

This instrument was prepared by:  
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**CERTIFICATE OF RECORDING FOR AMENDMENTS TO  
CONSOLIDATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
LUCERNE HOMES EAST  
AND  
CONSOLIDATED BY-LAWS OF LUCERNE HOMES EAST HOMEOWNER'S ASSOCIATION, INC.  
AND  
AMENDMENTS TO ARTICLES OF INCORPORATION FOR LUCERNE HOMES EAST  
HOMEOWNER'S ASSOCIATION, INC.**

THIS CERTIFICATE OF RECORDING is executed by the undersigned officers of Lucerne Homes East Homeowner's Association, Inc. (the "Association") the corporation in charge of the operation and control of the Lucerne Homes East subdivision, located in Palm Beach County, Florida, according to the Consolidated Declaration of Covenants, Conditions and Restrictions for Lucerne Homes East recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 3236, beginning at Page 1227. The undersigned hereby certify that the attached amendments were approved in accordance with the governing documents of the Association.

IN WITNESS WHEREOF, we have affixed our hands this 10 day of July, 2025, at Greenacres, Palm Beach County, Florida.

**WITNESS 1:**

By: [Signature]  
Name: JAMES L. ARRINGTON  
Address: 6355 SUMNER SKY LN  
GREENACRES, FL 33463

**LUCERNE HOMES EAST HOMEOWNER'S  
ASSOCIATION, INC.**

By: [Signature]  
David Babcock, its President

**WITNESS 2:**

By: [Signature]  
Name: Melissa Fries  
Address: 6395 SUMNER SKY LN  
GREENACRES FL 33463

By: [Signature]  
Nadine Perez, its Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or online notarization, on this 10<sup>th</sup> day of July, 2025, by David Babcock, as President, and Nadine Perez, as Secretary, for Lucerne Homes East Homeowner's Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who are personally known to me or have produced \_\_\_\_\_ as identification and did take an oath.

By: [Signature]  
Name: LAURA L. MATIAK  
Notary Public, State of Florida  
Commission Expires: 3/4/2026



Notary Seal

**AMENDMENTS TO  
CONSOLIDATED DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR LUCERNE HOMES EAST;  
AND CONSOLIDATED BY-LAWS  
FOR LUCERNE HOMES EAST HOMEOWNER'S ASSOCIATION, INC.**

(additions are indicated by underlining, deletions are indicated by ~~strike through~~, and omitted but unaltered provisions are indicated by ellipses)

***1. To clarify that section titles within the Declaration are solely included for ease of reference, changes to Article VII of the CONSOLIDATED DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS OF LUCERNE HOMES EAST (the "Declaration") to add a new Section 10, are as follows:***

**ARTICLE VII  
GENERAL PROVISIONS**

...

Section 10. Section Headings. Section headings in this Declaration, and any of the other Governing Documents of the Association, are for convenience and not intended to be determinative of the content therein.

...

***2. To restrict signage on vehicles, and permit additional statutorily permitted flags to be displayed within the Community, changes to Article IX, Section 8 of the Declaration are as follows:***

**ARTICLE IX  
SPECIFIC RESTRICTIONS**

...

Section 8. Signs. No sign of any kind shall be displayed to the public view on any Lot, or ~~or vehicle~~, except signs displayed by construction companies while doing work on that house or lot. Also when selling your home one sign no larger than 24" X 18", a standard real estate sign, may be displayed from the interior, or on the front lawn mounted on a wire stand.

8.1 Any parcel owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

8.2 Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, Space Force, or a

POW-MIA flag, or a First Responder flag, any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association

...

**3. *To clarify which vehicles are Restricted and which are Permitted within the Community, changes to Article IX, Section 13 of the Declaration are as follows:***

ARTICLE IX  
SPECIFIC RESTRICTIONS

...

Section 13. Vehicles: Cars, SUV's, Vans, Pickup Truck, Commercial Trucks, Trailers and Boats.

