

This instrument was prepared by
and should be returned to:
Robert B. Burr, Esq.
Rossin & Burr, PLLC
1665 Palm Beach Lakes Blvd.
The Forum - Suite 101
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND
RESERVATIONS, AFFECTING THE REAL PROPERTY
OF WEAVER DEVELOPMENT CORPORATION**

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND RESERVATIONS, AFFECTING THE REAL PROPERTY OF WEAVER DEVELOPMENT CORPORATION is made by the CYPRESS CREEK PROPERTY OWNERS ASSOCIATION, INC. ("Association").

W I T N E S S E T H :

WHEREAS, the Declaration of Protective Covenants, Restrictions and Reservations Affecting the Real Property of Weaver Development was recorded commencing at Official Records Book 3156, Page 1105 of the Public Records of Palm Beach County, Florida (referred to herein as "Declaration") and established covenants running with the land therein described.

NOW, THEREFORE, the President and Secretary of the Association hereby certify that:

1. The Amendments, attached hereto as Exhibit "A", to the Declaration have been properly and duly approved and adopted, pursuant to Florida Statute 720.306(1)(b) by the affirmative vote of not less than two-thirds of the voting interests of the Association. Further, the Amendments attached hereto as Exhibit "A" have been properly and duly approved and adopted by the Board of Directors.
2. The Association has properly approved and adopted the Amendments attached hereto as Exhibit "A". The approval and adoption of the Amendments appears in the minutes of the Association, and said approval and adoption is unrevoked.
3. The Amendments attached hereto as Exhibit "A" shall run with the real property subject to the Declaration and shall be binding on all parties having any right, title or interest in the real property subject to the Declaration, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned have signed this Certificate on the date indicated below.

Witnesses:

CYPRESS CREEK PROPERTY OWNERS
ASSOCIATION, INC.

Antony Cramer
Witness signature
Printed name: Antony Cramer
Post office address:
12765 Forest Hill Blvd., Ste. 1320
Wellington, FL 33414

By: Thomas Hallyburton
Thomas Hallyburton
Association President
Post office address:
12765 Forest Hill Blvd., Ste. 1320
Wellington, FL 33414

Antony Cramer
Witness signature
Printed name: Antony Cramer
Post office address:
12765 Forest Hill Blvd., Ste. 1320
Wellington, FL 33414

By: Julie Nicholas
Julie Nicholas
Association Secretary
Post office address:
12765 Forest Hill Blvd., Ste. 1320
Wellington, FL 33414

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [] online notarization, this 18th day of August, 2025 by Thomas Hallyburton as President and Julie Nicholas as Secretary of CYPRESS CREEK PROPERTY OWNERS ASSOCIATION, INC. who are personally known to me or who produced _____ as identification.

Daisy Vazquez
Notary Public
Name: Daisy Vazquez
My Commission Expires: _____

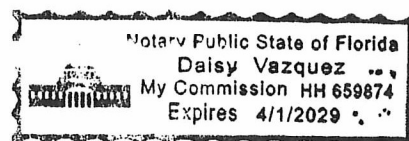


EXHIBIT "A"

**CYPRESS CREEK PROPERTY OWNERS ASSOCIATION, INC.
AMENDMENTS TO THE DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND RESERVATIONS, AFFECTING THE REAL PROPERTY OF
WEAVER DEVELOPMENT CORPORATION**

The Declaration of Protective Covenants, Restrictions and Reservations Affecting the Real Property of Weaver Development Corporation ("Declaration") is amended by the following amendment.

[Added language is underlined. Deleted language is ~~stricken through~~.]

AMENDMENT ITEM 1 – CAPITAL CONTRIBUTION BY RESALE PURCHASERS:
Paragraph VII of the Declaration shall be amended by the addition of a new Section 6, Capital Contribution by Resale Purchasers, which shall read as follows:

"6. Capital Contribution by Resale Purchasers. In all future resales of Lots occurring after this amendment is adopted, the purchaser(s) of a Lot shall be required, at the time the Lot is conveyed, to make a capital contribution to the Association in an amount equal to one (1) year of annual assessments, at that time, to be deposited into the Association's reserve account(s). The capital contribution is not a prepayment of assessments. If the capital contribution is not paid at the time of conveyance, the Association shall impose the capital contribution as an assessment against the purchaser(s) Lot collectable as any other assessment."

AMENDMENT ITEM 2 – ASSESSMENT INCREASE: Section 3 of Paragraph VIII of the Declaration shall be amended to read as follows:

"3. Limits on Budget Increases or Special Assessments. No assessment or assessments in the aggregate, either annual or special, shall exceed ~~\$350.00~~ \$400.00 per lot, per quarter unless any additional amount to be assessed is first recommended by a majority of the Board of Directors and then approved by a majority of the members of the Association in either annual or special meeting duly convened in accordance with the By-Laws of the Association. "

-End-