



CFN 20150022228
 OR BK 27288 PG 0009
 RECORDED 01/21/2015 15:18:42
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0009 - 16; (8pgs)

This instrument prepared by:
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**CERTIFICATE OF AMENDMENT TO THE
 AMENDED AND RESTATED
 DECLARATION OF COVENANTS AND RESTRICTIONS FOR
 ASHFORD GREEN AT ABERDEEN ASSOCIATION, INC.**

WE HEREBY CERTIFY that the amendment attached as Exhibit "A" to this Certificate was duly adopted as an amendment to the Declaration of Covenants and Restrictions for Ashford Green Association, Inc. ("Declaration"). The Declaration is recorded in Official Records Book 13659, Page 1749 of the Public Records of Palm Beach County, Florida. The attached amendment was approved by the written consent of the members pursuant to the Declaration and section 617.0701 of the Florida Statutes.

DATED 1/8, 2015

ASHFORD GREEN AT ABERDEEN
 ASSOCIATION, INC.

Shawn Love
 Witness:

By: [Signature]
 Anthony Casselli, President

MS
 Witness:

By: [Signature]
 Alfred Wolfson, Secretary

STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8 day of January, 2015, by Anthony Casselli, as President and Alfred Wolfson as Secretary, of Ashford Green at Aberdeen Association, Inc. who both are personally known to me or produced as identification.

[SEAL]



[Signature]
 Notary Public, State of Florida
Maria S. Leavy
 Printed Name of Notary

Exhibit "A"

**AMENDMENTS TO THE AMENDED AND RESTATED DECLARATION OF
COVENANTS AND RESTRICTIONS FOR
ASHFORD GREEN AT ABERDEEN ASSOCIATION, INC.**

The Amended and Restated Declaration of Covenants and Restrictions for Ashford Green at Aberdeen Association, Inc. ("Declaration") is recorded in Official Records Book 13659, Page 1749 of the Public Records of Palm Beach County, Florida.

(As used herein, words underlined are added and words ~~struck through~~ are deleted).

1. Article 5, Section 5.5.1 of the Declaration is hereby amended to read as follows:

5.1.1 COMMON AREAS. The ASSOCIATION shall maintain all COMMON AREAS, or other areas for which the duty to maintain has been delegated to and accepted by the ASSOCIATION by plat or as provided herein and all sidewalks, mailboxes, parking areas, landscaping and improvements contained thereon from time to time, including those portions of the driveway which may extend and be located in the COMMON AREAS.

2. Article 5, Section 5.1.6 of the Declaration is hereby amended to read as follows:

5.1.6 Other Property. The ASSOCIATION shall have the right to maintain such other areas within or contiguous to the SUBJECT PROPERTY as the BOARD determines from time to time is in the best interest of the OWNERS, and the cost of any such maintenance shall be a COMMON EXPENSE. In particular, the ASSOCIATION shall have the right to maintain sidewalks and landscaping within any right of way contiguous to the SUBJECT PROPERTY, to the edge of the pavement within such right of way, and if any lake or canal is contiguous to the SUBJECT PROPERTY, the ASSOCIATION shall have the right to maintain landscaping to the waterline of any such lake or canal. The ASSOCIATION may also enter into agreements with any other PERSON, or governmental authority, to share in the maintenance responsibility of any property if the BOARD, in its sole and absolute discretion, determines this would be in the best interest of the OWNER.

3. Article 5, Section 5.2 of the Declaration is hereby amended to read as follows:

5.2: By the OWNERS. Each OWNER shall maintain and repair his UNIT and all improvements upon his LOT in first class condition, except for maintenance required to be performed by the ASSOCIATION as set forth above and herein. Without limitation, each OWNER shall be

required to maintain, repair and replace, if, as and when needed, the sidewalks, walkways and driveways, and mailboxes but excluding the driveway apron, on or within the OWNER's LOT.

4. Article 6, Section 6.21 of the Declaration is hereby amended to read as follows:

6.21: Mailboxes. No mailboxes are permitted without the consent of the A.R.B. except for mailboxes which are identical to mailboxes provided by the ASSOCIATION. All mailboxes shall conform to the written standards as established by the A.R.B. in consultation with the BOARD and as provided in this DECLARATION. No person, unless acting on behalf of the ASSOCIATION, shall make any addition or change to any mailbox.

