

CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS FOR
LAKEVIEW COURTS AT JACARANDA

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Restrictions and Protective Covenants of Lakeview Courts at Jacaranda, as described in Official Records Book 12394 at Page 602 of the Public Records of Broward County, Florida were duly adopted in accordance with Declaration of Restrictions and Protective Covenants.

IN WITNESS WHEREOF, we have affixed our hands this 23rd day of April, 1993, at Sunrise, Broward County, Florida.

By:

Print:

Attest:

Print:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23rd day of April, 1993, by Robert A. Am as President and Ron Huckko as Secretary of Lakeview Courts, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced Florida Driver's License as identification and did take an oath.

NOTARY PUBLIC:

sign

print

State of Florida at Large

LAW OFFICES

KAYE & ROGER, P.A.

CORPORATE SQUARE
1800 W. CYPRESS CREEK ROAD
SUITE 807
FORT LAUDERDALE, FLORIDA 33308

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 11, 1993
BONDED THRU GENERAL INS. UND.

BK20982PG0189

Q/S

AMENDMENTS TO
THE DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS FOR
LAKEVIEW COURTS AT JACARANDA

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

Article V
Association-Covenant for Maintenance Assessments

. . .

Section 3. Exterior Maintenance.

. . .

(b) The Association shall have the obligation of maintenance and replacement if, or when necessary, of the ~~exterior portions of all structures and the roofs thereof~~ roofs upon the dwelling units and the exterior portions on the structures located on the common areas. All exterior painting shall be performed by the Association at its expense unless the same is required by reason of the negligence or abuse of property by an Owner or occupant, in which event the cost thereof shall be charged solely to the abusive Owner and be a lien on his property. The Association shall establish such reserves to be collected as part of the monthly assessments as may be necessary to provide for the costs of the above maintenance in their normal course.

. . .

Article VI
Covenants

. . .

Section 14. Damages to Buildings. Except to the extent repairs are the obligation of the Association, in the event a dwelling unit is damaged, through act of God or other casualty, unless the insurance proceeds received in respect thereto are required by an institutional mortgagee in reduction of its mortgage, that Lot Owner shall promptly cause his dwelling unit to be repaired and rebuilt substantially in accordance with the original architectural plans and specifications. It shall be the duty of the Association to enforce such repair or rebuilding of the dwelling unit to comply with this responsibility, and to promptly contract for and assure the completion of repairs to the exterior and roof of any premises and exterior of structures on the common areas which are the obligations of the Association. To accomplish the requirements of this section, each Owner, and to extent the Association has a responsibility to the Association, the Association shall insure each structure at the highest insurable value. The Association shall maintain in its records the status of each unit's insurance coverage and every policy shall provide for the notification to the Association in the event of any lapse in coverage. In the event that an owner fails to maintain adequate insurance coverage, as provided herein, the Association may, at its sole discretion, purchase such insurance. The cost of any such coverage shall be the responsibility of the affected unit owner and shall be deemed to be a special assessment against that unit, collectible in the same fashion as any other assessment.

. . .

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK20982PC0190