

MAY 16 2018

This instrument is prepared by and
after recording return to:

Albert R. Cook, Esquire
646 East Colonial Drive
Orlando, FL 32803

DOCH 20180272400
05/08/2018 12:11:29 PM Page 1 of 3
Rec Fee: \$27.00
Phil Diamond, Comptroller
Orange County, FL
SA - Ret To: ALBERT R COOK PA



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CERTIFICATE OF AMENDMENT
TO DECLARATIONS OF
COVENANTS AND RESTRICTIONS OF
PEMBROOKE

CERTIFICATE OF AMENDMENT

WE THE UNDERSIGNED, Corey Balzer, President, and Elaine Rodriguez, Secretary, of PEMBROOKE HOMEOWNER'S ASSOCIATION, INC., do hereby certify that the following is a true and correct copy of the EIGHTEENTH 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 12, of the Declaration as amended on February 20, 1992, is further amended to read, as follows (change indicated in italics):

No Lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage and other waste shall be kept in sanitary containers. No trash, rubbish, garbage, any other waste, garbage cans, garbage bags, containers of any kind, lawn clippings of debris or household items shall be placed in the front of the Living Unit for pickup or for any other purpose any earlier than *6pm on the night before pick-up*. No such material shall ever be placed in the street at any time. All trash or garbage receptacles must be removed from in front of the Living Unit *by midnight of the pick-up day*. *Trash and recycle bins may be stored in an orderly fashion on the side or rear of the Living Unit, or in the garage.*

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.

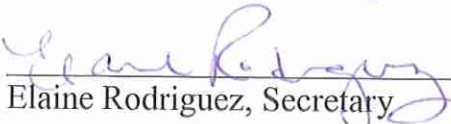
IN WITNESS THEREOF, we have hereunto subscribed our names as President and Secretary, respectively, of the Association.

PEMBROOKE HOMEOWNER'S ASSOCIATION, INC.

By:


Corey Balzer, President

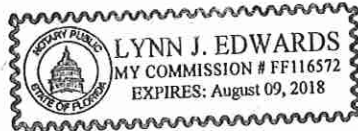
By:


Elaine Rodriguez, 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 25th day of April, 2018, by Corey Balzer, as President of Pembroke Homeowner's Association, Inc. and by Elaine Rodriguez, as Secretary of Pembroke Homeowner's Association, Inc., both of whom are personally known to me and who did take an oath.



Lynn J. Edwards

Notary Public

State of Florida

My commission expires: August 9, 2018