5. Article 5, Section 6.30 of the Declaration is hereby added to read as follows:

6.30: Lighting. Without limitation, each OWNER shall be required to maintain a minimum of one (1) front outdoor light on the OWNER's LOT that operates on a timer on a daily basis from dusk until dawn whether or not the OWNER is present or in residence at the OWNER's LOT. All outdoor lighting structures, fixtures, and wattage shall conform to the written standards as established by the A.R.B. in consultation with the BOARD as provided in this DECLARATION.

6. Article 6, Section 6.4 of the Declaration is hereby amended to read as follows:

6.4: Sales and Leasing. Notwithstanding any provision to the contrary in this DECLARATION, in order to maintain a community of congenial residents and occupants who are financially responsible, to protect the value of the LOTS, and to further the continuous, harmonious development of the community, the sale and leasing of LOTS shall be subject to the following provisions:

6.4.1: Rules and Regulations.

(a) The BOARD shall have the right to adopt and enforce reasonable rules and regulations with respect to the sale, leasing, transfer, change in occupancy of LOTS, including, without limitation, the right to require: an application for approval, written agreements, collect a non-refundable application processing fee, conduct an investigative background check (criminal and financial) and collect a fee thereof, conduct personal interviews, and establish leasing restrictions. No sale, lease, transfer, or change in occupancy of a LOT may take place without the prior written approval of the BOARD in accordance with the terms set forth herein. The BOARD shall have the right, in its sole discretion, to disapprove a proposed sale, lease, transfer, or change in occupancy of a LOT for good cause without being obligated to provide a substitute

purchaser, lessee, or occupant. Any attempt to sell, convey, occupy, or lease a LOT without prior approval of the BOARD shall be wholly null and void, shall confer no title or interest whatsoever upon the intended purchaser, transferee, lessee(s) or occupants, shall constitute a violation under this Declaration and shall be subject to enforcement by the Association as provided in this DECLARATION.

(b) The BOARD may disapprove a proposed sale, lease, transfer, or change in occupancy of a LOT for good cause. Good cause shall include but not be limited to the following:

(1) The OWNER is delinquent in the payment of any assessment or special assessment at the time approval is sought.

(2) The prospective lessee, transferee, or occupant has been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demanding dishonesty or moral turpitude; or the prospective lessee transferee, or occupant is listed on an official sexual offender data base or registry.

(3) The OWNER fails to maintain his LOT and a violation exists at the property.

(4) The prospective lessee, transferee, or occupant evidences a strong probability of financial irresponsibility, including prior bankruptcies, foreclosures, bad debts, or evictions within the last seven (7) years.

(5) The prospective lessee, transferee, or occupant gives false, misleading or incomplete information to the BOARD as part of the application procedure or the required transfer fees and/or deposit is not paid.

(6) The prospective lessee, transferee, or occupant based on his or her application or during previous occupancy has evidenced an attitude or disregard for the Association's rules.

(7) The prospective lessee, transferee, or occupant has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his or her conduct as a tenant, OWNER, guest, or occupant of a LOT.

6.4.2: Approvals.

(a) Sales and Transfers. All applications for approval of sale or transfer of

ownership shall be submitted to the BOARD on a form prescribed by the BOARD and shall be accompanied by a copy of the contract, a non-refundable processing fee as determined by the BOARD, and an investigative fee as determined by the BOARD. The OWNER shall require the prospective purchaser(s) or transferee(s) to submit the application including the name and address of the person(s) to whom the proposed sale is to be made, and providing such other information and documentation as may be required by the BOARD. Upon receipt thereof, the BOARD may require the prospective purchaser(s) or transferee(s) to participate in a personal interview and/ or criminal and financial background check. The provisions of this Section shall not apply to LOTS which have been transferred by gift, devise, inheritance, or dissolution of marriage, however, the new OWNER(S) of such LOT must notify the ASSOCIATION in writing of the change in ownership and provide any information as deemed required by Association.

