



CFN 20060422417
OR BK 20622 PG 1348
RECORDED 07/20/2006 11:29:55
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1348 - 1350; (3pgs)

RP
w/cbl

Instrument Prepared By
and Record & Return To:
Ronald L. Platt, Esq.
% Independence Title
205 NE 5th Terr.
Delray Beach, FL 33444

AMENDMENT

TO

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS

OF

FIRENZE AT RENAISSANCE COMMONS

This Amendment is made as of the 30th day of June, 2006 by HOVSTONE PROPERTIES FLORIDA, L.L.C., a Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS, INC., a Florida corporation, hereinafter referred as ("DECLARANT").

WHEREAS, the Declaration of Covenants, Restrictions and Easements of FIRENZE AT RENAISSANCE COMMONS was recorded on June 9, 2004 in O.R. Book 17095, Page 883, of the Public Records of Palm Beach County, Florida, and

WHEREAS, the following legally described real property is held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the terms and conditions, of the aforesaid Declaration of Covenants and Restrictions hereinafter referred to as ("Declaration"), and any and all Amendments thereto:

LEGAL DESCRIPTION

All of the Plat of RENAISSANCE COMMONS according to the Plat thereof, as recorded in Plat Book 102, Page 57 of the Public Records of Palm Beach County, Florida.

WHEREAS, Declarant desires to execute and record this Amendment to the Declaration as hereafter set forth.

NOW, THEREFORE, Declarant herein Amends the Declaration as follows:

NOTE: Strikethroughs (—) shall constitute the deletion of language and underlines (____) shall constitute the addition of new language.

1. Section 6.18 is hereby deleted in its entirety.

~~6.18 In the event an Owner wishes to install a fence on its Property they must first obtain prior written approval from the Architectural Control Committee. Any fence approved must be white, PVC privacy fence.~~

2. Section 8.3.6 is hereby amended as follows:

8.3.6 Easement for Cleaning, Pressure Cleaning, Painting of Roofs and Exterior of Townhouses The Association its agents and/or assigns shall have an easement to go onto the property of a Townhouse Owner(s) for the purpose of cleaning, pressure cleaning, painting of roofs and painting of exteriors to the Townhouses and/or the multi dwelling buildings, and roof gutter repair or replacement as they deem necessary from time to time. This shall be an expense of the Association.

3. Section 10.2 (b) is hereby amended as follows:

(b) Other Maintenance The Owner shall have the responsibility for the care and maintenance of his or her private driveway and front sidewalk leading to Owners Unit so that they are kept free from excessive oil, grease stains and deposits, weeds and insects, or any encumbrances or damages. **The Owner shall have the responsibility for the repair and replacement of his or her roof and roof guttering.** No Owner shall interfere in any way with the walls, fences and landscaping which serve as a buffer between the Property and the adjoining properties, lakes and roadways. No trees or hedges shall be removed from the landscape buffers or planting strips or park area.

IN WITNESS WHEREOF, Declarant has executed this Amendment on the date set forth above.

HOVSTONE PROPERTIES FLORIDA, L.L.C., a Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS, INC., a Florida corporation,

By: _____

Timothy R. Kelly, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Amendment was acknowledged before me, this 30th day of June, 2006, by Timothy R. Kelly, President of HOVSTONE PROPERTIES FLORIDA, L.L.C., a Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and who did not take an oath.

Michelle Marlowe
Notary Public - State of Florida

My commission expires:

