

MAR-22-2004(MON) 15:20

LAW OFFICES

(FAX)561 391 9745

P.002/003

**CERTIFICATE OF AMENDMENT
TO
AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF CORAL CREEK REPLAT NO. 3 HOMEOWNERS
ASSOCIATION, INC.**

The attached writing is a true copy of the Amendment of Article V Section 4 to the Association Declaration recorded in Official Records Book, 26748 Page 806, of the Public Records of Broward County, Florida which Amendment was duly proposed and adopted at Board Meeting held JAN. 19, 2004 in the minutes of the above mentioned meeting and is unrevoked.

EXECUTED at Parkland, Florida, this 23 day MARCH, of 2004.

Signed, sealed and delivered
in the presence of:

CORAL CREEK REPLAT NO. 3 HOMEOWNERS
ASSOCIATION, INC.

Angela Fisher

BY: [Signature]
PRESIDENT

[Signature]

Attest:

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23 day of March 2004 by the CORAL CREEK REPLAT NO. 3 HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, on behalf of said Corporation.

 Rhonda Manocchia
Commission # DD 018091
Expires April 17, 2005
Bonded Through
Atlantic Bonding Co., Inc.
My Commission Expires:

Rhonda Manocchia
Notary Public,
State of Florida
at Large

This Instrument was prepared by:

DAVID J. SCHNEID, ESQUIRE
The Law Offices of David J. Schneid, P.A.
6877 SW 18th Street #141
Boca Raton, Florida 33433
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**SUBSTANTIAL REWORDING OF THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
CORAL CREEK REPLAT NO. 3
HOMEOWNERS ASSOCIATION, INC**

As used herein the following shall apply:

Words in the text which are lined through (—) indicate deletions from the present text.

Words in the text which are underlined indicate additions to the present text.

ARTICLE V

COVENANT FOR ASSESSMENTS

Section 4. Establishment of Assessments. The Board of Directors of the Association shall approve and establish all sums which shall be payable by the members of the Association in accordance with the following procedures.

(c). Special Assessments against the Parcel Owners and all other fees, dues and charges, including assessments for the creation of reasonable reserves, may be established by the Board of Directors at any regular or special meeting thereof, and shall be payable at such time or times as the Board shall direct.

(c). 1 – Notwithstanding the foregoing, the Board of Directors may not pass any special assessment for any capital improvement that exceeds \$10,000.00 without first obtaining the affirmative vote of a majority of all members of the association, in person or by proxy, unless and only if such expenditure is necessary to protect the health safety and welfare of the community property and all its residents from eminent and immediate harm.