

**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., OR Book 27219, Page 401, et. seq., OR Book 31390, Page 583, et. seq., OR Book 33501, Page 1984, OR Book 34806, Page 907, et. seq. and OR Book 35240, Page 546, et. Seq. The same Amended and Restated Declaration of Covenants and Restrictions is hereby amended as approved by at least 2/3rds of the Board of Directors at their Board Meeting held on February 25, 2025 and by at least 2/3rds of the members voting, in person or by proxy at the Membership Meeting held on March 25, 2025.

1. Article VIII, Section D is amended to read as follows:

**ARTICLE VIII**  
**Special Protective Restrictions**

D. Security: The Association may provide a security system for the benefit of the Parcel, Lot and Unit owners and their property within Jonathan's Landing, the cost of which shall be assessed as a general assessment. Said security system may consist of a number of guards who are empowered to supervise the use of the property and enforce all regulations adopted by the Association. However, this in no way obligates the Association to provide and maintain such a system. In no event shall the Association be liable to any person or entity for any loss or damage incurred due to a lack or failure of any security system established or administered by Association, whether or not any personnel connected with any such security system are employed by Association. All portions of any security system which are located within individual dwelling Units are the sole responsibility of the individual Unit owners to maintain, repair and replace.

Pursuant to the provisions of Article VIII, Section D set forth above, each dwelling Unit must have the requisite “Security System Equipment” installed in their dwelling Unit so that the dwelling Unit is connected to any security, fire, smoke, heat and carbon monoxide monitoring services provided by the Association at all times. In order to implement this requirement, the Association and its third-party security system vendor has the right and authority, upon reasonable notice to the dwelling Unit owner or resident, to access dwelling Units to inspect the dwelling Units and for the Association, through its third-party vendor, and no cost to the dwelling Unit Owner, install all requisite Security System Equipment required to ensure that each dwelling Unit is connected to the third-party vendor’s monitoring system. Once installed, the dwelling Unit Owner is required to ensure that the Security System Equipment is in good working condition (defined as fully functional, safe to use, and operational as intended) so that their dwelling Unit is connected to the Security System Equipment and the third-party vendor’s monitoring services at all times. After

the initial installation, the maintenance, repair and replacement of the Security System Equipment is the sole responsibility of the dwelling Unit Owner.

(The remainder of Article VIII remains unchanged.)

2. The foregoing amendment to the Amended and Restated Declaration of Covenants and Restrictions has been approved by at least 2/3rds of the Board of Directors at their Board Meeting held on February 25, 2025 and by at least 2/3rds of the members voting, in person or by proxy at the Membership Meeting held on March 25, 2025.

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

4. All provisions of the 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 5<sup>th</sup> day of May 2025.

**WITNESSES AS TO PRESIDENT:**

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

[Signature]  
Printed Name: Nancy Keller  
Address: 3755 Burrow Island Rd  
Jupiter FL 33477

By: [Signature]  
President

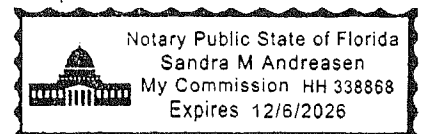
[Signature]  
Printed Name: LUCAS JONES  
Address: 3755 Burrow Island Rd.  
Jupiter Fl. 33477

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 MARK GRANATA as President of J.L. Property Owners Association, Inc., who is personally known to me or produced \_\_\_\_\_ as identification on \_\_\_\_\_, 2025.

Notarial Seal

[Signature]  
Notary Public



WITNESSES AS TO SECRETARY:

[Signature]  
Printed Name: Nancy Pepper  
Address: 3755 Bayou Isles Rd  
Jupiter FL 33477

[Signature]  
Printed Name: Lucas Jones  
Address: 3755 Bayou Isles Rd  
Jupiter Fl. 33477

J.L. PROPERTY OWNERS  
ASSOCIATION, INC.

By: [Signature]  
\_\_\_\_\_, 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 Drake Gustafson as Secretary of J.L. Property Owners Association, Inc., who is personally known to me or produced \_\_\_\_\_ as identification on \_\_\_\_\_, 2025.

Notarial Seal

[Signature]  
Notary Public

