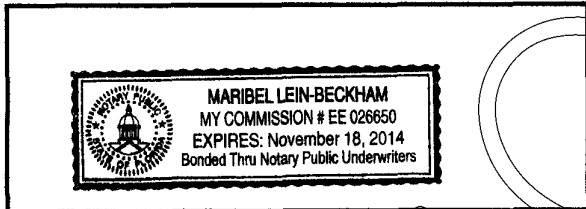
Attest Jay E. Stewart  
**JAY STEWART, Treasurer**

Matthew C. Levin  
(Name Matthew C. Levin)  
As to Jay STEWART  
STATE OF FLORIDA

**COUNTY OF ST. LUCIE**

I HEREBY CERTIFY that before me, a Notary Public, personally appeared **MALCOLM B. DAVISON**, as President of the "Association" who did acknowledge and swear before me that said person executed the foregoing instrument for the uses and purposes therein set forth on behalf of said corporation. I further state that (check one)  I have examined the current driver's license of the aforesaid person or  I am familiar with the identity of the aforesaid person and have confirmed said person's identity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the County and State aforesaid this 1st day of May, 2013.



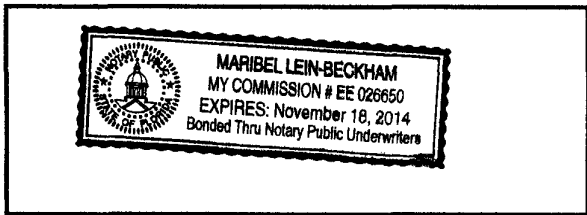
Maribel Lein-Beckham  
NOTARY PUBLIC STATE OF FLORIDA  
Name Maribel Lein-Beckham

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I HEREBY CERTIFY that before me, a Notary Public, personally appeared JAY E. STEWART, as Treasurer of the "Association" who acknowledge and swear before me that said person executed the foregoing instrument for the uses and purposes therein set forth on behalf of said corporation. I further state that (check one)  I have examined the current driver's license of the aforesaid person or  I am familiar with the identity of the aforesaid person and have confirmed said person's identity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the County and State aforesaid this 1st day of May, 2013.



*Maribel Lein-Beckham*  
NOTARY PUBLIC STATE OF FLORIDA

Name Maribel Lein-Beckham

COPIES

**SCHEDULE "2"**

**ADMENDMENTS  
TO THE DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR PALM LAKE GARDENS**

**Article VI Assessments**

**10. The treasurer of the association shall issue an annual invoice which shall include due dates of installment on January 1st, April 1st, July 1st, and October 1<sup>st</sup> of each year. A notice will be posted at the front gate at least 10 days prior to a payment being due to remind owners of each due date. Late fees will not be assessed until an owner has been notified either in person, by email or by US mail that their payment for the quarter has not been received. After the 15<sup>th</sup> of each month and with proper notification a \$25.00 late fee shall apply for any unpaid quarterly payment.**

**Article VIII Architectural Control**

**6. Conditions**

b. No construction of improvements (including without limitation, pools, saunas, spas, Jacuzzis, screened enclosures, buildings, mailboxes, dog runs, animal pens, or fences), decorations, attachments, fixtures, alterations, repairs, change of paint or stain color, ~~pressure cleaning~~, or other work shall be erected, constructed, affixed, placed, or altered on any Unit until the proposed plans, specifications, exterior colors and/or finishes, landscaping plan, and plot plan have been approved by the ACC, its successors or assigns. Refusal of approval of plans, location, or specifications may be based by the ACC upon any reason, including purely aesthetic conditions, which in the sole discretion of the ACC shall be deemed sufficient. One (1) copy of all plans and specifications shall be furnished to the ACC for its records. No permission or approval shall be required to repaint in accordance with the originally approved color scheme, or to ~~rebuild~~ in accordance with the originally approved plans and specifications. Nothing herein shall be construed to limit the right of an Owner to remodel the interior of his Unit, or to repaint the interior of this Unit any color desired.

**Article IX: Use Restrictions**

**2. Use Restrictions**

**m. Sight Distance**

All property located at street intersections shall be landscaped as to permit safe sight across street corners. No fence, wall, vehicle, hedge, shrub or planting shall be placed or permitted to remain where it would create a traffic or sight problem.

