

Association, Inc., who are Personally Known [] or Produced Identification [].

*Florida
Driver license(s)
(all parties)*

Type of Identification produced, if applicable: _____

(SEAL)



Karen White

NOTARY PUBLIC, State of Florida
Karen White

EXHIBIT "A"

**AMENDMENT TO THE
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF WOODBINE**

The original Declaration of Covenants, Conditions and Restrictions of Woodbine is recorded in Official Records Book 8271, Page 9, et. seq., of the Public Records of Palm Beach County, Florida.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

Item 1: Section 12.06 of the Declaration of Covenants, Conditions and Restrictions of Woodbine shall be amended as follows:

Section 12.06 Vehicle Parking and Storage.

A. No ~~No~~ pickup vehicles, ~~no trucks, no~~ No boats, no trailers, no campers (habitable motor vehicles), no camper trailers, no vans (except passenger vans having installed side windows and having full permanent seating capacity for at least five (5) passengers, including the driver) and no commercial vehicles, apparatus or equipment ("commercial" shall mean commercial printing or display(s) or logo(s) or advertising on exterior surfaces or visible from the exterior; or any vehicle, equipment or apparatus designed and/or intended for commercial or business purpose(s)) shall be parked or stored on Units, Lots or Parcels, or within the Common Areas (except that non-commercial ~~pick-up trucks, boats, trailers, campers, camper trailers and vans~~ may be parked in such portion of the Common Area designated by the Board of Directors as the "Boat Storage Area" for the parking or storage of such vehicles or similar items provided that under no circumstances shall any commercial vehicle, apparatus or equipment be permitted at any time within the Boat Storage Area), unless the aforesaid prohibited machine, apparatus or equipment is parked/stored within an enclosed garage; ~~provided, however, that a non-commercial pick-up owned or leased by the occupant of a Single Family Unit, or owned, leased or being operated by a guest of an occupant of a Single Family Unit, may be parked in the driveway of, or exclusively serving, the Single Family Unit between 7:00 a.m. and 12:00 a.m. provided such pick-up truck does not exceed~~

~~eighty inches (80") in height or have more than four (4) wheels or tires and does not extend into or upon the swale portion of the driveway. Pick up trucks of owners, occupants or residents of a Single Family Unit which do not meet the above requirements concerning height, size or number of wheels/tires but were being parked on said Single Family Unit as of the effective date of this amendment shall be grandfathered but any replacement thereof must comply with such requirements. Pick up trucks of guests must have a current pass visibly displayed on the dashboard.~~

B. Notwithstanding anything else contained within this Section, pick-up trucks that (i) do not contain commercial display(s), logo(s), and/or advertising, that (ii) have not been modified to increase their height and/or ground clearance above their manufacturer's factory specifications, and that (iii) are categorized as having a payload capacity of up to one half ton shall be treated, for all purposes, as ordinary, household passenger vehicles. As used in this Section, pick-up trucks categorized as having payload capacities of one half ton shall include Ford F150s, Chevrolet Silverado 1500s, Dodge Ram 1500s, and similarly sized pickup trucks. In determining payload capacity categorization, truck size shall control over actual carrying capacity.

C. No vehicles of any nature shall be parked on any portion of the Properties except that vehicles may be parked only on a paved, concrete, paver block parking area and within an enclosed garage. No vehicles, including service vehicles, shall be permitted to park on streets or roads overnight between the hours of 12:01 a.m. and 7:00 a.m., and, in order to ensure access to any portion of the Property/Properties by emergency vehicles, no vehicle at any time may be parked on any street or road in violation of any odd/even or other rule or policy adopted or amended by the Board of Directors from time to time designed and intended to prevent or prohibit vehicles from being parked simultaneously on both sides of any street or road within or serving the Property/Properties. Any vehicle driven, parked or stored on any portion of the Properties shall have a valid, current registration and license plate and be capable of being driven at any time. No vehicle repairs or maintenance shall be allowed on any area of the Properties.

D. Notwithstanding the foregoing, covering commercial printing, display(s), logos(s) or advertising on any commercial vehicle, apparatus or equipment with magnetic pad(s), tarpaulin(s) or other coverings shall not convert the vehicle, apparatus or equipment into a non-commercial vehicle or non-commercial apparatus or equipment for the purposes of this Section 12.06 and such vehicles, apparatus or equipment, with or without such coverings, shall be considered a commercial vehicle, apparatus or equipment subject to the provisions hereof. Furthermore, under no circumstances shall an Owner, lessee or Occupant of a Unit, or any invitee, guest or licensee thereof, be entitled to lease or otherwise use more than one (1) space in the Boat Storage Area notwithstanding that any Owner may have an ownership interest in or to more than one Unit. No space in the Boat Storage Area shall be subleased or otherwise used by any person other than the Owner, lessee or occupant of a Unit to whom the space is leased or

assigned. Boat Storage Area spaces shall only be leased to an Owner, lessee or Occupant of a Unit upon such terms as determined by the Board of Directors from time to time. In the event there is more demand for such spaces than spaces are available, the Board of Directors shall maintain a waiting list pursuant to which spaces shall be leased on a first come first served basis.

**RESOLUTION of the BOARD OF DIRECTORS of
WOODBINE MASTER ASSOCIATION, INC.
Providing written approval of amendment**

WHEREAS, pursuant to Section 14.02 of the Declaration of Covenants, Conditions and Restrictions of Woodbine (the "Declaration"), the Declaration may be amended by the affirmative written approval of 3/4ths of all Directors; and

WHEREAS, at a meeting of the Board of Directors held 4/30/19 [date], the Board of Directors considered a proposed amendment to Section 12.06 of the Declaration; and


WHEREAS, the proposed amendment to section 12.06 of the Declaration was adopted by the necessary approval of 3/4ths of all Directors at the meeting; and

WHEREAS, those Directors who have approved the proposed amendment have signed page 2 of this Resolution indicating their affirmative written approval of the amendment as required by the Declaration; and

WHEREAS, the Association shall direct its attorneys to make all necessary arrangements to have the amendment recorded in the county records and to have the amendment take effect sixty (60) days from recording;

NOW THEREFORE, it is hereby RESOLVED by the Board of Directors that the proposed amendment to Section 12.06 of the Declaration has been duly adopted. The Association's attorneys shall be directed to make all necessary arrangements to have the amendment recorded in the county records and to have the amendment take effect sixty (60) days from recording.

I **CERTIFY** that the foregoing is a true copy of the Resolution of the Board of Directors of Woodbine Master Association, Inc. adopted on 4/30/2019; that same is reflected in the Records of the Association; and is unrevoked. I further certify that all Directors who have approved the proposed amendment have signed page 2 of this Resolution.

By: 
John S. Manna
President of Woodbine Association, Inc.

Date: 4-30-19

JOINDER OF DIRECTORS APPROVING AMENDMENT

John S. Manna
John S. Manna

4/30/19
Date

Bonnie Adderley
Bonnie Adderley

4/30/19
Date

Mickale L. Linton
Mickale L. Linton

4/30/19
Date

Tamika Patton
Tamika Patton

4/30/19
Date

Becky Flowers
Becky Flowers

4/30/19
Date

Vicki Green
Vicki Green

4-30-19
Date

Matt Bolt
Matt Bolt

4/30/19
Date

Maria Cabrera
Maria Cabrera

4/30/19
Date

Frank LaMorte
W. MARTIN BOKES

4/30/19
Date

Mike Marochello
JIM DANNI

04/30/2019
Date