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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0583 - 585; (3pgs)

**CERTIFICATE OF AMENDMENT
TO JONATHAN’S LANDING
AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS**

The Jonathan’s Landing Amended and Restated Declaration of Covenants and Restrictions has been recorded in the public records of Palm Beach County, Florida at Official Records Book 20319, Page 0990, et. seq., and amended at OR Book 23181, Page 1108, et. seq., and OR Book 27219, Page 401, et. seq. The same Amended and Restated Declaration of Covenants and Restrictions is hereby amended as approved by the Board of Directors, by vote sufficient for approval, at their Board Meetings held on January 20, 2020 and February 17, 2020 and by the Membership by vote sufficient for approval at the Annual Members’ Meeting held on March 24, 2020 and reconvened on April 2, 2020.

- 1. Article VII is amended to read as follows:

ARTICLE VII

General Protective Restrictions

D. Property Owner’s Association:

(6) Cable Assessment: The Association may levy and collect Cable Assessments against each Parcel, Lot or Unit receiving communications services, cable television/information services or internet services (“Services”) through the Association or any related corporate entity. The amount of the Assessment may vary based upon the Services received.

(7) Contributions to Capital. Upon transfer of record title to a Parcel, Lot or Unit, a contribution shall be made by or on behalf of the transferee to the capital of the Association in an amount equal to one (1) quarter of the Association’s annual General Assessments in effect at the time of sale. Capital Contribution funds shall only be utilized to fund reserves or the Capital Fund and may not be used for operating purposes without the approval of a majority vote of the Members at a meeting at which a quorum is established. The Capital Contribution required by this Section shall constitute an Assessment against the Parcel, Lot or Unit, and shall be subject to the same lien rights and other rights of collection applicable to other Assessments under the Governing Documents of the Association.

Notwithstanding the above, a Capital Contribution shall not be required when: (1) record title to a Parcel, Lot or Unit is transferred as the result of a bequeath, devise or inheritance; (2) when record title to a Parcel, Lot or Unit is conveyed to the transferor’s spouse or to a trust for the benefit of the transferor or the transferor’s spouse or (3) when a Parcel, Lot or Unit is transferred

or conveyed to a person who has been a record title owner of a Parcel, Lot or Unit within Jonathan's Landing within the twenty-four (24) months preceding such transfer.

(The remainder of Article VII, Section D remains unchanged.)

2. The foregoing amendment to Jonathan's Landing Amended and Restated Declaration of Covenants and Restrictions was adopted by the Board of Directors, by vote sufficient for approval, at their Board Meetings held on January 20, 2020 and February 17, 2020 and by the Membership by vote sufficient for approval at the Annual Members' Meeting held on March 24, 2020 2020 and reconvened on April 2, 2020.

3. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.

4. All provisions of Jonathan's Landing Amended and Restated Declaration of Covenants and Restrictions are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 10th day of April 2020.

WITNESSES AS TO PRESIDENT:

J.L. PROPERTY OWNERS ASSOCIATION, INC.

Brenda Bartolotti
Printed Name: Brenda Bartolotti

By: Donna V. Harlan
Donna V. Harlan, President

Sandra Matheson Pierson
Printed Name: Sandra Matheson Pierson

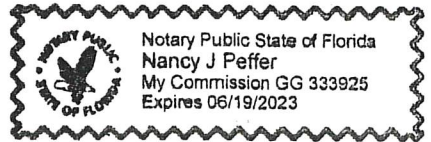
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [] physical presence or [] online notarization, by Donna V. Harlan as President J.L. Property Owners Association, Inc., who is personally known to me or produced _____ as identification on April 10, 2020.

Notarial Seal



Nancy J. Pepper
Notary Public



WITNESSES AS TO SECRETARY:

Brenda Bartolotti

Printed Name: Brenda Bartolotti

Sandra Matteson Pierson

Printed Name: Sandra Matteson Pierson

**J.L. PROPERTY OWNERS
ASSOCIATION, INC.**

By: Katherine H. Winder

Katherine H. Winder, Secretary

**CORPORATE
SEAL**

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of physical presence or online notarization, by Katherine H. Winder as Secretary of J.L. Property Owners Association, Inc., who is personally known to me or produced as identification on April 10, 2020.

Notarial Seal

Nancy J. Pepper
Notary Public