(b) Leases and Changes in Occupancy. All applications for lease approval or changes in occupancy shall be submitted to the BOARD on a form prescribed by the BOARD and shall be accompanied by a complete copy of the lease, a non-refundable processing fee as determined by the BOARD, and investigative fee as determined by the BOARD. Upon receipt thereof, the BOARD may require the lessee, all occupants, and OWNER to participate in a personal interview and/or criminal and financial background check of lessee and all occupants. A \$1,000.00 deposit shall be paid by the OWNER to the Association at the time of submission of the lease application as a common area contribution fee to offset any damage caused by the lessees, their family, occupants, and invitees to the Common Areas, including the Ashford Green pool complex. Any unapplied funds shall be held in escrow and refunded to the Owner at the conclusion of the lease or upon termination of the tenancy, whichever is earlier.

(c) Within 30 days of receipt of all information as required by the Board, it shall either approve or disapprove the proposed sale, transfer, lease, or change in occupancy in writing and shall notify the Owner of the decision. In the event the Board fails to approve or disprove the proposed sale or lease within 30 days of receipt of all required information, it shall be deemed approved.

6.4.3: Leasing Restrictions. Rental or leasing of any LOT is prohibited except for leases for a minimum duration of one (1) year and all leases must be in writing. No LOT shall be leased and no lease shall be amended, renewed, or modified without the BOARD's prior approval in accordance with this Declaration. All occupants must be approved by the BOARD and the total number of occupants shall not exceed the limit as established by law. No rooms within a UNIT may be individually rented and no transient tenants may be accommodated. No lessees or occupants shall have any pets or animals of any kind. No OWNER of a LOT, except the Association, may lease a LOT until two (2) years after the date of purchase or other acquisition of a LOT; provided however, that this particular restriction shall not apply to those

Owners who have purchased or otherwise acquired their LOT and have a written lease agreement in place prior to the effective date of this provision. This exception shall not apply to any subsequent lease agreements, renewals, or modifications for these LOTS if the OWNER thereof has not owned the LOT for more than two (2) years as of the effective date of this provision. Those Owners with existing lease agreements shall register with Association within thirty (30) days of the effective date of this provision and provide a copy of their lease agreement to the Association, which shall maintain the same on file. Any Owner who fails to register his lease shall be considered in violation of this provision and the Association shall have all rights and remedies as if the Owner failed to obtain preapproval of their lease by the Association. The Secretary of the Association, or its agent or assignee, shall keep a list of those Owners who have applied to lease their Lots at any given time, together with copies of the applications and BOARD approval. Upon demand by the ASSOCIATION to any OWNER to remove any occupant because of failure of such party to comply with the terms and conditions of this Declaration or the Rules and Regulations of the Association, the Owner shall cause such party to be removed. In the event the Owner fails to comply, the ASSOCIATION may take such action as it deems appropriate to remove such lessee(s) and/or occupant(s) and any fees and costs associated with such action, including attorney's fees and costs and presuit fees and costs, shall be the responsibility of the OWNER and levied by the Association in accordance with Article 9 of this Declaration.

~~6.4.1 LEASES (RENTAL AGREEMENTS). THE LEASE. The lease must be in writing and specify that it is subject to this Declaration, the ARTICLES, and the BYLAWS. No lease shall be effective until the OWNER provides the ASSOCIATION with a copy of the lease, together with any other documents the BOARD may require, and the lease must be approved by the BOARD. The BOARD shall have the authority to promulgate rules and procedures identifying the documents and/or information the OWNER must provide and establishing time periods within which the OWNER must provide such documents and/or information. The OWNER and tenant (all persons authorized to reside in the leased UNIT) must comply with the provisions set forth in paragraph 9.5 of this DECLARATION.~~

~~6.4.2 INTERVIEW. The prospective tenant must be interviewed by the BOARD.~~

~~6.4.3 LIMIT OF LEASE. Only one lease or rental will be permitted during any period of 12 months. A new lease may be written for not more than an additional 12 months. Any further rental of the property shall be at the discretion of the BOARD.~~

~~6.4.4 PROCESSING FEE. A \$100.00 non-refundable processing fee is required for each lease.~~

~~6.4.5 ESCROW. A \$500.00 escrow deposit is also required to offset any damage caused by the tenant to the COMMON AREAS (i.e. paragraph 7 of this Declaration) including damage incurred to the ASHFORD GREEN pool complex. The amount held in escrow will be refunded if there is no damage caused by the tenant or anyone visiting the tenant.~~

