

**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR VILLAGES OF LAKE LUCIE**

The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villages of Lake Lucie was recorded in the public records of St. Lucie County, Florida at Official Records Book 1763, Page 1577 and amended at Official Records Book 4044, Page 1536; Official Records Book 4381, Page 700; and Official Records Book 4729, Page 56. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villages of Lake Lucie is amended as follows and as approved by the membership by written consent.

1. Article V is amended to add Section 12 as follows:

ARTICLE V

Covenant for Maintenance Assessments

Section 12. Capital Contributions. A capital contribution fund is established for the Association, and a contribution to the fund shall be collected from the Lot acquirer at the time of conveyance of the Lot. The amount of the capital contribution shall be \$2,000.00. The capital contribution shall be collected and transferred to the Association at the time of conveyance. Amounts paid into the fund are not to be considered as advance payment of assessments. The capital contribution funds may be used to pay any Association expenses. Notwithstanding anything to the contrary herein, a capital contribution is not required when a trustee acquires title to a Lot for the purpose of estate planning by the grantor of the Lot or when a spouse or child acquires a Lot by inheritance, devise, or gift.

(The remaining balance of Article V remains unchanged.)

2. The foregoing amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villages of Lake Lucie were adopted by the membership by written consent of at least two-thirds (2/3rds) of the Lots.
3. All provisions of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villages of Lake Lucie are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President and its Secretary/Treasurer this 8th day of July 2024.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
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OR BOOK 5174 PAGE 2038 - 2039 Doc Type: DEC
RECORDING: \$18.50

WITNESSES AS TO PRESIDENT:

VILLAGES OF LAKE LUCIE HOMEOWNERS' ASSOCIATION, INC.

Paul A Kaufman
Printed Name PAUL A KAUFMAN

By: *Guy E Gamache*
President

Todd Reed
Printed Name TODD REED

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of physical presence on July 8 2024, by GUY GAMACHE, as President of Villages of Lake Lucie Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she [] is personally known to me, or [X] who has produced identification [Type of Identification: G 520-285-55-223-0].

Notarial Seal



Rachel G Hamilton
Notary Public

WITNESSES AS TO SECRETARY:

VILLAGES OF LAKE LUCIE HOMEOWNERS' ASSOCIATION, INC.

Guy E Gamache
Printed Name GUY E GAMACHE

By: *Paul A Kaufman*
Secretary/Treasurer

Todd Reed
Printed Name TODD REED

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument acknowledged, sworn to and subscribed before me by means of physical presence on July 8 2024, by PAUL KAUFMAN, as Secretary/Treasurer of Villages of Lake Lucie Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she [] is personally known to me, or [] who has produced identification [Type of Identification: K 155 681-54-185-0].

Notarial Seal



Rachel G Hamilton
Notary Public