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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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This instrument prepared by and return to:
LARRY E. SCHNER, ESQ.
750 So. Dixie Highway
Boca Raton, FL 33432

This is not an official record

AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR CEDAR CAY HOMEOWNERS' ASSOCIATION, INC.

THIS AMENDMENT is made this 26 day of Sept, 2008, by CEDAR CAY HOMEOWNERS' ASSOCIATION, INC., ("CEDAR CAY") pursuant to the Declaration of Restrictions and Protective Covenants recorded in Official Record Book 5930, Page 390, of the Public Records of Palm Beach County, Florida, as amended.

WHEREAS, Article IX of the Declaration of Restrictions and Protective Covenants ("Declaration") for Cedar Cay authorizes the Declarant to amend the Declaration upon the vote of Owners holding not less than two-thirds (2/3) vote of the membership in the Association.

WHEREAS, the Amendment set forth herein is for the purpose of amending the Declaration for CEDAR CAY.

WHEREAS, the amendment set forth does not materially affect a unit owner's share of the common elements nor impair or prejudice the rights and priorities of lienors or mortgagees.

NOW, THEREFORE, Declarant makes this Amendment to the Declaration as follows:

I. This Amendment hereby amends Article VII of the Declaration by adding Section 23 as follows: *(additions indicated by underline, deletions indicated by ~~strikethrough~~)*

"Section 23. Fining. The Association may levy reasonable fines, not to exceed $100 per violation, against any member or any tenant, guest or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed $1,000 in the aggregate. A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the Board who are not officers, directors or employees of the Association, or the spouse, parent, child, brother, sister of an officer, director, or employee. If the

committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed."

II. Except as amended and modified herein, all other terms and conditions of the Declaration for CEDAR CAY shall remain in full force and effect according to their terms.

III. This Amendment has been proposed and adopted by two-thirds (2/3) of the membership.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to the Declaration for CEDAR CAY to be executed by the duly authorized officer, this 26 day of Sept., 2008

WITNESSES:

CEDAR CAY HOMEOWNERS' ASSOCIATION, INC.

BY: JoAnn Celand
JOANN CELAND, PRESIDENT
(Print Name and Title)

WITNESS
RONALD S. EHRLICH
(Print name)

Frances Ackerman
WITNESS
FRANCES ACKERMAN
(Print name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING instrument was acknowledged before me this 26 day of Sept., 2008, by JoAnn Celand, President of Cedar Cay Homeowners Association, Inc., who was personally known to me or who has produced (Florida Driver's License) as identification.

WITNESS my hand and official seal at the County and State aforesaid this 26 day of Sept., 2008.

Marcia Ingber
Notary Public
My commission expires:

MARCIA INGBER
MY COMMISSION # DD 552879
EXPIRES: May 16, 2010
Bonded Thru Notary Public Underwriters

This is not a Certified Copy