



**CERTIFICATE OF AMENDMENT**

WE THE UNDERSIGNED, Corey Balzer, President, and Greg Augustyniak, Secretary, of PEMBROOKE HOMEOWNER'S ASSOCIATION, INC., do hereby certify that the following is a true and correct copy of the SEVENTEENTH Amendment to the Declaration of Covenants and Restrictions for PEMBROOKE HOA, which was passed by a vote of at least two-thirds of the members of the Board of Directors, with the intent to amend the Declaration of Covenants and Restrictions recorded at O. R. Book 4001, Page 1809, Public Records of Orange County, Florida, as amended, as follows:

1. Article VI, Section 3d., of the Declaration is amended to read, as follows (change indicated in italics):
  - d. Initiation Fee. In addition to the annual assessment the *Board, acting through its Manager* shall, at the time of the sale of *any* lot have the right to cause a one- time Initiation fee of *one hundred fifty DOLLARS (\$150.00)* to be paid to the Association. Such Initiation Fee shall be used to defray the initial start-up costs and expenses of the Association *for the new owner*.

WE FURTHER CERTIFY that the foregoing Amendment was entered upon the records of the association, that the Amendment is in accordance with its Declaration and Bylaws, and that this Amendment is submitted for recording in order to provide public notice to all owners of property in PEMBROOKE and that they are bound by the Declaration, amended as referred to above.

IN WITNESS THEREOF, we have hereunto subscribed our names as President and Secretary, respectively, of the Association.

PEMBROOKE HOMEOWNER'S ASSOCIATION, INC.

By: Corey Balzer, President

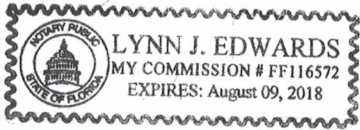
By: M R, Secretary

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, a Notary Public, duly authorized in the State and County aforesaid to take acknowledgements, this 2 day of October, 2017, by Corey Balzer, as President of Pembroke Homeowner's Association, Inc. and by Greg Augustyniak as Secretary of

Pembroke Homeowner's Association, Inc., both of whom are personally known to me and who did take an oath.



*Lynn Edwards*

Notary Public

State of Florida

My commission expires: *August 9, 2018*