

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AND ARTICLES OF INCORPORATION 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 Articles of Incorporation of Jupiter Plantation Homeowners Association, Inc. were recorded in Official Records Book 11569, Page 874, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Articles of Incorporation"); and

WHEREAS, the Declaration and Articles of Incorporation provide for amendments of the Declaration and Articles of Incorporation, as set forth herein.

NOW THEREFORE, the Declaration and Articles of Incorporation are hereby further amended as follows:

Amendments to the Declaration

1. Article I, Section 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. Association" shall mean and refer to JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC., its successors and assigns. Notwithstanding anything stated in this Declaration or any other governing document, the Association shall be subject to the provisions in Florida Statute 617 (the "Not for Profit Corporation Act") and Florida Statute 720 (the "Homeowners' Association Act"), as said statutes may be amended from time to time."

2. Article XII, Section 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. Amendment. This Declaration may be amended at any time with the approval by written consent or by a vote at a members' meeting, of at least eighty percent (80%) of the Board of Directors and approved by not less than 33% of the entire membership by an instrument signed by the Developer, all mortgagees of record, and by not less than fifty-one percent (51%) of the owners. Any amendment shall be recorded."

Amendments to the Articles of Incorporation

3. Article IX, Section B of the Articles of Incorporation is hereby amended to read in its entirety as follows:

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

"B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. These Articles may be amended at any time with the approval by written consent or by a vote at a members' meeting, of at least eighty percent (80%) of the Board of Directors and approved by not less than 33% of the entire membership. ~~Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided,~~

~~1. Such approvals must be by not less than 51% of the entire membership of the Board of Directors and by not less than 51% of the votes of the entire membership of the Association; or~~

~~2. By not less than 51% of the votes of the entire membership of the Association."~~

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration and Articles of Incorporation 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 fifty-one percent (51%) of the entire membership of the Association, pursuant to Article XII, Section 2 of the Declaration and Article IX, Section B of the Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Certificate of Amendment this 23 day of May, 2024.

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

Witnesses:

Michael W. Tanen
(witness #1 signature)

Michael W. TANEN
(witness #1 printed name)

825 Center St. 37c
(witness #1 address)

Jupiter, FL 33458
(witness #1 address)

William J. Song
(witness #2 signature)

William J. Song
(witness #2 printed name)

825 Center St. Unit 19-A
(witness #2 address) Jupiter, FL 33458

Michael W. Tanen
(witness #1 signature)

Michael W. TANEN
(witness #1 printed name)

825 Center St. 37c
(witness #1 address) FL 33458

William J. Song
(witness #2 signature)

William J. Song
(witness #2 printed name)

825 Center St Unit 19-A
(witness #2 address) Jupiter, FL 33458

By: Mary Lou Allison
MARY LOU ALLISON President
(print name)

Attest: Andrea Hurley
ANDREA HURLEY, Secretary
(print name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24 day of May, 2024, by Mary Lou Allison, as President, and by Andrea Hurley, as Secretary of JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC., via [x] physical presence or [] online notarization, who are personally known to me or have produced _____ as identification and who did take an oath.



PEGGY JEAN FRAZIER
Notary Public
State of Florida
Comm# HH366355
Expires 2/26/2027

Peggy Jean Frazier
Notary Public
State of Florida

My Commission Expires:

(Notary Seal)