

# DICKER, KRIVOK & STOLOFF, P.A.

ATTORNEYS AT LAW

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SUITE 400  
WEST PALM BEACH, FLORIDA 33409

EDWARD DICKER  
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(561) 615-0123  
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April 9, 2009

Board of Directors  
Greenview Cove Homeowners  
Association, Inc.  
c/o Associated Property Management  
1928 Lake Worth Road  
Lake Worth, FL 33461

APR 10 2009

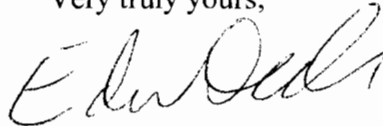
**Attention: Mike Arevalo**

**Re: Certificates of Amendment**

Dear Board Members:

Enclosed find the original Certificates of Amendment and Amendments to the Declaration of Restrictions and By-Laws of Greenview Cove, which have been recorded in Palm Beach County Official Records Book 23145, at Page 0810, and O.R. Book 23145, at Page 0808. We have kept copies for our files.

Very truly yours,



EDWARD DICKER  
For the Firm

EAD:sao  
Enclosures  
211610104.09L2



CFN 20090100658  
OR BK 23145 PG 0808  
RECORDED 03/26/2009 14:28:42  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0808 - 809; (2pgs)

**WILL CALL BOX 165**  
This instrument prepared by:  
Edward Dicker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
1818 Australian Avenue So., Suite 400  
West Palm Beach, Florida 33409  
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE  
BY-LAWS OF  
GREENVIEW COVE HOMEOWNERS ASSOCIATION, INC.**

**I HEREBY CERTIFY** that the Amendments attached as Exhibit "1" to this Certificate were duly adopted as Amendments to the By-Laws of Greenview Cove Homeowners Association, Inc. The original Declaration of Restrictions of Greenview Cove of Wellington - P.U.D. is recorded in Official Records Book 4199, Page 1933, of the Public Records of Palm Beach County, Florida.

DATED this 5<sup>th</sup> day of March, 2009.

**GREENVIEW COVE HOMEOWNERS  
ASSOCIATION, INC.**

[Signature]  
Witness  
[Signature]  
Witness

By: [Signature]  
President  
Attest: [Signature]  
Secretary

(SEAL)

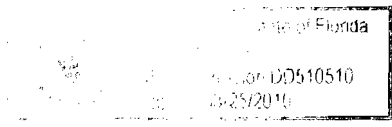
STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared KENNETH VALDESPINO, the President, and ARMANDO CASTILLO, Secretary, of Greenview Cove Homeowners Association, Inc., who produced \_\_\_\_\_ and \_\_\_\_\_ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Greenview Cove Homeowners Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 5<sup>th</sup> day of MARCH, 2009.

[Signature]  
Notary Public, State of Florida at Large  
My Commission Expires:

(SEAL)



**AMENDMENTS TO THE  
BY-LAWS OF  
GREENVIEW COVE HOMEOWNERS ASSOCIATION, INC.**

The original Declaration of Restrictions of Greenview Cove of Wellington - P.U.D. is recorded in Official Records Book 4199 at Page 1933 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

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**ITEM 1: Article IV(10)(h) of the Association By-Laws shall be amended to read as follows:**

10. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association . . . These powers shall specifically include, but shall not be limited to, the following:

h. Suspend the voting rights and right to use the common area of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations; In addition, the Association shall have the right to discontinue Cable TV services and/or internet services; deactivate the gate card and limit the rights of visitors when an owner is delinquent for more than three (3) months.

**ITEM 2: The last paragraph of Article VI(7) of the Association By-Laws shall be deleted in its entirety as follows:**

~~In the event that any assessment shall not have been paid within thirty (30) days of the due date, the Treasurer of the Association shall send a delinquency notice by certified mail to the delinquent member. In the event that any assessment shall not have been paid within thirty (30) days of the receipt of said delinquency notice, the Treasurer shall certify to the Board of Directors the name and address, as well as the amount in arrears, of the member. The Board of Directors shall then cause to be prepared, for execution by the President and Secretary of the Association, a Notice of Lien to be filed with the Clerk of the Circuit Court of Palm Beach County, Florida. When necessary, on receipt of payment of a delinquent assessment, a satisfaction of lien shall be executed and recorded. In the event that any assessment continues to remain in default, the Association shall pursue its remedies at law or in equity.~~



CFN 20090100659  
OR BK 23145 PG 0810  
RECORDED 03/26/2009 14:28:42  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0810 - 811; (2pgs)

**WILL CALL BOX 165**  
This instrument prepared by:  
Edward Dicker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
1818 Australian Avenue So., Suite 400  
West Palm Beach, Florida 33409  
(561) 615-0123

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF RESTRICTIONS OF  
GREENVIEW COVE OF WELLINGTON - P.U.D.**

**I HEREBY CERTIFY** that the Amendments attached as Exhibit "1" to this Certificate were duly adopted as Amendments to the Declaration of Restrictions of Greenview Cove of Wellington - P.U.D. The original Declaration of Restrictions is recorded in Official Records Book 4199, Page 1933, of the Public Records of Palm Beach County, Florida.

DATED this 5th day of March, 2009.

**GREENVIEW COVE HOMEOWNERS  
ASSOCIATION, INC.**

[Signature]  
Witness  
[Signature]  
Witness

By: [Signature]  
President  
Attest: [Signature]  
Secretary

(SEAL)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared KENNETH VALDESPINO, the President, and ARMANDO CASTILLO, Secretary, of Greenview Cove Homeowners Association, Inc, who produced \_\_\_\_\_ and \_\_\_\_\_ as identification or who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of Greenview Cove Homeowners Association, Inc. with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 5th day of MARCH, 2009.

[Signature]  
Notary Public, State of Florida at Large  
My Commission Expires:

(SEAL)



**AMENDMENTS TO THE  
DECLARATION OF RESTRICTIONS OF  
GREENVIEW COVE OF WELLINGTON - P.U.D.**

The original Declaration of Restrictions of Greenview Cove of Wellington - P.U.D. is recorded in Official Records Book 4199 at Page 1933 of the Public Records of Palm Beach County, Florida.

As used herein, words underlined are added and words ~~hyphenated~~ through are deleted.

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**ITEM 1:** The following paragraph shall be added to Article II of the aforesaid Declaration which shall read as follows:

All references to Gould Florida, Inc., and/or the "Declarant," contained in any of the governing documents are hereby deleted, and all rights which still may be retained by Gould Florida, Inc., and/or the Declarant are terminated.

**ITEM 2:** Article IX(A) of the aforesaid Declaration shall be amended to read as follows:

The foregoing Protective Restriction can be modified, altered, or amended by instruments in writing, recorded in the Public Records of Palm Beach County, Florida, by Declarant, until it has conveyed 90% or more of the total acreage covered by this Declaration of Restrictions and thereafter by record owners of ~~75% or more of the total acreage covered by these Protective Restrictions~~ a majority of the total membership, having the right to vote. A copy of the amendment shall be forwarded to Palm Beach County, Florida.