

Prepared by and return to:

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**CERTIFICATE OF AMENDMENT
(RESCISSION OF IMPROPERLY ADOPTED AMENDMENT)**

PINE RIDGE NORTH VILLAGE IV, CONDOMINIUM ASSOCIATION, INC.

WHEREAS, Pine Ridge North Village IV, Condominium Association, Inc. (the "Association"), is a Florida not-for-profit corporation organized pursuant to Chapter 718, Florida Statutes, and operates the Pine Ridge North Village IV Condominium located in Broward County, Florida;

WHEREAS, an amendment to the Association's Declaration was previously recorded in the Official Records of Broward County, Florida, on April 13, 2021, under Instrument No.20210163945 , purporting to have been duly adopted;

WHEREAS, the Board of Directors has reviewed the procedures used to adopt said amendment and determined that the amendment was not adopted properly in accordance with the requirements of the Association's governing documents and Florida law.

WHEREAS, the Board of Directors, at a duly noticed meeting held on the 18th day of August, 2025, with a quorum present, adopted a resolution to formally rescind the previously recorded amendment in its entirety;


WHEREAS, the Board of Directors has declared that said amendment is invalid, unenforceable, and shall be considered null and void as of its original date of adoption;

NOW, THEREFORE, the undersigned, being the duly elected Secretary of the Association, hereby certifies that the amendment recorded on April 13, 2021, is rescinded and corrected as shown in **Exhibit A** attached hereto, and this Certificate is being recorded in the Official Records of Broward County, Florida, to reflect the Board's action and to correct the public record .

Executed this 18TH day of AUGUST, 2025.

Signed, Sealed, and Delivered in the Presence of:

By: 
(Signature) Philip Lombardi, President

By: 
(Signature) MARTHA LARSH Secretary

(Print Name)

Frank Rubba III

Witness

[Signature] III

Witness 505 Shady Pine Way
Green Acres FL 33415

(Print Name)

Zylianle Cruz

Witness

[Signature]

Witness 800 Sky Pine Way
Green Acres, FL 33415

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of August, 2025, by Philip Lombardo Martha Jane Lombardo as Pine Ridge North Village IV, A Condominium Association, Inc., ☐ who is personally known to me or ☒ has produced a FL drivers license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Frank Rubba III

My Commission Expires: Aug. 17, 2028



FRANK RUBBA III
Commission # HH 572530
Expires August 17, 2028

PINE RIDGE NORTH VILLAGE IV, CONDOMINIUM ASSOCIATION, INC.

BOARD RESOLUTION TO RESCIND IMPROPERLY ADOPTED AMENDMENT

THIS RESOLUTION, is made as of the 18TH day of August, 2025, by Pine Ridge North Village IV, Condominium Association, Inc., a Florida not-for-profit corporation ("Association").

The Board of Directors of Pine Ridge North Village IV, Condominium Association, Inc., is committed to upholding the integrity of the Association's governance and ensuring all actions are taken in full compliance with its governing documents and applicable Florida law. Upon review, the Board has determined that a previously adopted amendment did not satisfy the procedural requirements set forth in the Association's governing documents. In recognition of its duty to act in the best interest of the membership and to preserve the legal enforceability of all Association actions, the Board hereby adopts this resolution to formally rescind the improperly passed amendment.

WHEREAS, the Board of Directors of Pine Ridge North Village IV, Condominium Association, Inc. ("Association") previously adopted an amendment to Paragraph 9, Section (a) of the Association's Declaration of Condominium that was recorded on April 13, 2021.

WHEREAS, upon subsequent review, it has been determined that the amendment was improperly adopted in accordance with the procedures required by the Association's governing documents and did not meet the required approval threshold as provided by the Association's Declaration.

WHEREAS, the Board of Directors has a fiduciary duty to ensure that all actions and amendments are properly and legally adopted in accordance with the governing documents and applicable statutes;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Directors hereby rescinds in part the amendment recorded on April 13, 2021, due to procedural deficiencies that render the amendment invalid, unenforceable, and noncompliant with the Association's governing documents and applicable law.
2. The rescinded amendment of Paragraph 9, Section (a) shall be deemed null and void as of its original date of adoption and shall have no legal force or effect.
3. The Association is hereby directed to (a) ensure this Resolution is recorded in the official public records of Broward County, (b) include the Resolution in the official minutes of the Association, and (c) notify all members of Pine Ridge North Village IV, Condominium Association, Inc., of the Board's action.
4. Paragraph 9, Section(a) shall state the following as provided in "Exhibit A" attached to this resolution.

5. The Board shall take any and all additional actions necessary to correct the public record and to ensure full compliance with the Association's governing documents and Florida law.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution on this 18 day of August, 2025.

PINE RIDGE NORTH VILLAGE IV, A CONDOMINIUM ASSOCIATION, INC.

[Signature]
Witness #1 Signature
800 Skyline Way
Green Acres, FL 33415

Zylianerie Cruz
Witness #1 Print Name

By: [Signature]
(Signature) 505 Shady Pine Way
Green Acres, FL 33415

By: Philip Lombardo, President
(Print Name)

[Signature]
Witness #2 Signature

By: Martha Lash
(Signature)

Witness #2 Printed Name: Frank Rubba III MARTHA LASH, Secretary
(Print Name)

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of August, 2025, by Philip Lombardo, the President, and Martha Lash, the Secretary of **Pine Ridge North Village IV, A Condominium Association, Inc.**, who [check one] ☐ are personally known to me or ☒ have produced drivers license as identification.



Notary Public **FRANK RUBBA III**
Commission # HH 572530
Expires August 17, 2028

Notary Public

Printed Name: Frank Rubba III

My Commission Expires: Aug 17, 2028