

**PROPOSED AMENDMENT TO THE DECLARATION OF PORTRAITS  
HOMEOWNERS ASSOCIATION, INC.**

**Proposed Amendment to Article XVII of the Declaration (Additions are indicated by  
underline; deletions by -----)**

Section 5 Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by the Owners of ~~sixty-six and two-thirds (66-2/3rd%)~~ of a majority or more of the Undeveloped Lots and Homes. Notwithstanding the above, (i) there will be no amendment to the provisions of this Declaration pertaining to the maintenance of Common Open Space without the prior consent of Broward County, Florida, and (ii) Developer will have the right to amend this Declaration pursuant to Article VIII without the consent of any Owners and/or Mortgagees. Any amendment must be recorded.

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION FOR PORTRAITS HOMEOWNER'S ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration for Portraits Homeowner's Association, Inc. as recorded in Official Records Book 20888 at Page 0108, et seq. of the Public Records of Broward County, Florida was adopted, in accordance with Article XVII, Section 5 of the Declaration, by unit owners, present in person or by proxy, owning in excess of sixty-six and two-thirds (66 2/3rd) of the membership at a meeting held on September 10, 2019. The effective date of the amendment shall be upon recording.

IN WITNESS WHEREOF, we have affixed our hand this 13<sup>th</sup> day of September, 2019 at Pembroke Pines, Broward County, Florida

**PORTRAITS HOMEOWNER'S  
ASSOCIATION, INC.**  
a Florida not-for-profit corporation

By: Mari Elise Herman  
**MARI ELISE HERMAN** President

By: Elsie Florido  
**Elsie Florido**, Secretary

**WITNESS**

Sign: Alicia Jaramillo  
Print Name: Alicia Jaramillo

Sign: Laura E. Echea  
Print Name: Laura E. Echea

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2019, by Mari Elise Herman, as President and Elsie Florido, as Secretary of Portraits Homeowner's Association, Inc. a Florida not-for profit corporation.

Personally Known OR  
Produced Identification                     

Type of Identification                     

**NOTARY PUBLIC-STATE OF FLORIDA**

Sign: Beatriz N. Melendez  
Print: BEATRIZ N. MELENDEZ

