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Prepared by and return to:
Natalie C. Chin-Lenn, Esquire
2300 Palm Beach Lakes Boulevard
Suite 308
West Palm Beach, FL 33409

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
CONDOMINIUM FOR PINE RIDGE NORTH VILLAGE IV**

WHEREAS, the Declaration of Condominium for Pine Ridge North Village IV was recorded in Official Record Book 4701, Page 1834, Public Records of Palm Beach County, Florida;

WHEREAS, Section 16.2 of the Declaration provides that the Declaration may be amended by not less than seventy-five percent of the entire membership of the Board of Directors and by not less than seventy-five percent of the voting interests in Pine Ridge North Village IV ;

WHEREAS, a meeting of the Board of Directors was held on February 27, 2019, was duly noticed and at which time there was a quorum and at which time there was at least eighty percent (80%) of the entire membership of the Board of Directors voted to propose the Amendments to the Declaration to the membership in the various particulars as set forth in the attached Exhibit "1" to this certificate;

WHEREAS, at least seventy-five percent (75%) of the Board of Directors voted to amend the Declaration in the various particulars as set forth in the attached Exhibit "1" to this Certificate;

WHEREAS, a meeting of the membership was held on June 17, 2019, was duly noticed and at which time there was a quorum and at which time there was at least seventy-five percent (75%) of the voting interests voted to amend the Declaration in the various particulars as set forth in the attached Exhibit "1" to this certificate; and

WHEREAS, the amendments and this Certificate shall be recorded in the Public Records of Palm Beach County, Florida;

NOW THEREFORE, the Declaration of Condominium of the Pine Ridge North Village IV is hereby amended in the particulars as stated in Exhibit "1" attached hereto; said amendments shall run with the real property known as PINE RIDGE NORTH VILLAGE IV, and shall be binding on all parties, having any right, title or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

We hereby certify that the Amendments attached to this certificate were duly adopted as amendments to the above-referenced Declaration and the required percentage of Board of Directors and Owners voted at a meeting with quorum present and did approve same.

DATED this 28th day of June, 2019.

WITNESSES:

Sign Martha Larch

Print MARTHA LARCH

Sign Joan McGorty

Print Joan McGORTY

PINE RIDGE NORTH VILLAGE IV
CONDOMINIUM ASSOCIATION, INC.

By: Kathleen Magaraci
PRESIDENT

Print Kathleen Magaraci

Current Address 800 Sky Pine Way
Greenacres, FL 33415

Attest: Judith Hicks
SECRETARY

Print Judith Hicks
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of June, 2019 by Kathleen Magaraci President of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced _____ (if left blank), personal knowledge existed) as identification and who did take an oath.

NOTARY PUBLIC

Sign Victoria Johnson

Print Victoria Johnson

State of Florida at Large (seal)

My Commission Expires:



VICTORIA L. JOHNSON
MY COMMISSION # FF 926625
EXPIRES: October 12, 2019
Bonded Thru Budget Notary Services

The foregoing instrument was acknowledged before me this 28th day of June, 2019 by Judith Hicks Secretary of PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced _____ (if left blank), personal knowledge existed) as identification and who did take an oath.

NOTARY PUBLIC

Sign Victoria Johnson

Print Victoria Johnson

State of Florida at Large (seal)

My Commission Expires:



VICTORIA L. JOHNSON
MY COMMISSION # FF 926625
EXPIRES: October 12, 2019
Bonded Thru Budget Notary Services

**AMENDMENT TO THE DECLARATION FOR PINE RIDGE NORTH
VILLAGE IV**

As used herein the following shall apply:

- A. Words in the text are lined through with (----) indicates deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.
- C. If the above format would make understanding of the proposed amendment difficult, then instead, the proposal will be preceded by a reference that the document is substantially re-worded and reference made to the particular article of the present text.

1. Section 16.2 of the Declaration shall be amended as follows:

16.2 PROPOSAL OF AMENDMENT. An amendment may be proposed by either 80% vote of the entire Board of Directors of the Association, or by 75% majority vote of the voting interests in this Condominium at a duly called and noticed meeting. Directors and voting interests not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary within ten (10) days after the meeting. Except as elsewhere provided, a resolution adopting the proposed amendment must be approved by either:

- a. Not less than 75% of the entire membership of the Board of Directors and by not less than 75% the majority of the entire number of voting interests in this Condominium; or,
- b. Not less than ~~90%~~ 75% of the votes of the entire number of voting interests in this Condominium; or,
- c. Until the first election of a majority of the directors by the membership other than Sponsor as provided for in Article VIII of the Articles of Incorporation, by all of the directors.

NOTICE: EXCEPT AS AMENDED ABOVE, THE DECLARATION SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT. THE AMENDMENTS SHALL BE EFFECTIVE WHEN RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA