

**THIS DOCUMENT PREPARED BY  
AND RETURN TO:**

Town Homes of Brevard Owners Association, Inc.  
2051 Bramblewood Cir.  
Palm Bay, FL 32909

-----the space above this line is reserved for recording purposes-----

**CERTIFICATE OF AMENDMENT TO AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF  
THE TOWN HOMES OF BREVARD OWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of TOWN HOMES OF BREVARD OWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TOWN HOMES OF BREVARD OWNERS ASSOCIATION, INC., recorded in Official Records Book 5427, Page 3914, of the Public Records of Brevard County, Florida, as amended and supplemented (hereinafter "Declaration"), hereby certify that the AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TOWNHOMES OF BREVARD SUBDIVISION, which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 21 day of March, 2024 (hereinafter the "Meeting").

Said Amendment was approved in accordance with the requirements of Article X, Section 3 of the Declaration by the affirmative vote of a majority of the Owners present or voting by proxy at the Meeting dully called for such purpose at which a quorum was present. Proper notice was given for the Meeting pursuant to the Bylaws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 23 day of April, 2024.

Signed, sealed and delivered  
in the presence of:

TOWN HOMES OF BREVARD  
OWNERS ASSOCIATION, INC.

WITNESS 1:

E Joanne Minchak  
(Sign)  
E. Joanne Minchak  
(Print)  
155 Palmetto Ave #42  
(Post Office Address)  
Indianantic FL 32903  
(City/State/Zip)

SECRETARY:

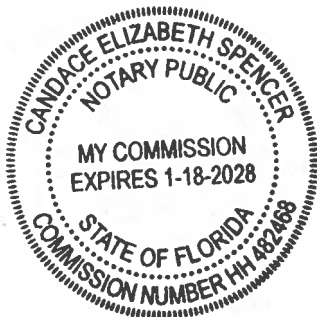
Attested: Stacey Smith  
(Sign)  
Stacey Smith  
(Print)  
185 Palmetto Ave. # 37  
(Post Office Address)  
Indianantic, FL. 32903  
(City/State/Zip)

WITNESS 2:

[Signature]  
(Sign)  
Dina Perrino  
(Print)  
2008 Majestic Pkwy CT NE  
(Post Officer Address)  
Palm Bay FL 32905  
(City/State/Zip)

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me, by means of ☒ physical presence  
or ☐ online notarization, this 22 day of April, 2024, by  
Stacey Smith, as Secretary of TOWN HOMES OF BREVARD OWNERS  
ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is  
☒ personally known to me or who has ☐ produced \_\_\_\_\_ as  
identification.



NOTARY PUBLIC

[Signature] (Sign)  
Candace E Spencer (Print)

State of Florida, At Large  
My Commission Expires:

Signed, sealed and delivered  
in the presence of:

TOWN HOMES OF BREVARD  
OWNERS ASSOCIATION, INC.

**WITNESS 1:**

[Signature]  
(Sign)  
DINA PAREWO  
(Print)  
2068 Majestic Pine CTNE  
(Post Office Address)  
Palm Bay, FL 32905  
(City/State/Zip)

**PRESIDENT:**

By: [Signature]  
(Sign)  
Tamara Redmond  
(Print)  
156 Palmetto Ave Apt 17  
(Post Office Address)  
Indianapolis FL 32903  
(City/State/Zip)

**WITNESS 2:**

[Signature]  
(Sign)  
Joanne Minchak  
(Print)  
155 Palmetto Ave #42  
(Post Office Address)  
Indianapolis FL 32903  
(City/State/Zip)

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me, by means of ☒ physical presence  
or ☐ online notarization, this 23 day of April, 2024, by  
Tamara Redmond, as President of TOWN HOMES OF BREVARD OWNERS  
ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is  
☒ personally known to me or who has ☐ produced \_\_\_\_\_ as  
identification.



NOTARY PUBLIC

[Signature] (Sign)  
Candace E Spencer (Print)

State of Florida, At Large  
My Commission Expires:

**AMENDMENT TO  
AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF THE  
TOWN HOMES OF BREVARD OWNERS ASSOCIATION, INC.**

**ARTICLE IX - INSURANCE**

Section 1. Association's Obligation to Maintain Insurance. The Association will maintain **property insurance only on the Carports and only Liability, Crime and Workers Compensation insurance for the Association. The owners will be responsible for maintaining property** **and** casualty insurance upon all improvements located upon the Properties in an amount equal to the maximum insurable replacement value thereof, excluding foundation and elevation costs. It shall also maintain such insurance upon the Common Area as it shall determine to be required or desirable. The Association's Board of Directors shall be responsible for filing any and all insurance claims under any insurance policies maintained by the Association. The Association's Board of Directors shall maintain all funds received from insurance claims in a separate account and shall disburse same as repairs and/or replacements are completed. All insurance funds received in excess of the cost to repair and/or replace any of the property covered by an insurance claim shall belong solely to the Association.

Section 2. Obligation of Owners to Maintain Insurance. Each Owner shall maintain property and casualty insurance upon the interior **and exterior** of each such Owner's dwelling located on the Properties, including all fixtures located therein, in an amount equal to the maximum insurable replacement value thereof. The costs of the premium for such insurance shall be borne solely by each such Owner. Each Owner shall provide proof of such insurance upon request by the Association.