

3.D.6

This instrument prepared by:

R2024-1625 NOV 21 2024

(Space Reserved for Clerk of Court)

SECOND AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS FOR THE PALM BEACH COUNTY WORKFORCE HOUSING PROGRAM IN ACCORDANCE WITH THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE (RENTAL DEVELOPMENT)

THIS AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS FOR THE PALM BEACH COUNTY WORKFORCE HOUSING PROGRAM IN ACCORDANCE WITH THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE (the "Amendment") is made as of the ___ day of ___, 2024, by and between Palm Beach County, Florida and 1017 Lake Ave, LLC, a Florida limited liability company (the Declarant) for the Bohemian Development located at 1017 Lake Avenue, Lake Worth, Florida.

WITNESSETH:

WHEREAS, 1017 Lake Ave, LLC made and executed that certain Master Declaration of Restrictive Covenants for the Palm Beach County Workforce Housing Program in Accordance with the Palm Beach County Unified Land Development Code, dated 09/21/21, and recorded 09/29/21 in Official Records Book 32909, page 1289 and amended on 07/17/24 and recorded 07/31/24 in Official Records Book 35177 at Page 1758, of the Public Records of Palm Beach County, Florida (the "Covenant"); and

WHEREAS, 1017 Lake Ave, LLC is referred to in the original Covenant as the "Declarant"; and

WHEREAS, pursuant to Section 14 of the Covenant, the Covenant may be modified by the written authorization of the Declarant and the Board of County Commissioners of Palm Beach County, Florida (the "Board"); and

WHEREAS, the Declarant and the Board desire to modify and amend the Covenant as hereinafter set forth.

NOW, THEREFORE, Declarant and the Board hereby declare that the Covenant is hereby amended as follows:

1. The recitations set forth herein above are true and correct and are incorporated herein by reference. Unless otherwise defined herein, each initial capitalized term used in this Amendment shall have the meaning given to such term as set forth in the Covenant.

2. Utility Allowance, Section 6 is hereby deleted in its entirety.

3. This Amendment shall become effective upon the execution by the parties hereto and recording amongst the Public Records of Palm Beach County, Florida.

4. Except as modified by this Amendment, the Covenant shall remain in full force and effect in accordance with the terms thereof. In the event any of the provisions of this Amendment shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof or of the Covenant, which shall remain in full force and effect, and any provisions of this Amendment deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this _____ day of _____, 20____. Undersigned has executed this instrument on the date first above written.

Signed, Sealed, and Delivered in the presence of:

Declarant:

Alexis C. Dunn
(Witness Signature)

1017 LAKE AVE LLC a Florida limited liability company

Alexis Dunn
(Print Name)

By: _____

151 NE 16th AVE
(Witness Address)

Name: Jeffrey Burns

Ft. Lauderdale, FL 33301

Title: Authorized Signatory

Date: 11-7-2024

Justin Strach
(Witness Signature)

Justin Strach
(Print Name)

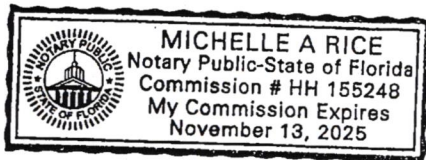
613 NW 3rd Ave Suite 104
(Witness Address)

Fort Lauderdale FL 33311

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of November, 2024 by (Jeffrey Burns), as Authorized Signatory for 1017 Lake Ave, LLC, a Florida limited liability company, who is personally known to me or has produced N/A as a type of identification.

Michelle A. Rice
(Notary Signature)



Print Name: Michelle A. Rice
Notary Public, State of: Florida
Serial Number, if any: HH 155248
My commission expires: 11.13.2025

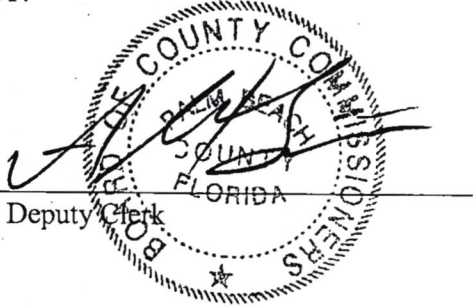
Authorization by the Board of County Commissioners for the Amendment to Declaration of Restrictive Covenants for Workforce Housing.

R2024-1625 NOV 21 2024

ATTEST:

Palm Beach County, Florida
By Its Board of County Commissioners

By:



Deputy Clerk

By:

A handwritten signature in cursive script, reading "Maria G. Marino".

Maria G. Marino, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:

A handwritten signature in cursive script, reading "Darren Leiser".

Darren Leiser, Assistant County Attorney

ORIGINAL DOCUMENT NOT
RETAINED / RECEIVED BY MINUTES