

Prepared by and return to:  
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CFTN 20240354170  
ON BK 2834 P 422  
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Palm Beach County, Florida  
Joseph Abrams, Clerk  
Tel: 408 - 470; 0920

## **CERTIFICATE OF AMENDMENTS TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants and Restrictions for Jupiter Plantation was recorded in Official Records Book 2834, Page 422, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the Declaration provides for amendments of the Declaration, as set forth herein.

NOW THEREFORE, the Declaration is hereby further amended as follows:

**1. The following sentences in Article VI, Section 1(d)(1) of the Declaration of Covenants and Restrictions are hereby amended to read as follows, with the remainder of that Section to remain the same:**

*(insertions are underlined, and deletions of prior language are ~~stricken through~~)*

"The screened patio portion in each townhouse courtyard shall be constructed to conform to all Board-approved architectural guidelines, as amended from time to time, including but not limited to, use of Board-approved materials and colors, and all design and construction specifications regarding the location, size, type, and appearance uniform. Additionally, all screen enclosures must be installed to comply with all building code and hurricane requirements for the Town of Jupiter and the State of Florida, in effect at the time of installation. No Owner shall install, remove, change or alter any screen enclosure without first submitting an application and obtaining the written approval of the Board of Directors and/or Architectural Review Committee. To the extent that any repairs to an existing screen enclosure will alter the appearance, then the Owner must submit an application and obtain the written approval of the Board of Directors and/or Architectural Review Committee. All screen installations must be approved in writing by the Board."

**2. Article VI, Section 1(d)(2)(g)(4) of the Declaration of Covenants and Restrictions is hereby amended to read in its entirety as follows:**

*(insertions are underlined, and deletions of prior language are ~~stricken through~~)*

"(4) Unit fences, courtyard closets and gates must be constructed to conform to all Board-approved architectural guidelines, as amended from time to time, including but not limited to, use of Board-approved materials and colors, and all design and construction specifications regarding the location, size, type, and appearance of any fences, courtyard closets and gates. existing fence appearance and size, Additionally, all unit fences, courtyard closets and gates

must be anchored installed to comply with all building code and hurricane requirements for the Town of Jupiter and the State of Florida, in effect at the time of installation hurricane requirements. ~~No Owner shall install, remove, change or alter any fence, courtyard closet or gate without first submitting an application and obtaining the written approval of the Board of Directors and/or Architectural Review Committee. To the extent that any repairs to an existing fence, courtyard closet or gate will alter the appearance, then the Owner must submit an application and obtain the written approval of the Board of Directors and/or Architectural Review Committee, and the exterior stained in a board approved color. In the event an owner should wish to install a second closet in the courtyard, such closet shall be installed in the same manner as the original closet and shall be constructed with the same material as the courtyard fence in the same manner as the original closet.~~

**3. Article VI, Section 1(d)(2)(a)(2) of the Declaration of Covenants and Restrictions is hereby amended to read in its entirety as follows:**

*(insertions are underlined, and deletions of prior language are ~~stricken through~~)*

"(2) The following set of restrictions and regulations shall be adhered to by each homeowner, lessee, their houseguests, visitors and other occupants:

a. Sales/Leases.

(2) ~~An application for sale must be submitted to the Association at least two weeks in advance of closing and must be accompanied by a \$50.00 application fee. No townhouse may be rented or leased for more than six (6) times in any calendar year.~~

**4. Article VI, Section 1(d)(2)(a)(3) of the Declaration of Covenants and Restrictions is hereby amended to read in its entirety as follows:**

*(insertions are underlined, and deletions of prior language are ~~stricken through~~)*

"(2) The following set of restrictions and regulations shall be adhered to by each homeowner, lessee, their houseguests, visitors and other occupants:

a. Sales/Leases.

(3) ~~Upon closing of a sale the new owner must provide a copy of the deed of conveyance to the Association. No townhouse may be rented or leased for less than thirty (30) consecutive days, except that a townhouse may be rented or leased for the entire month of February (despite it being less than 30 days). All owners must comply with all applicable codes and ordinances of the Town of Jupiter, as amended from time to time, with regard to occupancy and rentals.~~

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration as previously amended are hereby reaffirmed.

It is hereby certified that the foregoing Amendments were approved by written consent or electronic votes of not less than eighty percent (80%) of the Board of Directors and not less than thirty-three percent (33%) of the entire membership of the Association, pursuant to Article XII, Section 2 of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Certificate of Amendment this 3rd day of October, 2024.

**JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.,**  
a Florida Not-for-Profit Corporation

Witnesses.

(witness #1 signature)

BRANDI K BALLINCLE  
(witness #1 printed name)

825 Center St. Jupiter  
(witness #1 address)

Don E. Bush  
(witness #2 signature)

DON E. BUSH  
(witness #2 printed name)

825 Center Street Jupiter  
(witness #2 address)

By:

MARY LOU ALLISON

MARY LOU ALLISON President  
(print name)

Attest:

Andrea Hurley  
Andrea Hurley, Secretary  
(print name)

BRANDI K BALLINCLE  
(witness #1 signature)

(witness #1 printed name)

825 Center St + Jupiter  
(witness #1 address)

Don E. Bush  
(witness #2 signature)

DON E. BUSH  
(witness #2 printed name)

825 Center Street Jupiter  
(witness #2 address)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of October, 2024, by Marylou Allison, as President, and by Andrea Hurley, as Secretary, of JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC., via  physical presence or  online notarization, who are personally known to me or have produced FL Driver License as identification and who did take an oath.

Kimberly Hurst  
Notary Public

State of Florida

My Commission Expires: April 11, 2027

(Notary Seal)

