

This Instrument was prepared by
& should be returned to:
Joshua Gerstin, Esq.
Gerstin & Associates
40 S.E. 5th St., Suite 610
Boca Raton, FL 33432

***Certificate of Amendment to the Declaration of Covenants and Restrictions for
Townhomes of Fairfield Association, Inc.***

WHEREAS, the *Declaration of Covenants and Restrictions for Townhomes of Fairfield* ("Declaration") authorizes the members of the Townhomes of Fairfield Association, Inc. ("Association") to amend its Declaration.

WHEREAS, at a duly called and noticed meeting of the Association's membership on April 10, 2024, the Association's members approved the amendment attached as Exhibit "A" ("Amendment").

NOW THEREFORE, the undersigned hereby certify that the Amendment attached as Exhibit "A" is a true and correct copy of the Amendment approved by the Association's membership on April 10, 2024, pursuant to the Association's Declaration and applicable Florida law.

IN WITNESS WHEREOF, my signature affixed below on this 14 day of April, 2024.

Witness #1: Doriane Carvalho Townhomes of Fairfield Association, Inc.

Print name: Doriane Carvalho By: Wanda Rodriguez
Wanda Rodriguez, Vice President

Witness #2: Marie Palombi By: Jordan Lombard
Print name: MARIE Palombi Jordan Lombard, Secretary

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this April 15, 2024 by Wanda Rodriguez and Jordan Lombard who are personally known to me or who have produced _____ as identification.

[Notary Seal) Notary Public

Name typed, printed or stamped



SARAI WILLIAMS
Notary Public
State of Florida
Comm# HH387554
Expires 4/17/2027

Exhibit 1

Amendment 1

Full text of amendment to the Declaration of Covenants and Restrictions for Townhomes of Fairfield, as recorded in O.R. Book 5448, Page 914 of the Public Records of Palm Beach County, FL (underlines are additions and ~~strikethroughs~~ are deletions).

Declaration, Amended Article VIII, Section 8.3(b):

The Owner's responsibility for maintenance, repair and replacement of the Townhome and Lot shall include all portions of the Townhome and Lot which are not specifically set forth as an Association responsibility in subparagraph (a) above, including, but not limited to, all windows, doors and screens, all utility lines, fixtures and other components that service the Townhome and all ~~awnings~~ and other additions, modifications and improvements installed by the Owner. Each Owner shall maintain the Townhome and Lot in a neat and attractive condition. No Owner shall be permitted on the roof of any Townhome. No Owner shall replace or install any improvement on the exterior of the Townhome or Lot without prior written approval from the Board of Directors and upon such terms and conditions as the Board of Directors may determine to be necessary and appropriate to protect the interests of the Association. Due to the Association's exterior maintenance requirements and to achieve uniformity and harmony in appearance, awnings on the front of Townhomes are prohibited. Owners with existing front awnings removed by the Association due to its roofing and painting obligations may not re-install the front awnings.

No further changes.