THIS DOCUMENT PREPARED BY
AND RETURN TO:
Karen A. Gagliano, Esq.
Karen A. Gagliano, P.A.
955-N NW 17th Avenue
Delray Beach, Florida 33445

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COVENTRY AT WOODFIELD

WHEREAS, the Declaration of Covenants and Restrictions for Coventry at Woodfield Country Club, Inc., was recorded in Official Record Book 8602, at Pages 2 et seq, of the Public Records of Palm Beach County, Florida; and amended in Official Records Book 12150, at Pages 1847 et seq.;

WHEREAS, Article X, Section 2 of the Declaration provides that the Declaration may be amended by the concurrence of not less than a majority (51%) of the voting interests of those members of the Association taken in person or by written consent without a meeting;

WHEREAS, at a Board meeting held on October 15, 2020, the Board of Directors of Coventry at Woodfield Country Club, Inc., voted to approve the proposed amendment to the Declaration as set forth herein and to put the amendment out for member vote by written consent vote;

WHEREAS, by consent vote under F.S. 617.0701, not less than a majority (51%) of the voting interests of Coventry at Woodfield Country Club, Inc. voted to approve the amendment to the Declaration as set forth herein;

WHEREAS, this certificate of amendment shall be recorded in the Public Records of Palm Beach County, Florida.

NOW, THEREFORE, the Declaration of Covenants and Restrictions for Coventry at Woodfield shall be amended as set forth below; these amendments shall run with the real property subject to the Declaration, and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

AMENDMENTS TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COVENTRY AT WOODFIELD

(Words in the text which are lined through (------) indicate deletions from the present text.
Words in the text which are underlined indicate additions to the present text.)

1. Existing Article VIII, Section 10 is amended as follows:

Section 10. Date of Commencement of Annual Assessments; Due Date; Working Capital Fund. The assessments for which provision is made herein shall commence on the date or dates (in each case, the first day of the month) fixed by the Board for commencement. The due date of any assessment shall be fixed in the resolution authorizing such assessment, and any such assessment shall be payable in advance in monthly, quarterly, semi-annual or annual installments, as determined by the Board. The Board shall establish a working capital fund for the Association, which shall be in an amount equal to ~~three (3) months~~ two (2) quarters of the annual assessment for each Lot and shall be collected from each Lot purchaser at the time of conveyance of the Lot to such purchaser, including a resale of a Lot. The working capital fund shall be maintained in a segregated account for the use and benefit of the Association. The purpose of this fund is to assure that the Association will have cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable by the Board. Amounts paid into the fund are not to be considered as advance payment of regular assessments. The Board, in its sole discretion, may waive the requirement for collection of the ~~three (3) month~~ two (2) quarters contribution to the working capital fund until the conveyance of the Lot to a purchaser of a completed dwelling on the Lot, on such terms as the Board may desire.

CERTIFICATE OF ADOPTION OF AMENDMENTS

I/WE HEREBY CERTIFY that the amendments herein have been approved by the votes required by the Declaration of Covenants and Restrictions of Coventry at Woodfield.

DATED this 30th day of March, 2021.

WITNESSES:

_____

Print: Howard Elias

_____

Print: _____

Coventry at Woodfield Country Club, Inc.

By: _____
Robert Cohen, President

By: _____
Mindy Meade, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence of both, this 30 day of March, 2021, by Robert Cohen, as President, and Mindy Meade, as Secretary, of Coventry at Woodfield Country Club, Inc., a Florida Corporation, on behalf of the corporation. They are both personally known to me or each has produced _____ as identification.

TERESA C. BISHOP
Notary Public – State of Florida
Commission # GG 072905
My Comm. Expires Jun 10, 2021
Bonded through National Notary Assn.

NOTARY PUBLIC:

Print: TERESA C. BISHOP
State of Florida at large

My Commission Expires: