



CFN 20090162553  
 OR BK 23230 PG 1665  
 RECORDED 05/14/2009 10:37:39  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 1665 - 1667; (3pgs)

This instrument was prepared by:  
**GUY M. SHIR, ESQ.**  
**KAHAN SHIR, P.L.**  
 1800 N.W. Corporate Blvd.  
 Suite 102  
 Boca Raton, Florida 33431

CERTIFICATE OF AMENDMENT TO THE  
 DECLARATION OF COVENANTS  
 FOR  
 FAIRFIELD AT BOCA

WHEREAS, the Declaration of Covenants for Fairfield at Boca have been duly recorded in the Public Records of Palm Beach County, Florida in Official Records Book 4758, Page 1304 and amendments thereto were recorded at Official Records Book 4980, Page 1731; Official Records Book 5224, and Page 1503; Official Records Book 5611, Page 975; Official Records Book 6412, Page 309; Official Records Book 7100, Page 1701; and Official Records Book 7453, Page 73.

WHEREAS, at a duly called and notice meeting of the membership of the Fairfield at Boca Association, Inc., a Florida not-for-profit corporation, held on March 13, 2007, the aforementioned Declaration of Covenants were amended pursuant to the provisions of said Declaration.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration are true and correct copies of the amendments as amended by the membership:

Amendments to The  
 Declaration of Covenants for  
 Fairfield at Boca  
 (Additions shown by "underlining")  
 Deletions shown by "~~strikeout~~")

IV  
 OWNERS' PROPERTY RIGHTS

Section 4.2. Reservation of Rights in Master Association. All the rights, easements and privileges granted in Section 4.1 are subject to:

\* \* \*

4.2.3. In the event a Member / Resident as defined and provided herein, fails to pay their maintenance assessment obligations as they come due, then no earlier than thirty-five (35) days from the date of the Association's Legal Counsel's first (1<sup>st</sup>) demand letter noticing the failure to pay, The right of the Master Association shall have the right, at its sole discretion, to suspend the following rights and services:

a. to suspend the voting rights and of the Members / Residents;

b. to suspend the Members / Residents community gate entrance automated and/or automatic access control, requiring the Members / Residents to access the Community via the Security lane in the same manner as guests, vendors and invitees;

c. to suspend a Members / Residents cable service as provided through the Association, during the period of time of non-payment of all assessments due and owing by the member / resident and upon payment in full of such assessments, late charges, interest, costs and attorney's fees, Member / Resident shall be reconnected to cable service and all such reconnection charges shall be a charge of the Member / Resident and may be collected as a special assessment if not paid at the time of reconnection; and

d. to suspend the Member's / Resident's right to use of the recreational facilities by an Member / Resident Owner until such time as all charges, costs and attorney's fees, as provided herein, are paid. For any period during which an assessment against his Parcel remains unpaid, and for a period not to exceed sixty (6) days from the infraction of any of its published rules and regulations;

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

e. in the event the rights of a Member / Resident are suspended herein, their guests shall be prohibited from the use of the same facilities and recreational property of the Master Association as are suspended of the Member / Resident. Additionally, during the suspension period, no overnight parking passes will be issued for the Master Association's parking facility.

WITNESS my signature hereto this 30<sup>th</sup> day of April, 2007, at Boca Raton, Palm Beach County, Florida

Fairfield of Boca Association, Inc.

Kerri Brooks  
Witness

Joseph A. Jaffe  
President

Kerri Brooks  
Print Name  
Marie Palombi  
Witness

Sumner Goodwin  
Attested to by the VICE PRESIDENT

Marie Palombi  
Print Name

State of Florida :  
County of Palm Beach :

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2007, by Joseph Jaffe and Sumner Goodwin, as President and Vice President, respectively, of Fairfield of Boca Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced \_\_\_\_\_ as identification and did take an oath.

Anne C Reyes  
Signature

anne c reyes  
Print Name

