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This instrument was prepared by:
MARK D. FRIEDMAN, ESQ
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the **Declaration of Condominium** for **Pine Ridge South II** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **3442** at Page **834**; and

WHEREAS, the **Second Amended and Restated Declaration of Condominium** for **Pine Ridge South II** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **23424** at Page **0727**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Pine Ridge South II Condominium Association, Inc.**, a Florida not-for-profit corporation, held on **February 26, 2020**, the aforementioned **Second Amended and Restated Declaration of Condominium** was amended pursuant to the provisions of said **Second Amended and Restated Declaration of Condominium**.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the **Second Amended and Restated Declaration of Condominium** are a true and correct copy of the amendments to the **Second Amended and Restated Declaration of Condominium** as amended by the membership.

**AMENDMENTS TO THE
SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF
PINE RIDGE SOUTH II, A CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

12.5 Vehicles and Parking

- A. Except as allowed in Section 12.5(B D) below, the following vehicles shall not be allowed to park on any area within the confines of the Properties:

trucks, including pickup trucks; boats; recreational vehicles; mobile homes; motor homes; campers; trailers; buses; terrain vehicles; off-road vehicles; go carts; three-wheel motorized vehicles; limousines; motorcycles and mopeds; dirt bikes, or any commercial vehicle of any type; and other such motor vehicles.

B. Notwithstanding the provisions of paragraph (A) above, certain trucks are permitted to park on the Condominium Property if they meet the following criteria:

1. Only two axles, two wheels per axle;
2. Minimum length for ½ ton truck, no heavier;
3. Length of truck cannot exceed 18 inches beyond the end of the parking spot;
4. No commercial plates;
5. Must have a permanent hardtop or tonneau cover over rear cargo area;
6. Trailer hitch inserts cannot be left in the receiver of the hitch while parked on the Condominium Property;
7. No signage, or visible tools, tool boxes, ladders or racks;
8. No aftermarket equipment such as over-sized tires or wheels which raise the truck higher than manufacture specifications;
9. Nothing sticking out of bed;
10. No "monster" trucks; and
11. No camper or box enclosure of any type in or over the bed of the truck.

C. Any truck not complying with the foregoing will be in violation of this Declaration and subject to towing pursuant to paragraph (H) of this Section 12.5.

B D. Exceptions to A. above. The following vehicles shall not be subject to the parking restrictions contained in Section A above, and shall be entitled to

park within the designated areas for parking in the Condominium, subject to restrictions and provisions contained in Section G E through I L below:

* * *

G E. Classification and Definitions.

- (1) The most current edition of the N.A.D.A. Official Used Car Guide ("Guide") shall determine the classification of whether a vehicle is in fact a truck or van, or whether it is a passenger automobile. If the Guide does not contain reference to a particular vehicle, then the manufacturer's classification shall control. If publication of the Guide shall be discontinued, an equivalent publication shall be selected by the Board of Directors to be used to determine vehicle classifications hereunder. Except as otherwise provided as to certain vans under Section 12.5.B D(4) above, a State registration or title classification shall have no bearing on determination of the classifications under this Section 12.5.
- (2) A "commercial vehicle" shall mean any motor vehicle which has an outward appearance of being used in connection with business, such as: the vehicle displays work equipment to view and/or is commercially lettered or contains a commercial or business logo.
- (3) A "truck" shall mean any motor vehicle which is classified as a truck in accordance with Section 12.5(G E)(1) above.
- (4) A "van" shall mean any motor vehicle which is classified as a truck in accordance with Section 12.5(G E)(1) above and which is recognized by the manufacturer to be a type of van, and which has two (2) axles. Notwithstanding the foregoing to the contrary, a pick-up truck shall not be considered to be a van by the addition of a camper top or similar covering.

F. Window tinting may be no darker than as permitted by Florida law as amended from time to time.

D G. All motor vehicles must be maintained as to not create an eyesore in the COMMUNITY.

E H. No motor vehicle shall be parked at any time on the grass within the Condominium (except for the landscaping equipment at the direction of the Board of Directors and in other limited circumstances with prior written approval of the Board of Directors).

F I. Except where safety dictates otherwise horns shall not be used or blown while a vehicle is parked, standing or driving through parking areas and/or streets. Racing engines and loud exhausts shall be prohibited. No vehicle shall be parked with motor running.

G J. The following restrictions also apply:

* * *

H K. **Remedy of Towing.** If after the Association's provision of that notice required by Section 715.07, Florida Statutes and all applicable local ordinances, as amended from time to time, an offending vehicle owner does not remove a prohibited or improperly parked vehicle from the Condominium, the Association shall have the option and right to have the vehicle towed away at the vehicle owner's expense. By this provision, each Unit Owner and vehicle owner provides the Association with the necessary consent to effect the tow. In the event that the vehicle owner fails to pay such costs upon demand, the Association shall have the right to levy a Charge for the costs against the Unit and Owner in question, that is, the Unit Owner for himself/herself as the owner of the vehicle or for his/her family, lessees, guests, employees, visitors, etc. as owner(s) of the vehicle (as such, the Unit owner is liable for the vehicle violations of his/her family, lessees, guests, visitors, etc.); thereupon, the Charge shall be collected as is provided for in this Declaration.

I L. **Alternative/Concurrent Remedies.** Whether or not the Association exercises its right to have the vehicle so towed, the Association shall nevertheless have the right to seek compliance with this Section 12.5 by injunctive and other relief through the Courts; and/or any other remedy conferred upon the Association by law or the Declaration, Articles or By-Laws. The Association's right to tow shall in no way be a condition precedent to any other remedies available to the Association incident to the enforcement of this Section 12.5.

* * * * *

[Signature page to follow]

WITNESS my signature hereto this 10 day of March, 2020, at Greenacres, Palm Beach County, Florida.

PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC.

Marianne Anthony
Witness
MARIANNE ANTHONY
(PRINT NAME)

By: [Signature]
LARRY J REID President

Mary Rice
Witness
MARY RICE
(PRINT NAME)

Attest [Signature]
MICHELE ELLISON Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of March, 2020, by LARRY REID and MICHELE A ELLISON, as President and Secretary, respectively, of Pine Ridge South II Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced Driver License as identification and did take an oath.

[Signature] (Signature)
Elizabeth A. Cushing (Print Name)
Notary Public, State of Florida at Large

