

Record & Return to:
Deborah L. Ross, Esq.
PO Box 2401
Stuart, FL 34995

**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., OR Book 35240, Page 546, et. seq. and OR Book 35740, Page 1656, 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 July 22, 2025 and by at least 2/3rds of the members voting, in person or by proxy at the Membership Meeting held on October 9, 2025.

1. Article VII is amended to read as follows:

ARTICLE VII

General Protective Restrictions

- D. Property Owner's Association:

(7) Real Estate Transfer Fee. Upon transfer of record title to a Parcel, Lot or Unit, a fee shall be paid by or on behalf of the transferee to the Association in an amount equal to four (4) quarters of the Association's annual General Assessments in effect at the time of sale. The Real Estate Transfer Fee 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 Real Estate Transfer Fee 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 provisions of this amendment shall be effective thirty (30) days after the date of the recording of this amendment and shall govern all transfers of record title to a Parcel, Lot or Unit occurring thereafter.

(The remainder of Article VII, Section D 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 Director by vote sufficient for approval at their Board Meeting held on July 22, 2025 and by at least 2/3rds of the members voting, in person or by proxy at the Membership Meeting held on October 9, 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 15th day of October 2025.

WITNESSES AS TO PRESIDENT:

J.L. PROPERTY OWNERS ASSOCIATION, INC.

Adele McDougall

By: *Mark Granata*

Printed Name: ADELE MCDUGALL
Address: 3755 BARROW ISLAND RD
JUPITER, FL 33477

MARK GRANATA, President

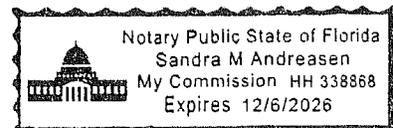
Nancy J. Pepper
Printed Name: Nancy J Pepper
Address: 3755 BARROW ISL. RD.
JUPITER, FL 33477

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 Oct. 15th, 2025.

Notarial Seal

Sandra M. Andreasen
Notary Public



WITNESSES AS TO SECRETARY:

J.L. PROPERTY OWNERS
ASSOCIATION, INC.

Adele McDougall
Printed Name: ADELE MCDUGALL
Address: 3755 BARRON ISLAND RD,
JUPITER, FL 33477

By: Diane Gustafson
Diane Gustafson, Secretary

Nancy J. Peter
Printed Name: Nancy J Peter
Address: 3755 BARRON ISLAND
JUPITER, FL 33477

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 Diane Gustafson as Secretary of J.L. Property Owners Association, Inc., who is personally known to me or produced _____ as identification on Oct 15th, 2025.

Notaria! Seal

Sandra M. Andreasen
Notary Public

