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Prepared by and Return To:

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**CERTIFICATE OF AMENDMENT TO THE DECLARATIONS OF CONDOMINIUM OF
JUPITER LAKES VILLAS CONDOMINIUM I AND
JUPITER LAKES VILLAS CONDOMINIUM II**

**THIS CERTIFICATE OF AMENDMENT TO THE DECLARATIONS OF
CONDOMINIUM OF JUPITER LAKES VILLAS CONDOMINIUM I AND JUPITER
LAKES VILLAS CONDOMINIUM II (this "Certificate of Amendment") is made this 28th
day of January, 2020 by JUPITER LAKES VILLAS CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"), as follows:**

RECITALS

WHEREAS, the Declaration of Condominium of Jupiter Lakes Villas Condominium I was recorded in the Official Records of Palm Beach County, Florida in Official Records Book 3095, Page 416, as amended from time to time (the "Condominium I Declaration"); and

WHEREAS, the Declaration of Condominium of Jupiter Lakes Villas Condominium II was recorded in the Official Records of Palm Beach County, Florida in Official Records Book 3156, Page 1503, as amended from time to time (the "Condominium II Declaration"); and

WHEREAS, the Condominium I Declaration and the Condominium II Declaration may be amended in the manner as set forth in Article XIII of the Condominium I Declaration and Article XIII of the Condominium II Declaration, respectively; and

WHEREAS, on January 23, 2020, at a properly noticed reconvened meeting of the Association's members, the members approved the Amendment to the Declarations of Condominium of Jupiter Lakes Villas Condominium I and Jupiter Lakes Villas Condominium II, attached hereto and incorporated as if fully set forth herein as Exhibit "A" (the "Amendment"), in accordance with the provisions of the Condominium I Declaration and the Condominium II Declaration.

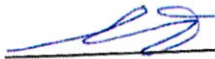
NOW, THEREFORE, the undersigned hereby certifies that the following Amendment is a true and correct copy of the Amendment as amended by the Association:

1. **Preface.** The foregoing recitals are true and correct and are hereby incorporated as if fully set forth herein.

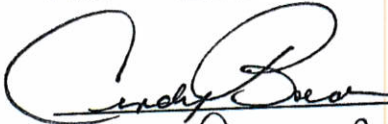
2. **Amendment.** The Condominium I Declaration and the Condominium II Declaration are hereby amended as set forth in the Amendment attached hereto as Exhibit "A" and incorporated as if fully set forth herein.

IN WITNESS WHEREFORE, this Certificate of Amendment has been signed by the Association on the date set forth below.

Signed, Sealed and Delivered
in the presence of:



Print Name: Cynthia Slack



Print Name: Cindy Boldin

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 28 day of January, 2020, by Barbara Vela as President for Jupiter Lakes Villas Condominium Association, Inc., a Florida not-for-profit corporation, who ☒ is personally known to me or ☐ produced _____ as identification, and did not take an oath.

JUPITER LAKES VILLAS CONDOMINIUM
ASSOCIATION, INC.

a Florida not-for-profit corporation

By: 
Barbara Vela, its President

Date: 1/28/2020


Notary Public, State of Florida

Margaret Greene
Print Name of Notary Public

My Commission Expires:



EXHIBIT "A"

**AMENDMENT TO THE DECLARATIONS OF CONDOMINIUM OF
JUPITER LAKES VILLAS CONDOMINIUM I AND
JUPITER LAKES VILLAS CONDOMINIUM II**

*(new language shown by underline;
deleted language shown by ~~strikeout~~;
" * * " shows unaffected language)*

Article XIII of the Declarations of Condominium of Jupiter Lakes Villas Condominium I and Jupiter Lakes Villas Condominium II is hereby amended to provide as follows:

ARTICLE XIII

AMENDMENTS

Amendments. Except as elsewhere provided, and except for the amendments contemplated by Chapter 718.104(4)(e), Florida Statutes, for the attachment of certificates of licensed Florida surveyors evidencing substantial completion of improvements, this Declaration of Condominium may be amended in the following manner:

B. Adoption. A resolution for the adoption of a proposed amendment may be proposed by either the board of directors of the Association or by the members at a meeting called for this purpose. Directors and member not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing that approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided, the approvals must be either by a majority of those votes cast at a meeting of the members at which a quorum is present.

1. ~~not less than seventy-five (75%) percent of the entire membership of the board of directors and by not less than seventy-five (75%) percent of the votes of the entire membership of the Association; or,~~

2. ~~not less than eighty (80%) percent of the votes of the entire membership of the Association; or,~~

3. ~~not less than fifty (50%) percent of the entire membership of the board of directors in the case of~~

amendments that are only for one (1) or more of the following purposes:

a. ~~To correct misstatements of fact in the Declaration and its exhibits, including but not limited to the correction of errors in the legal description of land or in surveys of land. If the amendment is to correct the Declaration of Condominium so that the total of the undivided shares of unit owners in either the common elements, common surplus or common expenses shall equal one hundred (100%) percent, the owners of the units and the owners of liens on the units for which modifications in the shares are being made also shall approve the amendment.~~

b. ~~To change the boundaries between units in the manner elsewhere stated provided the amendment is signed and acknowledged by the owners, lienors and mortgagees of the units concerned.~~

c. ~~To adopt amendments of the section entitled "Insurance" that are reasonably required by insurers or mortgagees of condominium property.~~
or,

4. ~~until the members are entitled to elect a majority of the directors, only by all of the directors, provided the amendment does not increase the number of units allowed by the Declaration nor encroach upon the boundaries of the common elements.~~