- A. Restricted Vehicles or items. In order to maintain the high standards of the subdivision with respect to residential appearance, no trucks or commercial vehicles, boats, electric or petroleum powered motorcycles, mopeds, ~~and~~ motorbikes, house trailers, boat trailers or trailers of every other description, including campers or any vehicle registered RV or vans, (except as indicated below) shall be permitted to be parked or stored at any place on the Property except during periods of approved construction on said Lot (except that recreational vehicles may be on the Property for very brief periods, not to exceed seventy-two (72) consecutive hours or seventy two (72) total hours in any fourteen (14) day period, only for the purpose of loading or unloading), nor shall any motor vehicles be parked on any portion of the Property for the purpose of repairing or maintaining the same. If any such repair or maintenance is to be performed, it shall be done within garages.
- B. Unrestricted vehicles.
1. Theis prohibitions in this Section 13 shall not apply to passenger vehicles, cars, SUV's, and Vvans which fit in Unit garages so long as they have not been designed or modified for commercial or recreational vehicle use and are not so used and so long as they do not exceed in wheelbase 131 inches, in overall width 102 inches, or in doortop-to-ground dimension 80 inches. Unrestricted vehicles shall include:
  2. Electric bicycles, as defined in Section 316.20655, Florida Statutes (2024).
  3. Electric Scooters, as defined in Section 316.2128, Florida Statutes (2024).
  4. Pickup trucks which are not "commercial vehicles," as defined below and which are used primarily for personal activities, may be parked on the driveway of the vehicle owner's Lot only if the pickup trucks is: (a) of a size and configuration capable of being placed inside the garage with the garage door closed, and does not exceed in wheelbase 150 inches, in overall length 240 inches, in overall width 102 inches, or in door top-to-ground dimension of 80 inches; (b) is a manufacturer's "stock" vehicle (with no personal hardware or body modifications substantially altering the outward appearance of the vehicle); (c) has no vertical exhausts, aftermarket exhaust systems, vertical air intake, or dual wheels; and, (d) has no externally mounted equipment or devises (e.g., winches, plow blades, lifts, etc.) except as necessary to serve as an Association-approved reasonable accommodation of Association regulations for a person with a

handicap/disability. All cargo beds of approved pickup trucks must be covered by either a flat cover "tonneau" or bed "capper/topper" with windows on all sides, at all times when parked in the Community.

- C. Nor shall such prohibitions apply to the vehicles of temporary visitors, or to persons with disabilities who require special accommodations in order to live as independently as possible, each such latter instance to be reviewed by the Board of Directors for verification of special needs and for approval in accordance with applicable statutes, whether such vehicles fit in garages or not. Nor shall the prohibitions in this Section apply to the temporary parking of trucks and commercial vehicles for pick-up, delivery or other commercial services.

...

**4. *To reduce the number of regular meetings of the membership from two (2) to one (1), changes to Article III, Section 1 of the BY-LAWS OF LUCERNE HOMES EAST are as follows:***

### ARTICLE III MEETINGS AND VOTING

Section 1. MEMBERSHIP MEETINGS. There shall be ~~two (2)~~ one (1) regular meetings of the membership, held in December ~~and April~~. The December meeting shall be known as the Annual Meeting, and at said meeting Directors shall be elected.

...

**AMENDMENTS TO  
ARTICLES OF INCORPORATION  
FOR LUCERNE HOMES EAST HOMEOWNER'S ASSOCIATION, INC.**

(additions are indicated by underlining, deletions are indicated by ~~strike through~~, and omitted but unaltered provisions are indicated by ellipses)

***1. To clarify membership in the Association, changes to Article IV, of the ARTICLES OF INCORPORATION OF LUCERNE HOMES EAST HOMEOWNER'S ASSOCIATION, INC. (the "Articles") are as follows are as follows:***

**ARTICLE IV  
QUALIFICATION OF MEMBERS**

All Members of the Association must be owners of Lots within the Property and all such owners shall automatically become Members of the Association. ~~Those All Members who are entitled to use the Recreational Facilities. Shall be designated as Class "A" Members. All others shall be designated as Class "B" Members.~~

...

***2. To clarify suspension of voting rights and remove Class "B" membership language, changes to Article V, of the Articles are as follows:***

**ARTICLE V  
VOTING RIGHTS**

Each Lot shall be entitled to one vote regardless of the number of Owners of each Lot. The Association shall have the right to suspend the voting rights applicable to each Lot for any period during which any Assessment or other monies owed to the Association remains unpaid for more than 90 days. Class "~~B~~" Suspended Members may not vote on issues relating solely to the Recreational Facilities.

...

***3. To reduce the number of members of the Board of Directors from nine (9) to seven (7), changes to Article VI, of the Articles are as follows:***

**ARTICLE VI  
BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of ~~nine (9)~~ seven (7) Directors. They may be removed in the manner provided in the By-Laws.

...

***4. To remove the Class “A” membership language, changes to Article X, of the Articles are as follows:***

ARTICLE X  
DISSOLUTION

The Association may be dissolved in the manner provided by the Laws of the State of Florida. In the event of such dissolution or any other event involving the liquidation of any part of the Recreational Facilities, the proceeds of such liquidation shall be divided equally among all persons ~~then having the status of Class “A” Members.~~

...