

This Instrument prepared by
and to be returned to:
Steven G. Rappaport, Esquire
Sachs Sax Caplan
6111 Broken Sound Parkway NW, Ste. 200
Boca Raton, FL 33487
(561) 994-4499

**CERTIFICATE OF AMENDMENT
TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION,
INC., AND THE AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF VILLAGGIO RESERVE HOMEOWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY that the amendments attached as Exhibit "A" to this Certificate were duly adopted as amendments to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Villaggio Reserve Master Property Owners Association, Inc. and the Amended and Restated Articles of Incorporation of Villaggio Reserve Homeowners Association, Inc. The Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Villaggio Reserve Master Property Owners Association, Inc. is recorded in Official Records Book 28773 at Page 283, of the Public Records of Palm Beach County, Florida. The original Declaration of Covenants, Conditions, Restrictions and Easements for Villaggio Reserve Master Property Owners Association, Inc. is recorded in Official Records Book 26925, at Page 733, of the Public Records of Palm Beach County, Florida. The Amended and Restated Articles of Incorporation of Villaggio Reserve Homeowners Association, Inc. is recorded in Official Records Book 28773, at Page 341, in the Public Records of Palm Beach County, Florida.

DATED this 10 day of May, 2019.

WITNESSES:

Claire Malfitano
Signature

Claire Malfitano
Print Name

Lea Lesinski
Signature

Lea Lesinski
Print Name

STATE OF FLORIDA)

) ss:

COUNTY OF PALM BEACH)

This is a certified copy

VILLAGGIO RESERVE HOMEOWNERS
ASSOCIATION, INC.

By: *Jill Silverstein*
HoA, President
Jill Silverstein

By: *Charles Dombek*
CHARLES DOMBECK, Secretary

The foregoing instrument was acknowledged before me this 10 day of May, 2019, by Jill Silverstein, as President, and Charles Dombek, as Secretary, of Villaggio Reserve Homeowners Association, Inc. , who are Personally Known [] or Produced Identification [].

Type of Identification Produced: Personally Known.

[Signature]

NOTARY PUBLIC, State of Florida at Large



Exhibit "A"

**AMENDMENTS TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION,
INC., AND THE AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR
VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC.**

The Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Villaggio Reserve Master Property Owners Association, Inc. is recorded in Official Records Book 28773 at Page 283, of the Public Records of Palm Beach County, Florida. The original Declaration of Covenants, Conditions, Restrictions and Easements for Villaggio Reserve Master Property Owners Association, Inc. is recorded in Official Records Book 26925, at Page 733, of the Public Records of Palm Beach County, Florida. The Amended and Restated Articles of Incorporation of Villaggio Reserve Homeowners Association, Inc. is recorded in Official Records Book 28773, at Page 341, in the Public Records of Palm Beach County, Florida

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

Item 1: Article I, Definitions, Section 5 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Villaggio Reserve Master Property Owners Association, Inc. ("Declaration") shall be amended as follows:

"ASSOCIATION" or "MASTER ASSOCIATION" shall mean and refer to Villaggio Reserve Master Property Homeowners' Association, Inc.

Item 2: Article XI of the Declaration, entitled Sales, Leases and Conveyances, shall be amended as follows:

In order to assure that Villaggio Reserve shall be a community of congenial and responsible residents and that prospective purchasers will comply with the requirements of the Declaration and thus protect the value of the Homes, the sale, lease or transfer of Homes shall be subject to the following provisions together with such further provisions as may be set forth in the Rules and Regulations adopted by the Association. Nothing in this Declaration should be interpreted as an exemption from compliance with Palm Beach County regulations.

Upon the sale, lease or transfer of a Home within Villaggio Reserve, the Owner of the Home shall submit an age verification form to the Association prior to the effective date of the sale, lease or transfer of said Home. The age verification form shall be supplied by the Association and shall provide for the ages of the

intended occupants and such other information as the Association may reasonably require. In accordance with Article XIII hereof, except as herein provided, an Owner shall not sell, lease or transfer his Home unless at least one (1) of the intended occupants of such Home is fifty-five (55) years of age or older at the time of occupancy. However, the Board shall have the right, in its sole discretion, to waive this requirement based upon criteria in accordance with the provisions set forth in Article XIII hereof, but not if more than twenty percent (20%) of the Homes in Villaggio Reserve will not have an occupant fifty-five (55) years of age or older. The Association will have thirty (30) days to approve the sale, lease or transfer of a Home and such approval shall be in writing and in recordable form, signed by any two (2) officers of the Association and shall be given to the intended occupant. If the Association does not approve the sale, lease or transfer of a Home within the thirty (30) day period, then the sale, lease or transfer of a Home shall be deemed denied.

No Villa, Patio Villa or Single Family Home shall be leased for a term less than six (6) months, and not more than once in any twelve (12) month period commencing at the start of the lease term. All proposed tenants shall be subject to criminal and credit background checks. Final decisions shall be left to the discretion of the Board for acceptance or rejection of the lease, which shall not be unreasonably withheld. No subleases are allowed. Anything herein notwithstanding, an Owner, other than the Association that has acquired title to a Home through foreclosure or deed in lieu of foreclosure, is prohibited from leasing his Home for a period of twelve (12) months following his acquisition of title thereto.

Item 3: Article XII of the Amended and Restated Articles of Incorporation of Villaggio Reserve Homeowners Association, Inc. ("Articles of Incorporation") shall be deleted in its entirety as follows:

~~B. These Articles may not be amended without the written consent of a majority of the members of the Board.~~