



This instrument was prepared by
and should be returned to:
Jeffrey R Stoll Esq
888 SE 3rd Avenue
Suite 400
Ft. Lauderdale, Florida 33316

11/13/2002 11:50:26 20020597701
OR BK 14385 PG 1983
Palm Beach County, Florida

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC.

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC. ("Association") is made this 3rd day of November, 2002, by the President and Treasurer of the Association.

WITNESSETH

WHEREAS, the Association is the homeowners association operating the residential subdivision known as Tudor Woods;

WHEREAS, the Declaration of Covenants, Conditions and RestriCTIONS of the Association ("Declaration") was originally recorded commencing at Official Records Book 3469, Page 1298 of the Public Records of Palm Beach County, Florida, and established covenants running with the land therein described;

WHEREAS, Article XIII, Section 3 of the Declaration, as amended, provided that the Declaration may be amended by approval of a majority of the Board of Directors together with approval of a majority of those members present in person or by limited proxy at any regular or special members' meeting where a quorum is attained;

WHEREAS, the Association desires that the Amendments attached hereto as Exhibit "A" to the Declaration, be certified of record as notice to all current and future owners of property subject to the Declaration.

NOW, THEREFORE, the President and Treasurer of the Association hereby certify that

1. The Association, on October 15, 2002, conducted a special members' meeting for the purpose of adopting the Amendments attached hereto as Exhibit "A". A quorum of the Association members was obtained at said meeting. Thirty (30) members were present either in person or by limited proxy at said special members meeting. The Amendments attached hereto as Exhibit "A" were approved and adopted by a majority of those Association members present in person or by limited proxy at said special members' meeting.

2. The Amendments attached hereto as Exhibit "A" have been approved by a majority of the Board of Directors.

3. The approval and adoption of the Amendments to the Declaration appears in the minutes of the Association, and said approval and adoption is unrevoked.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 30th day of November, 2002

Witnesses (as to both):

BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC

Nancy Bonaspille
Signature

Nancy Bonaspille
Print Name

Brian D Haggerty
Signature

Brian D Haggerty
Print Name

By: Renee Messina-Hazien
Renee Messina-Hazien, President

By: Edith Spinner
Edith Spinner, Treasurer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 30th day of November, 2002, by Renee Messina-Hazien as President and Edith Spinner as Treasurer, respectively, of BOCA HEIGHTS OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the Corporation. They have produced a Florida Driver's license as identification.

Williamson
NOTARY PUBLIC, State of Florida

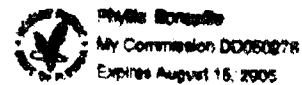


EXHIBIT "A"**AMENDMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR
BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC. ("Declaration")
(Operating the Tudor Woods Community)****1. Article VIII. Architectural Control shall be amended as follows:**

The Board of Directors of the Association shall appoint an Architectural Control Committee composed of three (3) or more representatives, one of whom must be a member of the Board of Directors of the Association.

No building, fence, wall, or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to change or alteration therein be made until the plans 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 harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. The Architectural Control Committee's decision shall be based upon the following policies:

- (a) All landscaping must be maintained in good, healthy condition.
- (b) All trees installed with the original landscaping or placed afterwards by the owner must be replaced, if not in a healthy condition.
- (c) Chain-Link fence is not a preferred material on street yards. Chain-Link will be considered only if an approved landscape plan to cover the fence is submitted and approved.
- (d) Garbage cans must be stored in such a manner that they are not visible from the street unless the cans are placed in front of the unit on a trash collection day for the specific purpose of trash collection. No outside storage is permitted unless it is in an approved, landscaped enclosure.
- (e) There is no outside storage of bikes, motorcycles or similar items that are visible from the street.
- (f) Driveway widening of concrete or pave bricks is encouraged. Gavel is not acceptable.
- (g) No changes in the color of the houses can be made without the permission of the Architectural Control Committee.
- (h) Front doors cannot be changed unless approved. Solid wood doors are not acceptable.
- (i) Obstructions in the right-out-way, other than mailboxes, are not permitted.

- (j) Enclosing of garage is not permitted unless there are provisions for two paved parking spaces and the plans for exterior unit appearance approved.
- (k) All materials utilized on exterior units must be compatible with existing materials.
- (l) Irrigation systems are required and to not need prior approval for installation.
- (m) All units must maintain an acceptable appearance. Unit with siding must be washed regularly to prevent mildew.
- (n) the front doors cannot be changed unless approved by the Architectural Control Committee prior to changes.
- (o) Satellite dishes will not be permitted unless the dish is properly screened off from neighboring homes, as well as adjacent roads. The Architectural Control Committee will determine if all criteria is met.

The Architectural Control Committee must approve or disapprove of same and returned to applicant within a reasonable time, not to exceed forty-five (45) days from the date of receipt thereof. The applicant may appeal the Architectural Control Committee's decision to the Board of Directors within 30 days of receipt of the decision. Said appeal will be decided by the Board of Directors by a majority decision.

