



CFN 20160238988
 OR BK 28418 PG 0768
 RECORDED 07/07/2016 12:45:30
 Palm Beach County, Florida
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 Pgs 0768 - 771; (4pgs)

Record and return to:
 Evan R. Bachove, Esq.
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 4440 PGA Boulevard, Suite 308
 Palm Beach Gardens, FL 33410

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 public record

**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:

1. Article XV, Section 15.3 (regarding Animals) of the Declaration for Villas on Antique Row is hereby revised to read in its entirety as follows:
 (insertions are underlined, and deletions of prior language are ~~stricken through~~)

"15.3 Animals. No animals of any kind shall be raised, bred or kept within Villas on Antique Row for commercial purposes ~~other than within a Commercial Unit pet shop, subject to City and/or County ordinances. No Pet Shop, adoption or pet services shall be permitted in a Commercial Unit.~~ Association may prohibit breeds of dogs that the Board considers dangerous in its sole discretion. Otherwise, Owners and occupants of Homes may keep up to a limit of ~~three (3)~~ two (2) domestic cats, dogs or combination thereof per Home (as permitted by County and ~~City~~ ordinances or other governmental agencies) and otherwise in accordance with the Rules and Regulations established by the Board from time to time, provided that: (1) such pet is permitted to be so kept by applicable laws and regulations, (2) no pet shall weigh in excess of 75 pounds, and (3) prior written notice is given to the Board of Directors, which notice shall describe such animal by species, current and full-grown height, weight and coloring. Tropical fish and tropical birds may be maintained in a Home but subject to all regulations contained herein and in the Rules and Regulations. Any other animal may only be maintained in a Home with the prior written consent of the Board of Directors in their discretion. Any pet maintained in a Home must be kept or maintained solely as a domestic pet and not for any commercial purpose. Other domesticated pets may be kept in reasonable numbers; however, the total number of pets or animals in a Home may not exceed the number permitted by the City, County, and all other applicable governmental agencies. Dogs of an aggressive and/or vicious nature including, but not limited to, those commonly referred to as "pit bulls" must be registered with and meet all requirements of the City, County, and all other applicable governmental agencies. Notwithstanding the foregoing, pets may be kept or harbored in a Home only so

long as such pets or animals do not cause or are the source of annoyance, nuisance, or disturbance to any other Owner or occupant. A determination by the Board that an animal or pet kept or harbored in a Home is a nuisance shall be conclusive and binding on all parties. All pets shall be walked on a leash. No pet or animal shall be permitted outside a Home or Commercial Unit unless such pet is kept on a leash no longer than six (6) feet or within an enclosed portion of the yard of a Home or Commercial Unit, as approved by the ARC. No pet or animal shall be "tied out" on the exterior of the Home, Commercial Unit, or in the Common Areas, or left unattended in a yard or on a balcony, courtyard, porch, or patio. No dog runs or enclosures shall be permitted on any Home, Commercial Unit, Lot or Parcel. No wildlife, poultry or livestock shall be raised, bred or kept within Villas on Antique Row. The ability to have and keep an animal or pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any animal or pet which becomes a nuisance or source of annoyance to other residents, tenants or Owners of Villas on Antique Row or in any way causes damage to property. When notice of removal of any pet or animal is given by the Board, the pet or animal shall be removed within forty-eight (48) hours of the giving of the notice. All pets and animals shall defecate and urinate only in the "pet walking" areas within Villas on Antique Row designated for such purpose, if any, or on that Owner's Home, Commercial Unit or Lot. The person walking the pet or animal or the Owner shall clean up all matter created by the pet or animal. Each Owner shall be responsible for the activities of its pet(s) and animal(s). Notwithstanding anything to the contrary, seeing-eye dogs shall not be governed by the restrictions contained in this Section. Neither the Board nor Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing, and any occupant of a Home or Commercial Unit committing such violations shall fully indemnify and hold harmless the Board, the Developer, and Association. Any landscaping damage or other damage to the Common Areas caused by an Owner's pet or animal shall be promptly repaired by such Owner. Association retains the right to effect such repairs and charge the Owner therefore."

2. Article XV, Section 15.8.6 (regarding Restaurants) of the Declaration for Villas on Antique Row is hereby revised to read in its entirety as follows:

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

"15.8.6 Any use which emits an obnoxious odor, excessive noise or sound or which can be heard or smelled to a material extent outside of the space occupied for the use ~~except for noises and odors normally emitted by restaurants and associated activities, provided the restaurant complies with all applicable laws and codes~~ (Commercial Units may not contain restaurants, convenience stores or other food services (prepared or otherwise) operations involving food and outdoor dining)."

3. The following provision in Article XV, Section 15.31 (regarding Restaurants) of the Declaration for Villas on Antique Row is hereby deleted in its entirety: (insertions are underlined, and deletions of prior language are ~~stricken through~~)

~~“(a) IT IS INTENDED THAT (WITHOUT CREATING ANY OBLIGATION) RESTAURANTS, CAFES, BAKERIES, AND/OR OTHER COMMERCIAL OPERATIONS MAY BE OPERATED FROM THE COMMERCIAL UNITS AND THAT SUCH OPERATIONS MAY RESULT IN THE CREATION OF NOISE, MUSIC, AND COOKING ODORS WHICH MAY AFFECT OTHER HOME AND COMMERCIAL UNITS;”~~

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 3RD day of JUNE, 2016.

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

Witnesses:
RISA Levitt
(signature)
RISA Levitt
(printed name)

[Signature]
(signature)
MARON A. LIST
(printed name)

RISA Levitt
(signature)
RISA Levitt
(printed name)

[Signature]
(signature)
MARON A. LIST
(printed name)

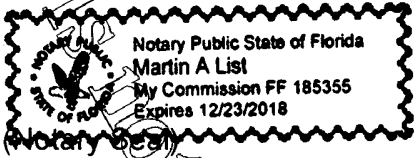
By: [Signature]
_____, President
DONALD C. CARTER

Attest: [Signature]
BURTON S. MICKOFF, Secretary

Handwritten watermark: "TOP COPY" and "Not a Public Record" diagonally across the page.

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3RD day of JUNE, 2016 by DONALD C. CARTER, as President of VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., who is personally known to me or has produced _____ as identification and who did take an oath.

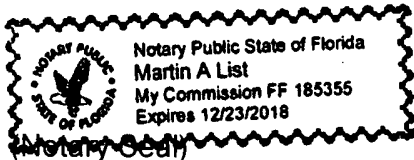


[Handwritten Signature]

Notary Public
State of FLORIDA
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3RD day of JUNE, 2016 by BURTON S. MINKOFF, as Secretary of VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., who is personally known to me or has produced _____ as identification and who did take an oath.



[Handwritten Signature]

Notary Public
State of Florida
My Commission Expires: