

 **WYANT-CORTEZ & CORTEZ, CHARTERED**
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CERTIFICATE OF AMENDMENT
TO THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS FOR
LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC.

WHEREAS the LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC., is a Florida corporation not-for-profit as filed with the Secretary of State on March 22, 1984, and who's Document Number is N02119, and

WHEREAS LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC., is a homeowners association as set forth in that certain *Amended and Restated Declaration of Restrictions for Lakeside Green II-B* as recorded in the Public Records of the Clerk of the Circuit Court in and for Palm Beach County, Florida, on April 20, 1990, in Official Record Book 6427, Page 51, Public Records of Palm Beach County, Florida and as thereafter amended ("Declaration"), each owner being subject to the Declaration; and

WHEREAS in compliance with the requirements of the Declaration, at least a majority of the Board of Directors and a majority of the voting interests of the membership, in person or by proxy, have approved adding a new Article 5.12 to the Declaration:

Capital Contribution. Within 30 days after the transfer of ownership of a Unit, including record ownership transfers by deed, certificate of title, tax deeds, and other conveyances and transfers of the ownership of entities owning Units, a Capital Contribution in the amount of the greater of (1) \$1,000.00 or (2) two installments of the then annual regular assessment shall be due from the Unit Owner. The Capital Contribution shall be (a) deposited to the operating or reserve accounts, and (b) deemed and collectible as an assessment but is in addition to other regular assessments.

as an amendment to the LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC. Amended and Restated Declaration and any amendments thereto, and the Association directs that same shall be recorded in the Public Records of Palm Beach County, Florida.

IT IS HEREBY, RESOLVED, that the foregoing amendment was adopted at duly called meeting as required by the Amended and Restated Declaration of LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC., by at least an affirmative vote of a majority of the Board of Directors and a majority of the membership (unit owners) voting interests entitled to vote in person or by proxy at a duly noticed meeting held on April 17, 2023, at which a quorum was present and the adoption and approval of the amendment appears in the minutes of the Association and is unrevoked.

IN WITNESS WHEREOF, LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, has caused this Certificate of Amendment amending its Amended and Restated Declaration as set forth above, to be executed this 25th day of April 2023.

Signed, sealed and delivered in the presence of: LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC.

Witness #1 *Larry T. Cortez*
Larry T. Cortez

By: *Saul Gustama*
Saul Gustama, President

Witness #2 *Julie Renee Mitchell*
Julie Mitchell

ATTEST:
By: *Patricia Cirillo*
Patricia Cirillo, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH):§

The foregoing instrument was acknowledged before me this 25th day of April 2023 by means of online notarization by Saul Gustama and Patricia Cirillo, the President and Secretary, respectively of LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation on behalf of the corporation, who has produced drivers licenses as identification.

Julie Renee Mitchell
Julie Renee Mitchel, Notary Public

