

Prepared by and Return to:
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North Palm Beach, FL 33408
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CERTIFICATE OF SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF ST. GEORGE

WHEREAS, St. George Homeowners' Association, Inc. ("Association") is governed by the *Declaration of Covenants, Restrictions and Easements of St. George* recorded at Official Record Book 27335 Page 169, *et. seq.*, as amended by the *Amendment to the Declaration of Covenants, Restrictions and Easements of St. George Homeowners Association, Inc.*, recorded at Official Record Book 30255 Page 382, *et. seq.*, Public Records of Palm Beach County, Florida (collectively "Declaration"), and,

WHEREAS, Association, through a vote of its Unit Owners, desires to further amend said Declaration to help preserve property values and amenities; and,

NOW THEREFORE, Association, under § 13.1 of the Declaration, duly adopted this amendment amending § 8.3 of the Declaration as follows (Additions are indicated by double underlining, deletions by ~~strikethroughs~~, and single underlining as it appears in the original text.):

8. ASSESSMENT FOR COMMON EXPENSES

....

8.3. Working Capital Contribution. A working capital contribution ~~in an amount~~ equal to two (2) months assessments \$3,000.00 for Common Expenses may be collected by the Declarant shall be due to Association, in addition to other Assessments, ~~the Owner's responsibility for assessments for Common Expenses at the time of any transfer of portion of the title of any parcel Lot from the purchaser thereof, provided, however, that the Declarant shall not be obligated to collect such capital contributions, and any decisions regarding same shall be subject to the sole and absolute discretion of the Declarant as it deems appropriate.~~ This contribution may be used by the Board Association for any purpose permissible under the Declaration, ~~it deems necessary or appropriate including, but not limited to, the funding of day to day operational expenses of the Association or the acquisition of additional equipment and/or services. More specifically, the Declarant shall have the authority to use any funds collected as capital contributions for the purposes of offsetting any deficit which the Declarant may be responsible to pay. Amounts paid into this fund are not assessments and shall not be considered as an advanced payment of assessments. Any unpaid working capital contribution shall be deemed an Assessment under the Declaration including § 10.1.~~

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How this provision reads as amended:

8. ASSESSMENT FOR COMMON EXPENSES

....

8.3. Working Capital Contribution. A working capital contribution equal to \$3,000.00 shall be due to Association in addition to other Assessments, at the time of any transfer of portion of the title of any Lot from the purchaser thereof. This contribution may be used by the Association for any purpose permissible under the Declaration. Any unpaid working capital contribution shall be deemed an Assessment under the Declaration including § 10.1.

NOW THEREFORE and IN WITNESS WHEREOF, St. George Homeowners Association, Inc. by and through its president, has hereunto set its hand and seal below.

ATTEST:

St. George Homeowners Association, Inc.

Michael Larson
Signed on 2021/08/26 09:38:48 -5:00

Michael Larson, Acting Secretary

By: Michael Samuels
Signed on 2021/08/26 09:38:48 -5:00

Michael Samuels, its President

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

The foregoing *Certificate of Second Amendment to the Declaration of Covenants, Restrictions and Easements of St. George.*, was acknowledged before me, by means of online notarization, this 26th day of August 2021, by Michael Samuels, President of St. George Homeowners' Association, Inc., on behalf of the corporation, who is personally known to me.

Larry T. Cortez
Commission # GG 294982
Notary Public - State of Florida
My Commission Expires Feb 03, 2023
Notary Stamp 2021/08/26 09:38:48 PST 9847ECC6B2DF

Larry T. Cortez
Signed on 2021/08/26 09:38:48 -5:00

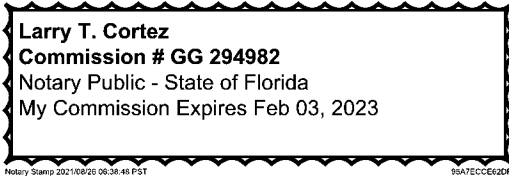
Larry T. Cortez
Notary Public, State of Florida

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STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

The foregoing *Certificate of Second Amendment to the Declaration of Covenants, Restrictions and Easements of St. George.*, was acknowledged before me, by means of online notarization, this 26th day of August 2021, by Michael Larson, Acting Secretary of St. George Homeowners' Association, Inc., on behalf of the corporation, who is personally known to me.



Larry T. Cortez
Notary Public, State of Florida

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