

THIS INSTRUMENT PREPARED BY AND
UPON RECORDATION RETURN TO:

BEN SOLOMON, ESQ.
SOLOMON & FURSHMAN, LLP
1200 BRICKELL AVENUE, PH 2000
MIAMI, FLORIDA 33131

SECOND AMENDMENT TO DECLARATION FOR CHARLESTON COMMONS

THIS SECOND AMENDMENT TO DECLARATION FOR CHARLESTON COMMONS (this "**Second Amendment**") is made by LENNAR HOMES, LLC, a Florida limited liability company ("**Developer**"), and joined in by Charleston Commons Community Association, Inc., a Florida not-for-profit corporation.

RECITALS

A. Developer recorded that certain Declaration for Charleston Commons on November 24, 2014 in Official Records Book 27178, at Page 1031 of the Public Records of Palm Beach County, Florida (the "**Original Declaration**") respecting the community known as Charleston Commons. On July 9, 2015, Developer recorded that certain First Amendment to Declaration for Charleston Commons in Official Records Book 27659, at Page 354 of the Public Records of Palm Beach County, Florida (the "**First Amendment**"). The Original Declaration and the First Amendment shall hereafter collectively be referred to as the "**Declaration**."

B. Pursuant to Section 4.3 of the Declaration, prior to and including the Turnover Date, Developer shall have the right to amend the Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever.

C. The Turnover Date has not yet occurred.

D. Developer wishes to amend the Declaration to modify the same as set forth herein.

NOW THEREFORE, Developer hereby declares that every portion of Charleston Commons is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Second Amendment.

2. Conflicts. In the event that there is a conflict between this Second Amendment and the Declaration, this Second Amendment shall control. Whenever possible, this Second Amendment and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

4. Fences and Walls. Section 14.12 of the Declaration is hereby amended as follows:

14.12 Fences and Walls. No walls or fences shall be erected or installed without prior written consent of the ACC. All enclosures of balconies or patios, including, without limitation addition of vinyl windows, and decks shall require the prior written approval of the ACC. Fences on the sides of a Home shall be six (6) feet or less, wood (natural wood stain or other color approved by the ACC),

JOINDER

CHARLESTON COMMONS HOMEOWNERS ASSOCIATION, INC.

CHARLESTON COMMONS HOMEOWNERS ASSOCIATION, INC. ("Association") does hereby join in the Second Amendment to Declaration for Charleston Commons (the "Second Amendment"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association agrees that this Joinder is for convenience purposes only and does not apply to the effectiveness of the Second Amendment as Association has no right to approve the Second Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 13 day of September 2016.

WITNESSES:

CHARLESTON COMMONS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

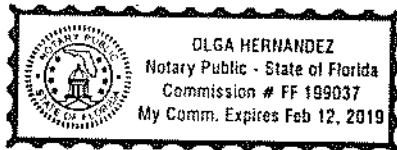
Print Name: [Signature]
Print Name: Olga Hernandez

By: [Signature]
Name: Teresa Baluja
Title: President
[SEAL]

STATE OF FLORIDA)
) SS.:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13 day of September 2016 by Teresa Baluja, as President of CHARLESTON COMMONS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who produced as identification, on behalf of the corporation.

My commission expires:



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Olga Hernandez



STATE OF FLORIDA • PALM BEACH COUNTY
I hereby certify that the foregoing is a true copy of the record in my office with corrections, if any as required by law.
THIS DAY OF Sep 2016
SHARON F. BOCK
CLERK & COMPTROLLER
By: [Signature]
DEPUTY CLERK