

Prepared by and return to
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Wright & Casey P.A.
340 North Causeway
New Smyrna Beach, FL 32169

**AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PARK PLACE AT PALM COAST HOMEOWNERS ASSOCIATION, INC.**

THIS AMENDMENT is made on the date hereinafter set forth by PARK PLACE AT PALM COAST HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, hereinafter referred to as the "Association."

WITNESSETH:

WHEREAS, SeaGate Communities, Inc., a Florida corporation, did previously record a Declaration of Covenants, Conditions and Restrictions for Park Place at Palm Coast dated December 29, 2015, which was recorded in Official Records Book 2103, Page 1756, of the Public Records of Flagler County, Florida (hereinafter the "Declaration"); and

WHEREAS, the Association desires to amend Article XII, Section 7, of the Declaration regarding a contribution assessment; and

WHEREAS, the Article XII, Section 1 of the Declaration sets forth that approval of a proposed Declaration amendment must receive the affirmative approval (in person or by proxy) or written consent of not less than 2/3 of the total votes of the Association; and

WHEREAS, at a duly noticed meeting of the Association held on 1/30/2020, 2020, the Association obtained the requisite approval of not less than 2/3 of the total votes of the Association affirming their approval of the amendment to Article XII, Section 7 of the Declaration set forth below.

NOW THEREFORE, the Association hereby amends the Declaration to modify the Declaration to state as follows (language deleted shown with ~~strike through~~, language added underlined):

Article XII, Section 7:

7. Commencement Contribution Assessment. Upon the ~~first~~ conveyance of each Lot to any Person, other than (i) ~~and Affiliate~~, (ii) ~~a Builder~~, or (iii) ~~an Institutional Lender~~, acquiring title to ~~an unimproved~~ a Lot by foreclosure or deed in lieu of foreclosure, the ~~purchasing~~ new Owner shall pay to the Association a one-time, non-refundable sum equal to Five Hundred Dollars (\$500.00), as a working capital contribution ("Contribution") to the Association. ~~In the event a Lot is first conveyed to an Affiliate, Builder or Institutional Lender, as provided above, then the Contribution shall be paid when the Lot is subsequently conveyed.~~ The Contribution shall not be considered an advance payment of Assessments

and shall be placed in a working capital fund so that the Association will have funds available to ~~advance utility deposits and start-up expenses, including insurance premiums, for general working capital needs~~ as well as shortfalls in Common Expenses resulting from uncollected Assessments.

WITNESSES:

Park Place at Palm Coast Homeowners Association, Inc.

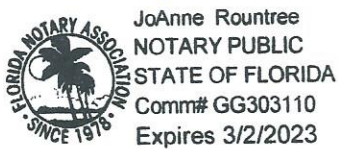
Suzanne G. Jeffers
Sheraldine Wilson

Sign: David Rosenthal
Print: David Rosenthal
Title: President

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this January 30, 2020, by David Rosenthal, as President of the Park Place at Palm Coast Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced drivers license as identification.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid this 30 day of January, 2020.



JoAnne Rountree
Notary Public

WITNESSES:

Park Place at Palm Coast Homeowners Association, Inc.

Suzanne G. Jeffers
Sheraldine Wilson

Sign: Murray Haines
Print: MURRAY HAINES
Title: Secretary

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this January 30, 2020, by Murray Haines, as Secretary of the Park Place at Palm Coast Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced drivers license as identification.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid this 30 day of January, 2020.

JoAnne Rountree

Notary Public



JoAnne Rountree
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG303110
Expires 3/2/2023

AMENDMENT TO THE BYLAWS OF

PARK PLACE AT PALM COAST HOMEOWNERS ASSOCIATION, INC.

WHEREAS, At a duly called meeting of the members on August 13, 2019, the below provision of the Bylaws of Turnbull Umbrella Association, Inc., was amended in accordance with Article XIV after receiving approval of a majority vote of the Board of Directors at a duly constituted meeting of the Board and which amendment is deemed effective as of August 13, 2019.

WHEREAS, Bylaw Article V, Section (F), regarding Election of Directors, is hereby amended and shall hereafter read as follows:

V. ELECTION OF DIRECTORS.

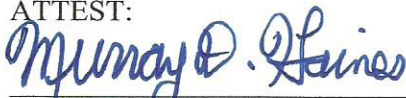
F. The Board shall be composed of not less than five (5) members and the seats shall be numbered 1 through 5. Directors will be elected by seat number for staggered terms of office. If the number of directors is increased, each new position must be assigned a sequential seat number so that each additional director's seat will be included in the staggered election process set forth herein below. Each director will serve until resignation, removal or until his or her successor is elected.

Beginning with the election taking place in the year 2020, three (3) of the seats will hold terms of two (2) years each and two (2) of the seats will hold terms of one (1) year. At the election taking place in the year 2021, the two (2) seats previously holding a one (1) year term will at that time hold an increased term of two (2) years. At the election taking place in the year 2022, the three (3) seats previously holding two (2) year terms each will again hold terms of two (2) years each. And the following year in 2023, the two (2) seats previously holding two (2) year terms each will again hold terms of two (2) years each. Thereafter, at each annual meeting, the Members will elect the directors to replace the directors whose term of office is then expiring.

IN WITNESS WHEREOF, this Amendment has been executed in accordance with the authority hereinabove expressed this 22 day of January, ~~2019~~ 2020

PARK PLACE AT PALM COAST
HOMEOWNERS ASSOCIATION, INC., a Florida
Non-Profit Corporation

ATTEST:


Murray Haines, Its Secretary

By: 
David Rosenthal, Its President