

Prepared by and return to:
Scott J. Wortman, Esq.
Korte & Wortman, P.A.
2041 Vista Parkway
West Palm Beach, Florida 33411

CFN 20150473281
OR BK 28017 PG 1409
RECORDED 12/31/2015 08:43:09
Palm Beach County, Florida
AMT
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1409-1412; (4Pgs)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR MANCHESTER GREENS PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Restrictions and Protective Covenants for Manchester Greens Property Owners Association, Inc., as amended from time to time, was duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 10317 at Page 1433 (the "Initial Declaration"); and

WHEREAS, the Articles of Incorporation and By-Laws for Manchester Greens Property Owners Association, Inc., are attached as Exhibits thereto (the "Initial Bylaws" and "Initial Articles," respectively); and

WHEREAS, at a duly called and noticed meeting of the Board of Directors of Manchester Greens Property Owners Association, Inc., a Florida not-for-profit corporation, the Board confirmed the requisite membership vote was obtained via written consent in lieu of a meeting to amend the aforementioned initial Declaration Initial Bylaws, and Initial Articles and thereafter that all other requirements to amend the aforesaid Initial Declaration, Initial Articles, and Initial Bylaws were fulfilled, including and not limited to, all mortgagees of any single family homes have consented to amend the aforementioned Initial Declaration, Initial Articles, and Initial Bylaws pursuant to said Initial Declaration, the records of which are maintained by the Association; and

WHEREAS, it is the intent of the Association to confirm and accept that certain modification to the terms of the Cost Sharing and Access Agreement with Manchester Lakes Property Owners Association, Inc. as referenced in the Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens attached hereto as Exhibit "A"; and

NOW THEREFORE, the undersigned hereby certify that the following Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens is a true and correct copy of the Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens adopted by the Board at the above-referenced meeting of the Board of Directors, and that the attached Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens recorded at the Official Records Book and Page identified above. All of the exhibits to the original recorded Declaration of Restrictions and Protective Covenants, Articles of Incorporation and Bylaws remain intact and unchanged and are hereby incorporated by reference herein as if attached hereto and made a part hereof.

SEE ATTACHED EXHIBIT "A"
**AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR
MANCHESTER GREENS PROPERTY OWNERS ASSOCIATION, INC.**

.....

Exhibit "A"**AMENDMENT TO THE
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR
MANCHESTER GREENS**

The Declaration of Restrictions and Protective Covenants for Manchester Greens recorded at Official Records Book 10317, Page 1450 as amended recorded at Official Records Book 18578 at Page 1433, of the Public Records of Palm Beach County, Florida.

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

Item 1: Article III, Section 7 of the Declaration of Restrictions and Protective Covenants for Manchester Greens Property Owners Association, Inc. (the "Declaration") is amended as follows:

SECTION 7. POOL PARCEL

The Developer ~~will~~ has caused a pool facility to be developed on Tract F, as shown on the Plat of Wycliffe Tract "N" recorded in the Public Records of Palm Beach County, Florida (the "Pool Parcel"). The Use Agreement referred to previously provides that Owners, their family members, guests and invitees will have access to and may use the Pool Parcel in accordance with rules and regulations adopted from time to time by the Tract N Association and the Association with respect thereto. The Use Agreement also provides the costs of operating and maintaining the Pool Parcel shall be divided ~~shared equally~~ between the Association and the Tract N Association with the Association paying thirty-five percent (35%) of said costs and the Tract N Association paying sixty-five percent (65%) of said costs, which costs ~~and~~ shall be shown as a line item on both the Association budget and the Wycliffe Tract N Association budget. The portion of the expenses of maintaining the Pool Parcel allocated to the Association shall be a general expense of the Association.

[SIGNATURES, WITNESSES AND NOTARY ON FOLLOWING PAGE]

WITNESS my signature hereto this 3rd day of December, 2015, at the Palm Beach County, Florida.

WITNESSES

MANCHESTER GREENS PROPERTY OWNERS ASSOCIATION, INC.

KEISHA PEPPER
Signature
KEISHA PEPPER
(PRINT NAME)

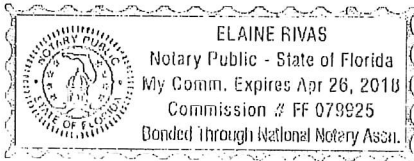
By: Edward Rubin
Edward Rubin, President

Sai Davila
Signature
Sai Davila
(PRINT NAME)

By: Alan Eckert
Alan Eckert, Secretary

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of Dec, 2015, by Edward Rubin, as President of Manchester Greens Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me, or has produced _____ as identification and did take an oath.



Elaine Rivas (Signature)
Elaine Rivas (Print Name)
Notary Public, State of Florida at Large

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of Dec, 2015, by Alan Eckert, as Secretary of Manchester Greens Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me, or has produced _____ as identification and did take an oath.



