

**CERTIFICATE OF AMENDMENT TO SECOND AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LUCERNE  
LAKES**

WHEREAS, the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lucerne Lakes was recorded in Official Records Book 12354, Page 1745, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the Declaration provides for amendment of the Declaration, as set forth herein.

NOW THEREFORE, the Declaration is hereby further amended as follows:

**Article IV, Sections 2 and 3(a) and (b) of the Declaration are hereby amended to read in their entirety as follows:**

*(insertions are underlined, and deletions of prior language are ~~stricken through~~)*

"Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Property and for the improvement, maintenance, repair and replacement of the Common Areas. In addition to the above, ~~we will have a separate assessment included in your bill listed~~ the Association shall be authorized to enter into a bulk contract for cable and/or internet services for all homes, which will be charged to each owner as a separate item at the time when each Assessment is due a Cable charge. ~~As not all Homeowners have cable we will not bill these homeowners who are not subscribing to Cable but it will be required that upon change of ownership of that property, said new homeowner must subscribe to Cable under our bulk contract."~~

Section 3. Maximum Annual Assessment. As of January 1, 2000, the Agreed Assessment is \$105.00 per Lot, payable semi-annually in installments of \$52.50. All Assessments shall be fixed at a uniform rate for all Lots plus Cable as described in Section 2.

(a) From and after January 1, 2000, the Annual Assessment may be increased by not more than Ten (10%) percent above the Annual Assessment for the previous year without a vote of the Members of the Association. ~~Cable as billed by the Cable provider divided by 236 plus an amount needed to cover non-cable users. This addition~~

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Amendment to Declaration this 20 day of June, 2024.

**LUCERNE LAKES HOMEOWNER'S ASSOCIATION, INC.,**  
a Florida Not-for-Profit Corporation

Witnesses:

Colleen Shaffer  
(witness #1 signature)

Colleen Shaffer  
(witness #1 printed name)

7414 Pine PK DE 3  
(witness #1 address)

Mrs. Kamen  
(witness #2 signature)

Melissa Kamen  
(witness #2 printed name)

3400 Woodlake Blvd Unit 309  
(witness #2 address) Lake Worth, FL

By: [Signature]  
Robert Upson, President  
(print name)

M Shaffer  
(witness #1 signature)

M Shaffer  
(witness #1 printed name)

7414 Pine PK DE 3  
(witness #1 address)

Melissa Kamen  
(witness #2 signature)

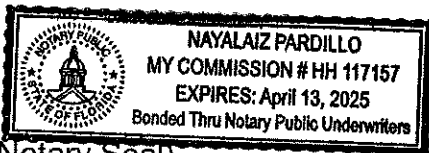
Melissa Kamen  
(witness #2 printed name)

3400 Woodlake Blvd Unit 309  
(witness #2 address) Lake Worth, FL

Attest: Barbara DeCorio  
BARBARA DELCORIO, Secretary  
(print name)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20 day of June, 2024, by Robert Upson, as President, and by Barbara DeCorio, as Secretary, of LUCERNE LAKES HOMEOWNER'S ASSOCIATION, INC., via [x] physical presence or [ ] online notarization, who are personally known to me or have produced \_\_\_\_\_ as identification and who did take an oath.



(Notary Seal)

[Signature]  
Notary Public  
State of Florida  
My Commission Expires:

shall cease upon the Community having 100% participation in cable use. Any determination of whether the Annual Assessment increased by more than 10% shall exclude any charges to each owner for bulk cable and/or internet.

(b) From and after January 1, 2000, the maximum Annual Assessment may be increased by more than said Ten (10%) percent by the affirmative vote of two-thirds (2/3) of the Members voting in person or by proxy, at a meeting duly called for such purpose. ~~Cable assessment as described in Section 2 and Section 3. a&b."~~

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration as previously amended are hereby reaffirmed.

It is hereby certified that the foregoing Amendment was approved at a membership meeting on June 5, 2024 by at least a majority of the Members, pursuant to Article VI, Section 3(c) of the Declaration.

[Signatures appear on the following page]