



INSTR # 2026030477

BK 13873 Pgs 293-295 PG(s)3

RECORDED 02/05/2026 04:09:49 PM

STACY N. BUTTERFIELD, CLERK OF COURT

POLK COUNTY

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This instrument prepared by:

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Bartow, FL 33830
(863) 533-7117

Box R

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BYLAWS OF QUEENS COVE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, Queen's Cove Homeowners Association, Inc., a Florida corporation not for profit ("Association"), is the homeowners' association for the Queen's Cove community consisting of the lands depicted and described in the plats of:

Queen's Cove, recorded in Plat Book 89, Page 49, Queens Cove Phase 2, recorded in Plat Book 95, Page 10, Queen's Cove Phase 3A, recorded in Plat Book 98, Page 26, Queen's Cove Phase 3B, recorded in Plat Book 105, Page 44, and Queen's Cove Phase IV, recorded in Plat Book 127, Page 1, all in the public records of Polk County, Florida;

WHEREAS, the Association's original Declaration of Restrictions was recorded on May 29, 1990 in O.R. Book 2859, Pages 577 et seq., and has been amended, supplemented and restated from time to time, including via the restated Declarations of Covenants, Conditions, Restrictions and Bylaws recorded on April 9, 2002 in O.R. Book 4974, Page 511 et seq. and the restated Declarations of Covenants, Conditions, Restrictions and Bylaws recorded on April 11, 2023 in O.R. Book 12647, Page 588 et seq., all in the public records of Polk County, Florida (collectively "Declaration and Bylaws");

WHEREAS, pursuant to Article XVI of the Declaration and Bylaws, the same may be amended at a membership meeting by a vote of a majority of a quorum of members present in person or by proxy;

WHEREAS, the below-described amendments to the Declaration and Bylaws have been duly approved, voted upon and adopted by the members of the Association at the membership meeting, duly noticed and conducted, and at which a quorum was present, held on January 6, 2026;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, on behalf of the Association and its members, pursuant to applicable law and the Declaration, do hereby certify and attest that the foregoing recitals are true and correct and that the following amendments to the Declaration has been duly and properly approved and adopted (deletions are ~~lined through~~; additions are underlined):

Amendment 1 - Article VI § 8 of the Declaration and Bylaws is hereby amended as follows:

~~Each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve (12) percent per annum. The Association may bring an action of law against the owner personally obligated to pay the same or foreclose the lien against the property. Interest and cost of all attorneys' fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his lot.~~

Each member is obligated to pay the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum and shall incur a late fee of twenty-five dollars (\$25.00). These charges have been established pursuant to the authority granted under Florida Statutes Chapter 720 and may be adjusted by the Association in accordance with future changes to applicable law or Board policy. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property. Interest, late fees, costs, and reasonable attorney's fees incurred in collection shall be added to the amount due. No Owner may waive or otherwise escape liability for assessments by non-use of the Common Area or abandonment of the Lot,

Amendment 2 - Article X § 3(A) of the Declaration and Bylaws is hereby amended as follows:

~~(A) Adopt and publish rules and regulations governing the use of the common areas and dedicated areas, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof. The Board of Directors shall have the authority to adopt and publish reasonable rules and regulations governing the use of the common area, facilities, and other aspects of community life, as well as the conduct of members and enforcement of the provisions of the Declaration, Articles of Incorporation, and these Bylaws. Such rules and regulations shall be supplemental to and not in conflict with the governing documents of the Association. All adopted rules shall be:~~

Consistent with Florida Statutes Chapter 720

Approved by a majority vote of the Board at a duly noticed meeting

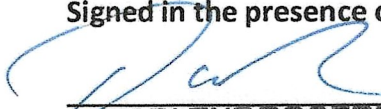
Published to all members via written notice or electronic communication

The Board shall maintain a current record of all adopted rules and regulations, which shall be available for inspection by any member upon request. Rules adopted under this section shall be enforceable in the same manner as the covenants and restrictions contained in the Declaration.

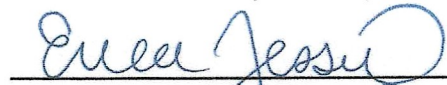
ALL OTHER PROVISIONS OF THE DECLARATION AND BYLAWS REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 4th day of February, 2026.

Signed in the presence of:



DARLENE ROGERS
245 S. Central Ave., Bartow, FL 33830



Erica Jessie
245 S. Central Ave., Bartow, FL 33830

Queen's Cove Homeowners Association, Inc.



Kage Graham, President

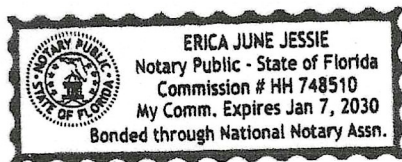
ATTEST:

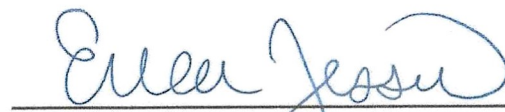


Jerry Wayne Lord, Treasurer

STATE OF FLORIDA
COUNTY OF POLK

The foregoing was acknowledged before me by means of physical presence this 4th day of February, 2026, by Kage Graham, as President, and Jerry Wane Lord, as Treasurer, of Queen's Cove Homeowners Association, Inc.





Notary Public - State of Florida
☒ Produced Identification
Type of ID Produced: drivers' licenses