Elaine Rivas (Signature)
Elaine Rivas (Print Name)
Notary Public, State of Florida at Large

CFN 20150456956
OR BK 27988 PG 931
RECORDED 12/16/2015 09:32:10
Palm Beach County, Florida
AMT
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0931-0934; (4Pgs)

Prepared by and return to:
Scott J. Wortman, Esq.
Korte & Wortman, P.A.
2041 Vista Parkway
West Palm Beach, Florida 33411

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR MANCHESTER GREENS PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, the **Declaration of Restrictions and Protective Covenants for Manchester Greens Property Owners Association, Inc.**, as amended from time to time, was duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 10317 at Page 1433 (the "Initial Declaration"); and

WHEREAS, the **Articles of Incorporation and By-Laws for Manchester Greens Property Owners Association, Inc.**, are attached as Exhibits thereto (the "Initial Bylaws" and "Initial Articles," respectively); and

WHEREAS, at a duly called and noticed meeting of the Board of Directors of **Village on the Greens at Winston Trails Homeowners Association, Inc.**, a Florida not-for-profit corporation, the Board confirmed the requisite membership vote was obtained via written consent in lieu of a meeting to amend the aforementioned initial Declaration Initial Bylaws, and Initial Articles and thereafter that all other requirements to amend the aforesaid Initial Declaration, Initial Articles, and Initial Bylaws were fulfilled, including and not limited to, all mortgagees of any single family homes have consented to amend the aforementioned Initial Declaration, Initial Articles, and Initial Bylaws pursuant to said Initial Declaration, the records of which are maintained by the Association; and

WHEREAS, it is the intent of the Association to confirm and accept that certain modification to the terms of the Cost Sharing and Access Agreement with Manchester Lakes Property Owners Association, Inc. as referenced in the Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens attached hereto as Exhibit "A"; and

NOW THEREFORE, the undersigned hereby certify that the following Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens is a true and correct copy of the Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens adopted by the Board at the above-referenced meeting of the Board of Directors, and that the attached Amendment to the Declaration of Restrictions and Protective Covenants for Manchester Greens recorded at the Official Records Book and Page identified above. All of the exhibits to the original recorded Declaration of Restrictions and Protective Covenants, Articles of Incorporation and Bylaws remain intact and unchanged and are hereby incorporated by reference herein as if attached hereto and made a part hereof.

**SEE ATTACHED EXHIBIT "A"
AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR
MANCHESTER GREENS PROPERTY OWNERS ASSOCIATION, INC.**

.....

WITNESS my signature hereto this 3rd day of December, 2015, at Palm Beach County, Florida.

WITNESSES

MANCHESTER GREENS PROPERTY OWNERS ASSOCIATION, INC.

Keisha Pepper

Signature

KEISHA PEPPER

(PRINT NAME)

Samuel A...

Signature

Sami Davila

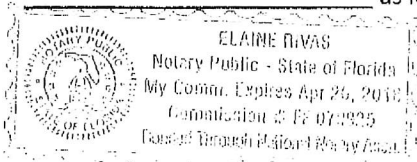
(PRINT NAME)

By: Edward Rubin
Edward Rubin, President

By: Alan Eckert
Alan Eckert, Secretary

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH

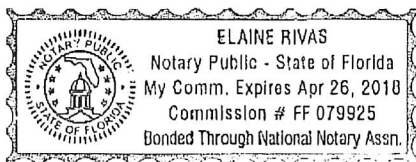
The foregoing instrument was acknowledged before me this 3 day of Dec, 2015, by Edward Rubin, as President of Manchester Greens Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me, or has produced as identification and did take an oath.



Elaine Rivas (Signature)
Elaine Rivas (Print Name)
Notary Public, State of Florida at Large

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of Dec, 2015, by Alan Eckert, as Secretary of Manchester Greens Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me, or has produced as identification and did take an oath.



Elaine Rivas (Signature)
Elaine Rivas (Print Name)
Notary Public, State of Florida at Large

Exhibit "A"**AMENDMENT TO THE
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR
MANCHESTER GREENS**

The Declaration of Restrictions and Protective Covenants for Manchester Greens recorded at Official Records Book 10317, Page 1450 as amended recorded at Official Records Book 18578 at Page 1433, of the Public Records of Palm Beach County, Florida.

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

Item 1: **Article III, Section 7 of the Declaration of Restrictions and Protective Covenants for Manchester Greens Property Owners Association, Inc. (the "Declaration") is amended as follows:**

SECTION 7. POOL PARCEL

The Developer ~~will~~ has caused a pool facility to be developed on Tract F, as shown on the Plat of Wycliffe Tract "N" recorded in the Public Records of Palm Beach County, Florida (the "Pool Parcel"). The Use Agreement referred to previously provides that Owners, their family members, guests and invitees will have access to and may use the Pool Parcel in accordance with rules and regulations adopted from time to time by the Tract N Association and the Association with respect thereto. The Use Agreement also provides the costs of operating and maintaining the Pool Parcel shall be divided ~~shared~~ equally between the Association and the Tract N Association with the Association paying thirty-five percent (35%) of said costs and the Tract N Association paying sixty-five percent (65%) of said costs, which costs ~~and~~ shall be shown as a line item on both the Association budget and the Wycliffe Tract N Association budget. The portion of the expenses of maintaining the Pool Parcel allocated to the Association shall be a general expense of the Association.

[SIGNATURES, WITNESSES AND NOTARY ON FOLLOWING PAGE]



Record and return to:
Gary D. Fields, Esq.
LAW OFFICE OF GARY D. FIELDS, P.A.
Admiralty Tower - Suite 900
4400 PGA Boulevard
Palm Beach Gardens, FL 33410

CFN 20080057248
OR BK 22444 PG 0272
RECORDED 02/14/2008 15:42:05
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0272 - 273; (2pgs)

**FIRST AMENDMENT TO AMENDED BY-LAWS OF
MANCHESTER GREENS PROPERTY OWNERS' ASSOCIATION, INC.**

WHEREAS, the Amended Declaration of Restrictions and Protective Covenants for Manchester Greens was recorded in Official Records Book 18578, Page 1433, of the Public Records of Palm Beach County, Florida, affecting certain real property described therein; and

WHEREAS, the Amended By-Laws of Manchester Greens Property Owners' Association, Inc. the "By-Laws" were attached thereto; and

WHEREAS, the By-Laws provide for amendment of the By-Laws, as set forth herein.

NOW THEREFORE, Article V, Section 2, of the By-Laws is hereby amended to read in its entirety as follows (*insertions are underlined, and deletions are ~~struck through~~*):

"Section 2. The President shall be the chief executive officer of the Association. The President, or his designee, shall preside at all meetings of the Members of the Association and of the Board of Directors and shall represent the Members at meetings of Wycliffe Community Association, Inc. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform all such duties as are properly required of him by the Board of Directors. The Board of Directors shall elect one Vice President, who shall have such powers and perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the Vice President shall automatically succeed to the office and perform its duties and exercise its powers. The Secretary shall issue notices of all meetings of the membership of the Association and the Board of Directors where notice of such meetings is required by law or in these By-Laws. He shall keep the minutes of the meetings of the membership and of the Board of Directors."

Except as otherwise expressly set forth herein, the terms and conditions of the By-Laws are hereby reaffirmed.

It is hereby certified that the foregoing First Amendment to Amended By-Laws of Manchester Greens Property Owners' Association, Inc., was approved by a majority of Members present in person or by proxy at a duly called and held meeting of the Members, pursuant to Article XI of the By-Laws.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this First Amendment to Amended By-laws this 25 day of JANUARY, 2008.

MANCHESTER GREENS PROPERTY OWNERS' ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

Witnesses:

[Signature] LCAM
(signature)
Wynn B Greenberg
(printed name)
[Signature]
(signature)
LISA Turner
(printed name)

By: [Signature]
Stuart Kleit, President

[Signature]
(signature)
MICHELLE HOLMES
(printed name)
[Signature]
(signature)
Mark Hoffman
(printed name)

Attest: [Signature]
Alan R. Eckert, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 25 day of JANUARY, 2008, by Stuart Kleit as President, and Alan R. Eckert as Secretary, respectively, of MANCHESTER GREENS PROPERTY OWNERS' ASSOCIATION, INC., who are personally known to me or have produced _____ as identification and who did take an oath.

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA
Robert Zulli
Commission # DD362981
Expires: NOV. 02, 2008
Bonded Thru Atlantic Bonding Co., Inc.
Notary Public
State of Florida
My Commission Expires:



Record and return to:
Gary D. Fields, Esq.
LAW OFFICE OF GARY D. FIELDS, P.A.
Admiralty Tower - Suite 900
4400 PGA Boulevard
Palm Beach Gardens, FL 33410

CFN 20100217364
OR BK 23897 PG 1723
RECORDED 06/11/2010 14:43:11
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1723 - 1725; (3pgs)

FIRST AMENDMENT TO AMENDED DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR MANCHESTER GREENS

WHEREAS, the Amended Declaration of Restrictions and Protective Covenants for Manchester Greens (hereinafter referred to as the "Declaration"), was recorded in Official Records Book 18578, Page 1433, of the Public Records of Palm Beach County, Florida, affecting certain real property as described therein; and

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

NOW THEREFORE, the Declaration is hereby amended as follows (*additions to prior language are reflected by underlining, and deletions of prior language are struck-through*):

- 1. A new Section 8 is hereby added to Article IV, to read as follows:

"SECTION 8. MORTGAGEE PROVISIONS - AUTOMATIC AMENDMENT

Notwithstanding any provisions in this Declaration regarding mortgages, mortgagees, and/or purchasers at mortgage foreclosure sales, the provisions of this Declaration regarding mortgagee (and purchaser at mortgage foreclosure sale) obligations to pay past due assessments and related charges shall be deemed automatically amended to be the same, at all times, as provided in the HOA Act (Florida Statutes, Chapter 720)."

