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Palm Beach County, Florida
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This instrument was prepared by
and after recording return to:
Steven M. Falk, Esq.
Roetzel & Andress, LPA
850 Park Shore Drive
Naples, Florida 34103
(239) 649-6200

This is a Certified Copy

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

THIS AMENDMENT is executed by **DIVOSTA HOMES, L.P.**, a Delaware limited partnership (the "Developer"). On December 14, 2009, the Developer recorded a Declaration of Covenants, Conditions and Restrictions for Windsor Park in Official Records Book 23593, at Page 1287, et. seq. of the Public Records of Palm Beach County, Florida (the "Declaration"). In Article XVIII, Section 1 of the Declaration, the Developer reserved the right to amend said instrument. NOW THEREFORE, pursuant to the reserved rights recited above, the Developer hereby amends the Declaration as set forth in Exhibit "A" hereto.

IN WITNESS WHEREOF, the Developer has executed this Amendment effective as of the day and year written below.

Signed, sealed and delivered in the presence of

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

[Signature]
Witness Name: Deanna Fisher

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

By: *[Signature]*
Chris Hasty
Its: Director-Land Development, South Florida Division

Witness Name: Kimberly L. Howes

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER 2014, by Chris Hasty, as Director-Land Development, South Florida Division, on behalf of DiVosta Homes Holdings, LLC the general partner of DiVosta Homes, L.P., a Delaware limited partnership, on behalf of said limited liability company and limited partnership. He is personally known to me.

[Signature]

NOTARY PUBLIC
Name: Kimberly L. Howes
Type or print)
My Commission Expires: _____



(SEAL)

EXHIBIT "A"

Additional language reflected by underlining.
Deleted language reflected by ~~hyphens~~.

Article VIII, Sections 2(B)(i) and 2(C)(i) are amended as follows:

ARTICLE VIII

MAINTENANCE

B. Detached Single Family Unit Owner's Maintenance Responsibility.

i. Each Owner of a detached Single Family Unit shall maintain the exterior of his Single Family Home, including the walls and fences, where applicable, in good condition and repair, ~~and including~~ the normal and routine painting of the exterior walls. The Board shall determine the need for such painting from time to time.

C. Attached Single Family Home Owner's Maintenance Responsibility.

Maintenance of the Exterior of the Attached Single Family Home. ~~Subject to the maintenance duties of the Association, each~~ Unit Owner of an Attached Single Family Home shall maintain his or her own Unit, including all boundary walls and fences, in good condition and repair and in a like condition, appearance, and quality as originally constructed. ~~Notwithstanding the foregoing, the Association shall be responsible for the normal and routine pressure cleaning and (where applicable) painting of the boundary walls, fences and Shared Roofing (defined below) of a Unit. The Board shall determine the need for such cleaning and painting from time to time. All costs reasonably related to said cleaning and painting shall be borne by the Association as an Association Expense.~~

CONSENT AND JOINDER

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC., does hereby consent to and join in the foregoing Amendment to Declaration of Covenants, Conditions and Restrictions for Windsor Park.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of Abacoa Property Owners' Assembly, Inc.

In the Presence of:

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

[Signature]
Printed name: Beth Kelso

(seal)
[Signature]
By: _____
Scott Hedge
Its: President

[Signature]
Printed name: BARBARA BRETAN

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 22 day of October, 2014, by Scott Hedge, as President of Abacoa Property Owners' Assembly, Inc. He is personally known to me or produced _____ as identification.

[Signature]
Notary Public, State of Florida
Print Name _____
Serial No. _____
My Commission Expires: _____



This is not a certified copy