



CFN 20220113346

OR BK 33386 PG 0747

RECORDED 03/15/2022 13:18:25

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Pgs 0747 - 749; (3pgs)

This instrument was prepared by:  
Steven R. Braten, Esq.  
Rosenbaum PLLC  
250 S. Australian Avenue, 5th Floor  
West Palm Beach, Florida 33401

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE LAKES AT THE BLUFFS**

WHEREAS, the **Declaration of Covenants and Restrictions for The Lakes at the Bluffs** (the "Declaration") has been duly recorded in the Public Records of Palm Beach County, Florida, at Official Records Book **4345**; Page **758** et. seq.;

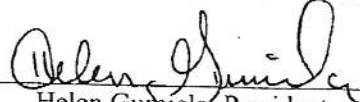
WHEREAS, the **Amended and Restated Declaration of Covenants and Restrictions for The Lakes at the Bluffs** (the "Amended and Restated Declaration") has been duly recorded in the Public Records of Palm Beach County, Florida, at Official Records Book **13162**; Page **1492** et. seq.; and

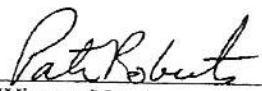
WHEREAS, the membership of **The Lakes at the Bluffs Homeowners Association, Inc.**, a Florida not-for-profit corporation, approved the attached amendments to the Amended and Restated Declaration by written consent to action without a meeting in accordance with Section 617.0701, Florida Statutes.

NOW, THEREFORE, the undersigned hereby certify that the following Amendments to the Amended and Restated Declaration are a true and correct copy of the amendments as approved by the membership:

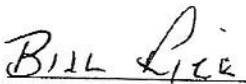
*(See attached Amendments to the Amended and Restated Declaration)*

**THE LAKES AT THE BLUFFS  
HOMEOWNERS ASSOCIATION, INC.**

By:   
Helen Gumbela, President

  
Witness No. 1

Pati Roberts  
(PRINT NAME)

  
Witness No. 2

Bill Rice  
(PRINT NAME)

Attest:   
Scott Vogel, Secretary

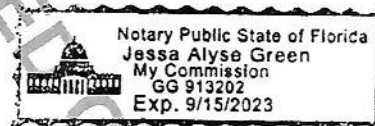
STATE OF FLORIDA:  
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 9 day of march 2022, by Helen Gumiela and Scott Vogel, as President and Secretary, respectively, of **The Lakes at the Bluffs Homeowners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation by means of ☒ physical presence or ☐ online notarization. They are personally known to me, or have produced \_\_\_\_\_ as identification and did take an oath.

Jessa Alyse Green (Signature)

Jessa Alyse Green (Print Name)

Notary Public, State of Florida at Large



**AMENDMENTS TO THE  
AMENDED AND RESTATED DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR THE LAKES AT THE BLUFFS**

(Additions shown by "underlining",  
deletions shown by "~~strikeout~~"  
unaffected text shown by " \* \* ")

Proposal 1. Section 13.8 of the Amended and Rested Declaration of Covenants and Restrictions for the Lakes at the Bluffs, is added as follows:

13.8 Lease Wait Period. An Owner may not Rent or Lease a Lot during the first eighteen (18) months of ownership ("18-month Wait Period"). In the event that title to a Lot is acquired subject to an approved lease, the Owner of such Lot shall be prohibited from leasing the Lot for a period of eighteen (18) months commencing at the end of the lease term in existence at the time of transfer of title to the Lot and/or the Unit. Ownership is hereby defined to commence upon the date that a valid deed of conveyance of the subject Lot is recorded in the Public Records of Palm Beach County, Florida. The 18-month Wait Period contained in this paragraph shall not apply when: (i) a first mortgagee or the Association takes title to a Lot by foreclosure or deed-in-lieu of foreclosure; (ii) a Lot Owner transfers an interest in a Lot to his or her spouse or domestic partner; (iii) a Lot Owner transfers the Lot to a trust or other legal entity created by the Lot Owner solely for estate planning purposes and the Lot Owner is also the owner of the trust or other legal entity.

This Section 13.8 shall only apply to those Owners who obtain title to a Lot after this Amendment is recorded in the Official Records of Palm Beach County, Florida.