

Record and return to:
Evan R. Bachove, Esquire
FIELDS & BACHOVE, PLLC
4440 PGA Boulevard, Suite 308
Palm Beach Gardens, FL 33410

**CERTIFICATE OF AMENDMENT TO WEST BAY AT JONATHAN'S LANDING
CONDOMINIUM ASSOCIATION, INC. RESTATED DECLARATION OF
CONDOMINIUM**

WHEREAS, the West Bay at Jonathan's Landing Condominium Association, Inc. Restated Declaration of Condominium was recorded in Official Records Book 27056, Page 203, of the Public Records of Palm Beach County, Florida, and subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the Declaration provides for amendments of the Declaration, as set forth herein.

NOW THEREFORE, the Declaration is hereby amended as follows (*additions to prior language are reflected by underlining, and deletions of prior language are ~~struck through~~*):

Amendment No. 1

Article XIV, Section B of the Declaration is hereby amended, to read in its entirety as follows:

"B. After the completion of the improvements included in the Common Elements contemplated by this Declaration and amendments thereto, there shall be no material alteration or further substantial improvement of Common Elements without prior approval in writing by the Unit Owners of all at least two-thirds (2/3) of the Units, the West Bay Condominium Association, Inc., Property Owners Association, and the Property Owners Association's Design Control Board. There shall be no change in the shares and rights of a Unit Owner in the Common Elements altered or further improved."

Amendment No. 2

Article XIV, Section E of the Declaration is hereby amended, to read in its entirety as follows:

"E. The Property Owners Association's Design Control Board shall approve ~~determine~~ the exterior color scheme of the Condominium Building(s) and all exterior color schemes of the Apartment building(s) and all exteriors, and no Unit Owner shall paint an exterior wall, door, window, or any exterior surface, or replace anything thereon or affixed thereto, including screening on the screened porch or balcony, without the written consent of the Property Owners Association's Design Control Board and this Association's Board of Directors."

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration are hereby reaffirmed.

It is hereby certified that the foregoing Amendments were approved at a membership meeting on March 24, 2021 by the affirmative vote of a majority of the total eligible members of the Association, pursuant to Article XI of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Amendment to Declaration this 26th day of March, 2021.

WEST BAY AT JONATHAN'S LANDING
CONDOMINIUM ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

Witnesses:

[Signature]
(signature)
Stephen Strickland, LCA
(printed name)

[Signature]
(signature)
Gayle Dove
(printed name)

[Signature]
(signature)
Stephen Strickland, LCA
(printed name)

(signature)

(printed name)

By: [Signature]
William A. Fife, President

Attest: [Signature]
DIANE GUSTAFSON Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 26th day of March, 2021, by William A. Fife, as President, and Diane Gustafson, as Secretary, respectively, of WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC., who are personally known to me or have produced _____ as identification and who did take an oath.

Physical Presence: x

OR

Online Notarization: _____

[Signature]

Notary Public

State of Florida

My Commission Expires:

(Notary Seal)

