

This instrument prepared by:
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**AMENDMENT CERTIFICATE
DECLARATION OF COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS
CYPRESS BREEZE PLANTATION HOMEOWNERS ASSOCIATION, INC.**

THE UNDERSIGNED, being the duly elected and acting President of Cypress Breeze Plantation Homeowners Association., Inc., a Florida corporation not for profit, does hereby certify that the attached amendments to Covenants Conditions, Restrictions and Easements were approved by the requisite vote of the members on October 29, 2022.

The sole community operated Cypress Breeze Plantation Homeowners Association, Inc., is Cypress Breeze Plantation, a planned community. The Declaration of Covenants Conditions, Restrictions and Easements is found at Official Records Book 2364, Page 724 et. seq., Public Records of Walton County, Florida.

ATTEST:
Cypress Breeze Plantation Homeowners Association,
Inc.

Dorena Surco
Witness

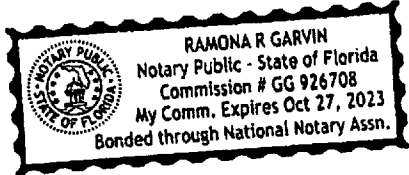
By: *Laura Prewitt*
Laura Prewitt, Its President

Rama Milden
Witness

STATE OF *Florida*
COUNTY OF *Walton*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of Dec, 2022 by Laura Prewitt, who is personally known to me or who has produced driver's lic (type of identification)(if left blank the affiant is personally known by me) as identification and known to be the President of Cypress Breeze Plantation Homeowners Association, Inc, a Florida not for profit corporation, and acknowledged to and before me that the execution of the foregoing instrument was for the uses and purposes therein stated.

WITNESS my hand and official seal this 7 day of Dec, 2022.



Ramona R Garvin
NOTARY PUBLIC
My Commission Expires: 10/27/2023

SCHEDULE OF AMENDMENTS

(Additions indicated via underlined text; Deletions indicated via ~~strike-through~~ text)

Article X, Section 10.9 to the Covenants, Conditions, Restrictions and Easements:

10.9 Capital Contribution. At the closing and transfer of title of each Lot, the new Owner shall contribute to the Association a capital contribution. The amount of said capital contribution shall be set and amended by Board of Directors resolution, which shall be recorded in the Walton County Public Records. This contribution may be used by the Association for any proper common expense. The capital contribution shall not be considered as a pre-payment of Assessments. If not paid at closing, the capital contribution may be collected as an Individual Lot Assessment.

Article X, Section 10.7(d) of the Covenants, Conditions, Restrictions and Easements:

~~Subordination to the Lien of Mortgages. The lien of the Assessment Charge will be inferior to the first mortgage lien of any Mortgage. Sale or transfer of any Lot pursuant to foreclosure of such mortgage, including a deed in lieu of foreclosure, shall extinguish the lien as to payments that became due before the sale or transfer.~~

All owners, regardless of how title is acquired, shall be jointly and severally liable with the previous owner for all assessments owed prior to transfer of title. Any first mortgagee obtaining title via mortgage foreclosure or deed in lieu or mortgage foreclosure shall be liable for assessments owed prior to transfer of title as provided by Chapter 720, Florida Statutes, as amended from time to time.

CAPITAL CONTRIBUTION BOARD RESOLUTION

CYPRESS BREEZE PLANTATION HOMEOWNERS ASSOCIATION, INC.

WHEREAS, pursuant to the amended Article X, Section 10.9 of the Declaration of Covenants, Conditions, Restrictions, and Easements, the Board of Directors ("Board") is empowered to adopt and set the amount of a capital contribution fee which shall be charged to all purchasers of Lots within Cypress Breeze Plantation; and

WHEREAS, the Board wishes to adopt this Resolution setting the initial capital contribution fee amount.

NOW, THEREFORE, it is resolved as follows:

1. The Board hereby establishes for all purchase contracts entered into or after January 1, 2023, the capital contribution fee at .5% of the purchase price.

2. Any change to the foregoing capital contribution fee amount shall be done at a properly noticed Board meeting and the resolution amending the amount shall be recorded in the Walton County, Florida, Public Records.

There are five (5) total Board members. The number of Board members who voted in favor of this Resolution is five (5). The number of Board members who voted against this Resolution is zero. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

CYPRESS BREEZE PLANTATION HOMEOWNERS
ASSOCIATION, INC.

BY: Lana Prewitt
Its President

Date: 12/6/2022