

This instrument was prepared by:
MARK D. FRIEDMAN, ESQUIRE
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C112)

**CERTIFICATE OF AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS FOR SUMMER CHASE, AND THE AMENDED
AND RESTATED BYLAWS FOR
SUMMER CHASE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Protective Covenants, Restrictions and Easements for **Summer Chase** has been duly recorded in the Public Records of **Palm Beach County**, Florida, in Official Record Book **6059** at Page **778**; and

WHEREAS, the Articles of Incorporation and Bylaws for Summer Chase Homeowners Association, Inc. are attached as exhibits thereto; and

WHEREAS, the Amended and Restated Declaration of Protective Covenants, Restrictions and Easements for Summer Chase has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **21938** at Page **1413**; and

WHEREAS, the Amended and Restated Articles of Incorporation and Bylaws for Summer Chase Homeowners Association, Inc. are attached as exhibits thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of Summer Chase Homeowners Association, Inc., a Florida not-for-profit corporation, held on **October 15, 2008**, the aforementioned Amended and Restated Declaration of Protective Covenants, Restrictions and Easements, Articles of Incorporation and Bylaws were amended pursuant to the provisions of said Amended and Restated Declaration, Articles and Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Amended and Restated Declaration are a true and correct copy of the amendments as adopted by the membership:

**AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF PROTECTIVE
COVENANTS, RESTRICTIONS AND EASEMENTS FOR
SUMMER CHASE**

(Additions shown by "underlining",
deletions shown by "strikeout",
unaffected text indicated by "...")

ARTICLE X
MAINTENANCE AND REPAIR OF THE SUBJECT PROPERTY

In order to further establish and preserve the Subject Property each Owner covenants and shall be obligated at all times to maintain all portions of his Residence (including, but not limited to, walls, roofs, fences, utility lines, ducts, conduits, pipes, wires and other utility fixtures and appurtenances located upon or under his Lot, and all glass and screens in windows and doors) and Lot (including, but not limited to, lawns, shrubbery, and landscaping which the Association is obligated to maintain) in a neat, aesthetically

pleasing manner, in proper condition and good repair. If an Owner is merely the owner of a Lot without a Residence thereon, the Owner thereof shall be required to maintain his Lot in an aesthetically pleasing manner.

A. By Owners

* * *

B. By the Association

* * *

3. Other than the gate system at our front entrance and the alarm system in each residence the Association makes no other provisions for security (actual or implied). The responsibility for security within the residences is strictly the owners responsibility.

**AMENDMENTS TO THE
AMENDED AND RESTATED BY-LAWS OF
SUMMER CHASE HOMEOWNERS ASSOCIATION, INC.**

(Additions shown by "underlining",
deletions shown by "strikeout",
unaffected text indicated by "...")

Section 3. Membership; Members' Meetings; Voting and Proxies

* * *

3.2. The "Annual Members' Meeting", at which the election of Directors will take place and any other business which may be lawfully transacted, shall be held in January ~~December~~ of each year. In addition, the following Members' meetings shall also be held: the budget meeting of the Board of Directors shall be held in November, and the elections meeting in December. These meetings shall take place on such date of the designated month as determined by the Board, at the Summer Chase Clubhouse, 8335 Lake Cypress Road, Lake Worth, Florida 33467. The purpose of such meetings shall be to discuss matters appropriate to the business and functions of the Association, in accordance with the governing documents.

* * *

3.5. The Members may, at the discretion of the Board, act by written response in lieu of a meeting, provided a written notice of the matter or matters to be agreed upon is given to the Members or duly waived in accordance with the provisions of these Bylaws. Unless some greater number is required under the Summer Chase Homeowners Association documents and except as to the election of Directors, which shall be accomplished by plurality vote, the decision of the majority of the votes cast by Members present in person ~~or by proxy~~ or by absentee ballot as to the matter or matters to be agreed or voted upon, shall be binding on the Members, provided a quorum is either present at such meeting (in person or by proxy or absentee ballot) or submits a response if action is taken by written response in lieu of a meeting in which event a minimum of a majority of all votes, one hundred eleven (111), is necessary for an action. The notice with respect to actions to be taken by written response in lieu of a meeting shall set forth a time period during which the written responses must be

received by the Association, which shall not exceed sixty (60) days from the date that the notice is mailed.

WITNESS my signature hereto this 24th day of December, 2008, Palm Beach County, Florida.

SUMMER CHASE HOMEOWNERS ASSOCIATION, INC.

Robert Flecht
Witness
ALBERT STEINHACK
(PRINT NAME)
By: Harold Bank President

Dawn M. Cannon
Witness
JOANNA N TAIT
(PRINT NAME)
Attest: Dawn M. Cannon Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 24th day of December 2008 by GERALD BANK and BERNARD SOLOMAN, as PRESIDENT and SECRETARY, respectively, of Summer Chase Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

Dawn M. Cannon (Signature)
Dawn M. Cannon (Print Name)
Notary Public, State of Florida at Large

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