

This instrument was prepared by  
and after recording return to:  
Steven M. Falk, Esq.  
Falk Law Firm, P.A.  
7400 Tamiami Trail North, Suite 103  
Naples, Florida 34108  
(239) 396-8400

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR WINDSOR PARK

THIS AMENDMENT is executed by DIVOSTA HOMES, L.P., a Delaware limited partnership authorized to do business in the State of Florida ("Declarant"). On December 14, 2009, Declarant recorded a Declaration of Covenants, Conditions and Restrictions for Windsor Park in O.R. Book 23593, Page 1287 of the Public Records of Palm Beach County, Florida (the "Declaration"). Declarant now wishes to amend the Declaration. NOW THEREFORE, pursuant to the rights reserved to Declarant by Article XVIII, Section 1 of the Declaration, Declarant hereby amends the Declaration as set forth in Exhibit "A" attached hereto.

In the presence of:

*Tammy Robbins*  
Print Name: Tammy Robbins

*Kathryn Bowes*  
Print Name: KATHRYN BOWES

DIVOSTA HOMES, L.P., a Delaware limited partnership

By: DiVosta Homes Holdings, LLC, a Delaware limited liability company, its general partner

By: *[Signature]*  
Anthony J. Palumbo, III  
Its: Director – Land Development and Acquisition, Southeast Florida Division

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 2017, by Anthony J. Palumbo, III, Director-Land Development and Acquisition, Southeast Florida Division of DiVosta Homes Holdings, LLC, general partner of DiVosta Homes, L.P., on behalf of said limited liability company and limited partnership. He is personally known to me.



*Kathryn A Bowes*  
Notary Public  
Print Name: KATHRYN A BOWES  
My Commission Expires: 9-14-18

**CONSENT AND JOINDER**

Abacoa Property Owners' Assembly, Inc. hereby consents to and joins in the foregoing amendment to the Declaration.

In the presence of:

ABACOA PROPERTY OWNERS'  
ASSEMBLY, INC.

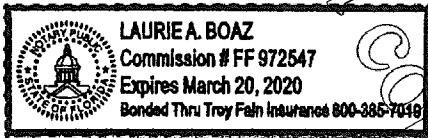
Komal Saroop  
Print Name: RASSIE SAROOP

By: [Signature]  
Print Name: TRAVIS CHAPIN  
Its: President

[Signature]  
Print Name: TERESA MUNIZ

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24 day of March, 2017, by Travis Chapin President of Abacoa Property Owners' Assembly, Inc., on behalf of said not-for-profit corporation. He/She is personally known to me.



(SEAL)

Laurie A. Boaz  
Notary Public  
Print Name: Laune A. Boaz  
My Commission Expires: March 20, 2020

EXHIBIT "A"

Article VIII, Section 1(C) is amended as follows (additional language in Article VIII, Section 1(C) is indicated by underlining):

C. Irrigation Quality ("I.Q.") Water Facilities. The Association shall be responsible in perpetuity for the I.Q. water payment and the operation, maintenance, repair, and replacement of the I.Q. facilities owned by the Association and located with the Common Area, as well as those I.Q. water facilities located on Lots, in accordance with the standards, rules and regulations of all competent regulatory agencies, including, without limitation, the Loxahatchee River Environmental Control District ("Loxahatchee River District"). The Association shall have access to all Lots for the operation, maintenance, repair and replacement of the I.Q. water facilities. The Association shall provide written notice to the Loxahatchee River District at least thirty (30) days prior to the removal or major alteration of I.Q. water facilities located in the Common Areas or any Lot. The Association shall fulfill all obligations set forth in the Standard Irrigation Quality Water Agreement – Retail between DiVosta Homes, L.P. and the Loxahatchee River Environmental Control District recorded in O.R. Book 23167 at Page 88, Public Records of Palm Beach County, Florida, (the "I.Q. Agreement").

Article VIII, Section 1(D) is created to read:

D. Landscape Maintenance Northern Owned Tracts. The Association specifically accepts the maintenance, care and replacement obligation for all landscape improvements located within the 15-foot strip of landscaping that is located in Planting Area 1, north of Community Drive and north of the existing sidewalk. Said landscaping commences at Lamarville Drive and runs west along the entire frontage of Community Drive and terminates at the West Line Tract "A" (P.B. 112, PGS. 116-119). Planting Area 1 is depicted in the Landscape Plans prepared by Cotleur & Hearing titled "Windsor Park Residential Neighborhood 3" per Town of Jupiter Resolution numbers 79-05 and 14-10 and approved under Northern Palm Beach County Improvement District Permits (PER-9B-046), (PER-9B-049) and (PER-9B-052).