CFN 20080365862
OR BK 22891 PG 1348
RECORDED 10/06/2008 08:24:20
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 a certified copy

# 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, Section 22 of the Declaration as follows: *(additions indicated by underline, deletions indicated by ~~strikethrough~~)*

"Section 22. Leasing. A Lot shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably withheld. Approval or disapproval shall be given by the Board of Directors of the Association within thirty (30) days from receipt of all information requested by the Board in connection with the proposed lease. The Board of Directors shall have the right to require that a substantially uniform form of lease be used. In the event the Board of Directors approves a rental or lease, such approval of a lease shall not release the Member from any obligation under this Declaration. Further, such approval lease may not be modified, amended, extended or assigned, nor may the Unit be

sublet to any other party without the Board's written approval. No lease may be made for less than a four (4) month period. No Lot may be leased more than ~~twice~~ once during any twelve month period. When a home is occupied by a Lessee, the Lessee is only permitted one (1) dog within their Unit.

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.**

Ronald S. Ehrlich
WITNESS
RONALD S. EHRLICH
(Print name)

BY: John Cleland
JOHN CLELAND, PRESIDENT
(Print Name and Title)

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 John Cleland, 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 a Certified Copy