

This Instrument Prepared By:  
Juan E. Rodriguez, Esquire  
SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.  
80 S.W. 8th Street  
Suite 2550  
Miami, Florida 33130

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS,  
CONDITIONS AND EASEMENTS OF  
MADISON PLACE OF POMPANO BEACH**

This First Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Madison Place of Pompano Beach (the "First Amendment") is made and entered into this 14 day of May, 2015, by D. R. Horton, Inc., a Delaware corporation ("Declarant").

Whereas, the Declaration of Covenants, Restrictions, Conditions and Easements of Madison Place of Pompano Beach (the "Declaration") was recorded under Instrument Number 112798432 of the Public Records of Broward County, Florida.

Whereas, Declarant may amend the Declaration pursuant to Article XV, Section 4, of the Declaration.

Now, Therefore, the following amendment to the Declaration is made by Declarant, as follows:

1. Article IX, Section 4 of the Declaration is deleted and replaced with the following:

Section 4. No livestock or poultry shall be kept, maintained, or bred in any Home or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of three (3) domestic dogs (other than pit bull dogs or other dogs which in the reasonable determination of the Board of Directors are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or three (3) domestic cats shall be permitted to be maintained in the Property, provided such animals are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, the Board of Directors shall specifically have the power to either permit additional domestic dogs or cats to be kept as pets by an Owner if in the determination of the Board such pets shall not cause or be deemed by the Board of Directors to constitute a nuisance to any other Owner

in the determination of the Board of Directors. Each person bringing or keeping a pet within the Property shall be absolutely liable to other Owners and their invitees for any damage to persons or property caused by any pet brought upon or kept upon the Property by such person or by members of his or her family, his or her guests or invitees and it shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings or otherwise used any portion of the Project or public street abutting or visible from the Property. Animals belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the animal. The Association shall have the right to promulgate Rules and Regulations relating to animals, and the right to restrict, under such Rules and Regulations any animals determined by the Board to constitute a nuisance.

In Witness Whereof, D/R. Horton, Inc., a Delaware corporation has executed this Second Amendment this 14 day of May, 2015.

Signed, sealed and delivered  
in the presence of:

D.R. Horton, Inc., a Delaware corporation,  
(Corporate Seal)

[Signature]  
Name: [Signature]  
[Signature]  
Name: Francis J. Guerra

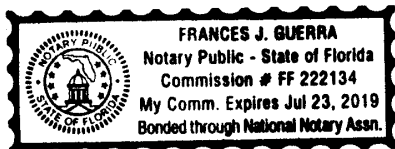
By: [Signature]  
Name: Rafael J. Roca  
Title: Vice-President

STATE OF FLORIDA )  
 ) SS.:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 14 day of May, 2015, by Rafael J. Roca, as Vice-President of D. R. Horton, Inc. a Delaware corporation and on behalf of said corporation. Said Rafael J. Roca is personally known to me and/or has produced \_\_\_\_\_ as identification.

My Commission Expires:

[Signature]  
Name: Francis J. Guerra  
Notary Public, State of Florida at Large



**JOINDER**


Maddison Place of Pompano Beach Homeowners' Association, Inc., a not-for-profit Florida corporation, whose mailing address is 431 Fairway Drive, Deerfield Beach, Florida 33441, hereby approves and joins in the First Amendment to Declaration of Covenants, Restrictions, Conditions and Easements, and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the First Amendment.


**In Witness Whereof**, Madison Place of Pompano Beach Homeowners' Association, Inc. has executed this Joinder on this 14 day of May, 2015.

Signed, sealed and delivered  
in the presence of

Madison Place of Pompano Beach Homeowners'  
Association, Inc.,  
a not-for-profit Florida corporation

  
Name: David D. Horton

By:   
Name: Amalia Papadimitriou  
Title: President

  
Name: Victoria A. Zayas

(Corporate Seal)

STATE OF FLORIDA       )  
  :SS.  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 14 day of May, 2015, by Amalia Papadimitriou, as President of Madison Place of Pompano Beach Homeowners' Association, Inc., a not-for-profit Florida corporation, on behalf of said Corporation. The foregoing person is well known to me or has produced a \_\_\_\_\_ to identify himself/herself.



  
Name: \_\_\_\_\_  
Notary Public, State of Florida at Large