



CFN 20190109040

Record and return to:
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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1319 - 1320; (2pgs)

This is

CERTIFICATE OF AMENDMENT TO DECLARATION FOR VILLAS ON ANTIQUE ROW

WHEREAS, the Declaration for Villas on Antique Row was recorded in Official Records Book 25910, Page 1566, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to herein as the "Declaration"); and

WHEREAS, the Declaration provides for amendments, 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):

Article X, Section 10.11 of the Declaration for Villas on Antique Row shall be amended, to read in its entirety as follows:

"10.11 Painting. Association shall be responsible for painting the exterior of each Home, Commercial Unit, Townhome Building and Live/Work Building within Villas on Antique Row at such time as Association deems such painting necessary in its sole discretion, and the costs of the same shall be paid out of the Association's General Reserves, or from Installment Assessments in the event there are insufficient funds in the General Reserves ~~charged as an individual Assessment to each Owner whose Home or Commercial Unit is repainted in accordance with this Section.~~ In addition, the exterior walls of each Townhome Building and Live/Work Building shall be uniformly maintained by Association including, but not limited to, pressure cleaning."

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

It is hereby certified that the foregoing Amendment to the Declaration for Villas on Antique Row was approved by not less two-thirds of the Board of Directors and not less than seventy-five percent (75%) of all the votes of the members present (in person or by proxy) at a duly noticed meeting of the Members, pursuant to Article IV, Section 4.4 of the Declaration.

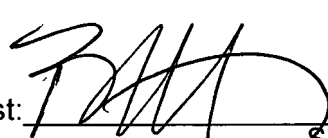
IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Amendment to the Declaration this 20th day of MARCH, 2019.

VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

Witnesses:
~~_____~~
(signature)
MARVIN A. LIST
(printed name)

By: 
DONALD CARTER, President

~~_____~~
(signature)
Christina Renfrow
(printed name)

Attest: 
Secretary
BURTON S. MINKOFF

~~_____~~
(signature)
MARVIN A. LIST
(printed name)

~~_____~~
(signature)
Christina Renfrow
(printed name)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 20th day of march, 2019 by Donald Carter, as President and by Burton Minkoff, as Secretary, of VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., who are personally known to me or have produced as identification and who did take an oath.


Notary Public
State of Florida
My Commission Expires: 6/11/21

