

Prepared by and return to:  
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CFN 20240127222  
OR BK 34951 PG 771  
RECORDED 4/16/2024 9:17 AM  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs: 771 - 772; (Open)

**CERTIFICATE OF AMENDMENT TO SECOND AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LUCERNE  
LAKES**

WHEREAS, the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lucerne Lakes was recorded in Official Records Book 12354, Page 1745, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

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

NOW THEREFORE, the Declaration is hereby further amended as follows:

**Article VI, Section 3(c) of the Declaration is hereby amended to read in its entirety as follows:**

*(insertions are underlined, and deletions of prior language are ~~stricken through~~)*

"(c) This Declaration may be Amended by an instrument signed by the approval, either by written consent or by a vote at a meeting, of not less than seventy-five (75%) percent a majority of the Members. Any Amendment shall be recorded among the Public Records of Palm Beach County, Florida provided however, that in the event of the United States Department of Housing and Urban Development (HUD) or other governmental agency requires a modification of the Declaration or the By-laws or Articles of Incorporation of the Association said amendment may be approved by a majority vote of the Board without necessity of approval of the Owners."

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

It is hereby certified that the foregoing Amendment was approved at a membership meeting on February 21, 2024 by at least seventy-five percent (75%) of the Members, pursuant to Article VI, Section 3(c) of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Amendment to Declaration this 18<sup>th</sup> day of March, 2024.

**LUCERNE LAKES HOMEOWNER'S ASSOCIATION, INC.,**  
a Florida Not-for-Profit Corporation

Witnesses:

[Signature]  
(witness #1 signature)

Melissa Kamen  
(witness #1 printed name)

3900 Woodlake Blvd #309, Lake Worth, FL 33463  
(witness #1 address)

[Signature]  
(witness #2 signature)

Sruyda Eboranimi  
(witness #2 printed name)

3900 Woodlake Blvd #309, Lake Worth, FL 33463  
(witness #2 address)

By: [Signature]  
ROBERT UPSON, President  
(print name)

[Signature]  
(witness #1 signature)

Melissa Kamen  
(witness #1 printed name)

3900 Woodlake Blvd #309, Lake Worth, FL 33463  
(witness #1 address)

[Signature]  
(witness #2 signature)

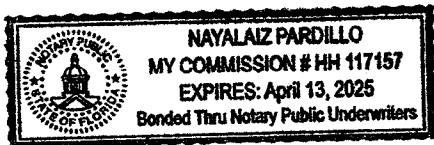
Sruyda Eboranimi  
(witness #2 printed name)

3900 Woodlake Blvd #309, Lake Worth, FL 33463  
(witness #2 address)

Attest: [Signature]  
BARBARA DELCORIO Secretary  
(print name)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 2024, by Robert Upson, as President, and by Barbara Delcorio as Secretary, of LUCERNE LAKES HOMEOWNER'S ASSOCIATION, INC., via [x] physical presence or [ ] online notarization, who are personally known to me or have produced \_\_\_\_\_ as identification and who did take an oath.



(Notary Seal)

[Signature]  
Notary Public  
State of Florida  
My Commission Expires: