

FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS OF
VISTA VERDE

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF VISTA VERDE, made and entered into this 14th day of OCTOBER, 1983.

W I T N E S S E T H:

WHEREAS, on the 6th day of July, 1979, the Developer, VISTA VERDE, LTD., a Florida Limited Partnership, caused to be filed and recorded a Declaration of Covenants and Restrictions for VISTA VERDE in Official Records Book 3093, Pages 134, et seq., of the Public Records in and for Palm Beach County, Florida, hereinafter referred to as the "DECLARATION"; and

WHEREAS, Article X, Section 4, of the Declaration provides that Owners (as such term is defined in the Declaration) holding no less than two-thirds (2/3) of the voting interest in the membership of the Association (as such term is also defined in the Declaration) may amend the Declaration; and

WHEREAS, owners holding no less than two-thirds (2/3) of the voting interest of the membership of the Association have executed this First Amendment to the Declaration; and

WHEREAS, said owners desire to clarify and amend the Declaration as hereinafter set forth;

NOW, THEREFORE, the Declaration of Covenants and Restrictions for VISTA VERDE are amended as follows:

1. Article VIII, Section 4, of the Declaration is hereby deleted in its entirety and the following is substituted:

"Section 4. Commercial Vehicles, Trucks, Trailers, Campers, Boats and Automobiles: In order to maintain the high standards of the PROPERTY (as such term is defined in the Declaration) with respect to residential appearance, the following vehicles are strictly prohibited from being placed, parked or stored in, around, or upon the PROPERTY, LOTS, or COMMON AREA of VISTA VERDE (as such terms are defined in the Declaration):

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- a. Commercial vehicles of any kind;
- b. Trucks or vans of any kind;
- c. Recreational vehicles of any kind;
- d. Boats or canoes of any kind;
- e. Trailers of any kind;
- f. Vehicles of any kind that display commercial or business advertising or information;
- g. Vehicles of any kind which are under repair, abandoned, unlicensed or inoperable;
- h. Vehicles which are not routinely used for family or personal use and are subject to sale;
- i. Motorcycles, mopeds, motor scooters, or other motor powered cycles of any kind.

The prohibition of parking shall not apply to the temporary parking of trucks or other commercial vehicles such as for pick-up, delivery and other commercial services rendered to and on behalf of the residents of VISTA VERDE, nor shall the prohibition of placing, parking or storing apply to vehicles kept in an enclosed garage.

Furthermore, no maintenance or repair shall be performed upon any vehicle except within a building where totally isolated from public view."

2. Article X, Section 4, of the Declaration is hereby deleted in its entirety and the following is substituted:

"Section 4. Amendment. This Declaration may be amended at any time and from time to time in the following ways:

- a. Upon the execution and recordation of an instrument executed by owners holding not less than two-thirds (2/3) of the voting interest of the membership (as such term is defined in this Declaration); or
- b. By a resolution adopted or ratified by a majority of the Board of Directors of the Association at any duly called meeting of the Board, and thereafter, approved or ratified by affirmative vote of not less than two-thirds (2/3) of the voting interest of the membership (as such term is defined in this Declaration) at any

duly called meeting of the membership. Each member entitled to vote may vote 1) in person, 2) by proxy, 3) by absentee ballot or 4) written ratification which is to be received by the Board of Directors no later than thirty (30) days after the date of the meeting."

IN WITNESS WHEREOF, the following owners at VISTA VERDE have hereunto set their hand and seal on the date indicated by their respective signatures.