~~6.4.6 NUMBER OF PEOPLE. No more than four (4) people will be permitted to reside in the UNIT.~~

~~6.4.7 RESIDENCE REQUIRED. The tenant must reside on the premises during the term of the lease or rental and not assign occupancy to others.~~

~~6.4.8 PETS. The tenant must not have pets or animals of any kind on the premises.~~

~~6.4.9 RENT PAYMENT. An addendum (see page 6 of these amendment pages) is to be attached to the lease stating that the rent is to be paid monthly and is due on the first day of the month. Remittance is to be in two separate payments; the first is to be for the amount normally due to Ashford Green from the OWNER for Monthly Maintenance, and is to be sent to Ashford Green's Property Manager in time to reach the Property Manager by the first of the month. The balance of the monthly rent is to be sent to the OWNER. NOTE ULTIMATELY, THE OWNER HAS RESPONSIBILITY FOR THE MAINTENANCE PAYMENT. A LATE FEE AND INTEREST MAY BE CHARGED TO THE OWNER (IN ACCORDANCE WITH PARAGRAPH 9.1.1) FOR ANY MAINTENANCE PAYMENT NOT MADE ON TIME.~~

~~6.4.10 Attachment to Lease. A copy of Section 6.4 (including ten sub-sections) must be a separate addendum attached to the lease and must be signed by the tenant.~~

7. Article 6, Section 6.8 of the Declaration is hereby amended to read as follows:

6.8: Vehicles and Boats. Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and side windows, and other vehicles manufactured and used as private passenger vehicles, may be parked within the SUBJECT PROPERTY overnight without the prior written consent of the ASSOCIATION, unless kept within an enclosed garage. In particular and without limitation, without the prior written consent of the ASSOCIATION, no vehicle containing commercial lettering, signs or equipment, and no truck or recreational vehicle, camper, or trailer, or vehicle other than a private passenger vehicle as specified above, and no boat, may be parked or stored outside of a UNIT overnight. Overnight shall be defined as 11:00 pm through 6:00 am. No overnight parking is permitted on any streets, lawns, or areas other than driveways and garages without the consent of the ASSOCIATION. Notwithstanding the foregoing automobiles owned by governmental law enforcement agencies are expressly permitted. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to the SUBJECT PROPERTY. All vehicles parked within the SUBJECT PROPERTY must be in good condition and repair, and no vehicle which does not contain a current license plate or which cannot operate on its own power shall be parked within the SUBJECT PROPERTY outside of an enclosed garage for more than 24 hours, and no major

repair of any vehicle shall be made on the SUBJECT PROPERTY. Motorcycles, motorbikes, mopeds, all-terrain vehicles, and the like or not permitted to be operated within the SUBJECT PROPERTY or parked overnight outside of an enclosed garage, except with the prior written consent of the ASSOCIATION, which may be withdrawn at any time, and any permitted motorized vehicle must be licensed for street use and equipped with appropriate noise muffling equipment so operation of the same does not create an unreasonable annoyance to the residents of the SUBJECT PROPERTY.

8. Article 6, Section 6.9.1 of the Declaration is hereby amended to read as follows:

6.9.1: The expected weight of a pet when fully grown shall not exceed 20 pounds. (This does not apply to "Service Animals" allowed under Federal, State or Local law.) All pets shall be properly licensed and vaccinated and proof of the same submitted to the ASSOCIATION on an annual basis and as may be requested by ASSOCIATION.

9. Article 14, Section 14.1 of the Declaration is hereby amended to read as follows:

14.1: Conflict with Florida Statutes, ARTICLES, BYLAWS, or DECLARATION. In the event of any conflict between the Florida Statutes, the ARTICLES, and the BYLAWS, and this DECLARATION, the Florida Statutes as may be amended from time to time, this DECLARATION, the ARTICLES, and the BYLAWS, in that order, shall control. The Declaration, Articles, and/or Bylaws shall be deemed automatically amended to conform to Florida Statutes, Chapters 617 and 720, as Chapters 617 and 720 are amended from time to time.

-END OF AMENDMENTS TO DECLARATION-