

EXHIBIT "A"

**FIRST AMENDMENT TO THE SECOND AMENDED AND
RESTATED DECLARATION OF RESTRICTIONS AND PROTECTIVE
COVENANTS FOR JAMES COURT**

[Added language is underlined. Deleted language is stricken.]

Article IX, Section 7, titled, "Working Capital Fund, is amended to read as follows:

The Association shall maintain a Working Capital Fund for the operation of the Association, which shall be collected at the closing of the sale, resale, transfer or conveyance of each Lot in an amount of Two Thousand Dollars (\$2,000.00) in addition to an amount equal to three (3) months of the current annual assessment for each Lot. Each Lot's share of the Working Capital Fund shall be collected and transferred to the Association at the time of closing of the sale and/or the time of the transfer or conveyance of each Lot. The purpose of this fund is to assure that the Association's Board of Directors will have cash available to meet unforeseen expenditures, or for any other purpose deemed necessary or advisable by the Board of Directors. Amounts paid into the fund are not to be considered as advance payment of regular assessments.

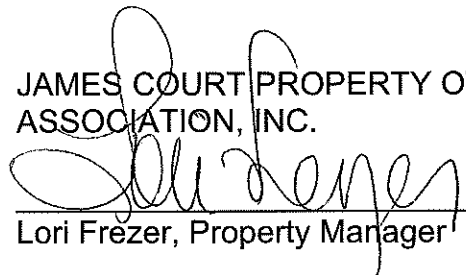
**AFFIDAVIT OF PROVIDING NOTICE TO OWNERS OF FIRST
AMENDMENT TO THE SECOND AMENDED AND RESTATED DECLARATION
OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR JAMES COURT**

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The undersigned does hereby state and affirm as follows:

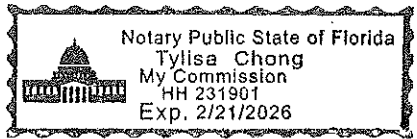
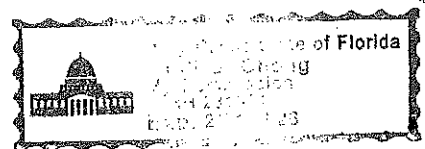
1. At all relevant times, I am the Property Manager of the James Court Property Owners' Association, Inc. ("Association") and have personal knowledge of the facts in this Affidavit.
2. This Affidavit refers to the providing to all Owner Members of the Association the recorded First Amendment to the Second Amended and Restated Declaration of Restrictions and Protective Covenants for James Court.
3. The recorded First Amendment to the Second Amended and Restated Declaration of Restrictions and Protective Covenants for James Court was mailed by U.S. Mail to all the Owner members of record of the Association at their designated addresses on file with the Association or sent to the Owner(s)' e-mail address for those Owners who have provided written consent to receive notice by electronic transmission.

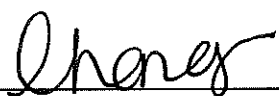
Dated this 23rd day of May, 2024.

JAMES COURT PROPERTY OWNERS'
ASSOCIATION, INC.


Lori Frezer, Property Manager

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 23 day of May, 2024 by Lori Frezer, as Property Manager of JAMES COURT PROPERTY OWNERS' ASSOCIATION, INC. The affiant is personally known to me or has produced _____ as identification.





NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 2/21/26