



CFN 20170070081

OR BK 28917 PG 0994
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 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0994 - 998; (5pgs)

This Instrument was prepared by
 & should be returned to:
 Gerstin & Associates
 40 S.E. 5th St., Suite 610
 Boca Raton, FL 33432

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Certificate of Amendment to the Laurel Oak Homeowners' Association, Inc. Declaration

WHEREAS, the Declaration for the Laurel Oak Homeowners' Association, Inc. (respectively "Declaration" and "Association") was duly recorded in the Official Records of Palm Beach County beginning in Official Records Book 27674 at Page 1534 and all amendments thereto.

WHEREAS, at a duly called and noticed meeting of the membership of the Association on January 24, 2017, amendments to the Declaration (Composite Exhibit "A") were passed pursuant to its provisions, the Association's other *Governing Documents* and the applicable Florida law.

NOW, THEREFORE, the undersigned hereby certifies the Declaration amendments attached hereto as Composite Exhibit "A" are true and correct copies of the Declaration amendments passed by the membership of the Association pursuant to its Declaration, other *Governing Documents* and the applicable Florida law.

IN WITNESS WHEREOF, my signature affixed below on this 13 day of FEBRUARY 2017.

Witness:

Print name:

Witness:

Print name:

Laurel Oak Homeowners' Association, Inc.

By:

Rick Mauro, President

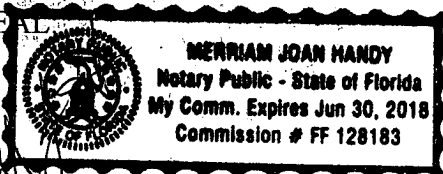
By:

Eric Price, Vice President

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

Sworn to or affirmed before me on February 13th, 2017, by RICK MAURO and ERIC PRICE, who are personally known to me or who produced as identification and who did take an oath.

SEAL



Merriam Joan Handy
 Notary Public

Composite Exhibit "A"

Amendment

Full text of amendment to the Declaration as recorded in the Official Records of Palm Beach County beginning in Official Records Book 27674 at Page 1534 and all amendments thereto ("Declaration").
(underlines are additions and ~~striketroughs~~ are deletions)

Article V

Section 1-8 unchanged.

Section 9. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be effective from and shall relate back to the date on which the original declaration of the community was recorded, except as to first mortgages of record, wherein the lien is effective from and after recording of a claim of lien in the public records of Palm Beach County, Florida; Owners shall be liable for delinquent assessments which accrued prior to the time the Owner took title as provided in the Florida Homeowner's Association Act, Chapter 720 of the Florida Statutes, as same may be amended from time to time. ~~subordinate to tax liens and the lien of any first mortgage securing and indebtedness which is amortized for monthly or quarterly annual payments over a period of not less than ten (10) years and shall be subordinate to any mortgage held or insured by any Institutional Mortgagee regardless of the period of amortization.~~ The sale or transfer of any Lot pursuant to foreclosure of a mortgage or any proceeding in lieu thereof of a first mortgagee meeting the above qualifications, shall not extinguish the lien, and/or the amount due if no lien has been filed, of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

No further changes.

Composite Exhibit "A"

Amendment

Full text of amendment to the Declaration as recorded in the Official Records of Palm Beach County beginning in Official Records Book 27674 at Page 1534 and all amendments thereto ("Declaration").
(underlines are additions and ~~strikethroughs~~ are deletions)

Article XIV Application of Law

The Association shall be governed by Florida Statute Section 720 and any other applicable statutes, as amended from time to time.

No further changes.

Composite Exhibit "A"

Amendment

Full text of amendment to the Declaration as recorded in the Official Records of Palm Beach County beginning in Official Records Book 27674 at Page 1534 and all amendments thereto ("Declaration").

(underlines are additions and ~~strikethroughs~~ are deletions)

Article VIII

No building, fence, wall or other structure nor any tree, shrub, planting, landscaping or ground cover shall be installed, planted, commenced, erected or maintained upon the properties nor shall any exterior addition or change or alteration therein including a change of the building exterior paint color be made nor shall any improvements be made within the individual's lot line or property line ~~(the planting of trees, shrubbery or ground cover or the installation of a mail box in said Lot shall not require prior approval)~~ until the plan and specifications showing the nature, kind, ~~shape~~, height, materials and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by the architectural control committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plan and specifications have been submitted to it, approval ~~will~~ not be required and this Article will be deemed to have been fully complied with. This Article shall not apply to any structures built by, on behalf of and/or sold by Developer, its successors and assigns.

No further changes.

Composite Exhibit "A"

Amendment

Full text of amendment to the Declaration as recorded in the Official Records of Palm Beach County beginning in Official Records Book 27674 at Page 1534 and all amendments thereto ("Declaration").
(underlines are additions and ~~strikethroughs~~ are deletions)

Article XII

Section 1-6 unchanged.

Section 7. Approval of Sales. No Unit may be sold, transferred or otherwise conveyed without written approval from the Association.

- a). The procedures and criteria for obtaining Association approval shall be set forth by the Board of Directors in its Rules and Regulations, which may be amended as Board deems necessary in its discretion.
- b). A Certificate of Approval from the Association must be affixed to any deed recorded in the public records after recordation of this amendment, or such deed shall be void.
- c). If a Unit Owner obtains title via devise, inheritance, foreclosure sale, or deed in lieu of foreclosure, approval of ownership is not required. However, the Unit Owner must obtain written approval from the Association for occupancy of the Unit in accordance with the procedures and criteria set forth by the Board of Directors in its Rules and Regulations, which may be amended as Board deems necessary in its discretion.

No further changes.