2. Article X, Use Restrictions.

Section 6, Vehicle Other Than Automobiles shall be amended as follows:

The following vehicle are authorized to be parked on the property of unit owners:

- (a) Pick-up trucks with a weight not to exceed 3/4 ton(s). Pick-up trucks are permitted to have exterior tool boxes provided that said exterior tool boxes contain a door or lid providing closure;
- (b) Vans with a weight not to exceed 3/4 ton(s);
- (c) Boats with a length not to exceed twenty (20) feet and stored in an enclosed area at least 90% from view;
- (d) Trailers with a length not to exceed fourteen (14) feet and stored in an enclosed area and completely out of view;
- (e) Commercial cars, trucks, and vans with a weight not to exceed 3/4 ton(s). Commercial cars, trucks, and vans are permitted to have external racks or other fixtures used to support or contain material(s) or equipment provided that the material(s) and/or equipment is NOT visible from the street.

No campers of any kind shall park or be parked at any time upon the property, unless parked within a garage and totally out of view. This restriction shall not prohibit the temporary parking of commercial vehicles making deliveries to and from, or while used in connection with providing services to any unit, lot or building site.

*****Section 19 - Basketball Hoops/Poles**

Unit owners are permitted to set-up basketball hoops/poles on their property under the following restrictions:

- (a) Unit owners are permitted to install Basketball hoops/poles on the driveway of the unit only.
- (b) Each unit is permitted to have a total of one (1) basketball hoop/pole.
- (c) Basketball hoops/poles must be installed and remain a minimum of ten (10) feet from the street.
- (d) Any basketball hoops/poles which are not permanently affixed to the property must at all times comply with these guidelines:
- (e) The playing of basketball on the street is not permitted at any time.

**** (Please note that Section 19 is a new section.)

NOTE: Added language is underlined.
Deleted language is ~~struck through~~.

Name:

Address:



11/13/2002 11:50:26 20020597702
OK BK 1:385 PG 1988
Palm Beach County, Florida

CERTIFICATE OF AMENDMENT
BY-LAWS OF
BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC.

WHEREAS, the Articles of Incorporation of BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC., were filed in the Offices of the Secretary of the State of Florida in 1981; and

WHEREAS, BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC. were organized for the purpose of administering the operation and management of the BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC. a Homeowner's Association, under the laws of the State of Florida pursuant to and under Chapter 617 of the Florida Statutes; and

WHEREAS, the By-Laws of the Association were attached as an Exhibit to the Declaration of Covenants and Restrictions and were otherwise incorporated by reference therein as though fully set forth therein and made part thereof; and

WHEREAS, prior to the date hereof, a meeting of the members of the Association met for the express purpose in part of voting upon and otherwise approving the below Amendment to the By-Laws of the Association; and

WHEREAS, the members of the Association in fact voted upon and otherwise approved the below Amendment to the By-Laws of the Association; and

WHEREAS, the President and Secretary of the Association have affixed their signatures hereto and certification that the members have adopted the said Amendment appearing below, all in conformance with the aforescribed provisions of the By-Laws of the Association,

NOW, THEREFORE, this shall certify that the By-Laws of the Association are hereby amended as follows:

RESOLVED that:

ARTICLE III. MEETING OF MEMBERS.

Section 5- Proxies shall be amended as follows:

At all meetings of members, each member may vote in person or by proxy. All proxies shall

by in writing, dated, and notarized prior to being filed with the Secretary. Should there be a conflict between two or more proxies being filed on behalf of the same member, all of the proxies shall be deemed null and void unless: (a). one proxy specifically revokes the other(s) or (b) the most recent proxy will be deemed valid provided that it can be determined from the face of the proxy (either by date or other language), that it was executed more recently than the other(s).

Section 3- Notice of Meetings. Shall be amended as follows:

The Board of Directors must obtain a written certification from the individual or corporate entity that prepared and sent, via U.S. Mail, the Notice of Meeting to the Members. Such certification must be signed and certify that all of the requirements set forth in this section were followed in providing the required written notice to the Members.

CERTIFICATION

WE, the undersigned as President and Secretary of BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC., having its principal office in Palm Beach County, Florida, hereby certify and affirms that the Amendment to the By-Laws of the Association was duly adopted by the Membership of the Association, all in accordance with the provisions of Chapter 617 of the Florida Statutes and the By-Laws of the BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC., as recorded in the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC. this 3rd day of ^{November}~~October~~, 2002.

Witnesses (as to both):

BOCA HEIGHTS PROPERTY OWNERS' ASSOCIATION, INC.

Nancy Bouspille
Signature

By: Renee Messina-Hazjen
Renee Messina-Hazjen, President

Nancy Bouspille
Print Name

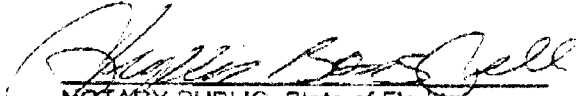
By: Edith T. Spinner
~~Nancy Eigo, Secretary~~
Edith T. Spinner, Treasurer

Brian D Haagerty
Signature

Brian D Haagerty
Print Name

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 3RD day of November, 2002, by Renee Messina-Hazien as President and Nancy Eige as Secretary, respectively, of BOCA HEIGHTS OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the Corporation. They have produced a Florida Driver's License as identification.


NOTARY PUBLIC, State of Florida