- 1. Article VI, Section 15, is hereby amended to read as follows:

"SECTION 15. LEASING

Leasing of homes shall be in accordance with the requirements of the Master Association and of the Association, as promulgated from time to time.

All Leases of homes shall be subject to the prior written approval of the Association. During the term of the Lease, only the approved tenants/occupants shall be permitted to reside in the Home.

No Lease shall be permitted or approved if the Owner of the property has not paid all assessments, fines or other charges then due and payable to the Association, or if the Owner is otherwise in violation of any provision of the Association governing documents.

The Association shall require a reasonable security deposit, in an amount determined by the Board of Directors, be deposited with the Association for any Lease. The security deposit shall be used to reimburse the Association for any costs incurred to repair any damages to the common elements and/or Association property caused by the occupants of the home or their guests; for fines resulting from any violations of the Rules and Regulations of the Association and/or the Amended Declaration of Restrictions Protective Covenants for Manchester Greens by the Owner, or occupants of the home or their guests. Any balance remaining shall be returned to the Owner.

In the event, after the Lease has been approved, the Owner becomes delinquent in the payment of assessments, fines or other charges due to the Association, the Association shall have the right to notify the Lessee of such delinquency and demand that the Lessee remit any payments due under the Lease to the Association, and all leases shall provide same. Such payments will be applied by the Association to the delinquency until it is satisfied with the balance being remitted by the Association to the Owner. The amount of any payments sent to the Association after such demand shall be credited by the Owner against the amounts due by the Lessee under the Lease to the same extent as if such payments had been made directly to Owner. Should the Lessee not make the payments to the Association after receipt of the demand by the Association, the Lessee shall be personally liable to the Association for the amount owed by the Owner up to the amount of the payments due under the Lease or remitted to the Owner after receipt of such demand, whichever is less. In addition, should the Lessee not comply with the demand by the Association, the Owner and the Lessee agree to the appointment by a Palm Beach County court of a receiver to collect and distribute the payments due under the Lease between the Association and the Owner consistent with these provisions with the payment of the expenses of the Receiver and other costs incurred by the Association including, without limitation, Lawyers fees and expenses, being the responsibility of the Owner.

As a further condition of approving a proposed lease, and in lieu of its rights under the preceding paragraph, the Association shall have the right to require a prepayment of the greater of two (2) quarterly assessment payments or one month's rent to be deposited with the Association. These monies shall be utilized in the event the Owner becomes delinquent during the term of the lease. If there remain funds available at the end of the lease term the funds shall be returned to the Owner.

The Board of Directors may enact such Rules and Regulations covering the Leasing of Homes to implement these provisions and provide for such other requirements as they deem prudent and necessary to supplement these provisions, including, without limitation, the assessment of fines on the Owner for violation of the provisions of this Section and requiring credit reports and background checks satisfactory to the Board of Directors as a condition for approval for a Lease.

Any lease in excess of one (1) year in duration will require re-submission for approval prior to each one-year anniversary date of the commencement of the lease."

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

It is hereby certified that the foregoing First Amendment to Amended Declaration of Restrictions and Protective Covenants for Manchester Greens, was approved in writing by Owners holding not less than two-thirds vote of the membership in the Association, pursuant to Article IX, Section 5, of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this First Amendment to Declaration this 27 day of May, 2010.

MANCHESTER GREENS PROPERTY OWNERS' ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

Witnesses:

Janice Ferraiolo
(signature)
Janice FERRAIOLO
(printed name)

Cheryl A Loder
(signature)
Cheryl A Loder
(printed name)

Janice Ferraiolo
(signature)
Janice FERRAIOLO
(printed name)

Cheryl A Loder
(signature)
Cheryl A Loder
(printed name)

By: *Edward M Rubin*
EDWARD M RUBIN, President

Attest: *Alan Eckert*
Alan Eckert, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27 day of May, 2010, by EDWARD M. RUBIN, as President, and ALAN ECKERT, as Secretary, respectively, of MANCHESTER GREENS PROPERTY OWNERS' ASSOCIATION, INC., who are personally known to me or have produced _____ as identification and who did take an oath.



(Notary Seal)

Carol Davis

Notary Public
State of Florida
My Commission Expires: