

This instrument prepared by/return to:
Edward Ronsman, Esq.
Jackson Law Group
1301 Plantation Island Drive, Suite 304
St. Augustine, FL 32080

SECOND AMENDMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
OF
THE FLAGLER BEACH POLO CLUB WEST SUBDIVISION

THIS SECOND AMENDMENT to the Declaration of Restrictive Covenants of the Flagler Beach Polo Club West Subdivision was approved on November 23, 2015 by The Flagler Beach Polo Club West Homeowners Association, Inc., a Florida corporation not-for-profit (“Association”).

The Second Amendment modifies the Declaration of Restrictive Covenants of the Flagler Beach Polo Club West Subdivision as follows (*additions are indicated by underline, deletions are indicated by ~~strikethrough~~*):

1. The Declaration of Restrictive Covenants is amended as follows:

B. HOMEOWNERS ASSOCIATION DUTIES AND POWERS

...

8. Homeowners Association Initial Assessment and Capital Contribution Fee: \$300.00 is due and payable from each homeowner at the time of closing to the Flagler Beach Polo Club West Homeowners Association to establish an initial checking fund. Each Lot Owner shall make a Capital Contribution payment to the Association in the amount of \$1,000.00, to be paid to the Flagler Beach Polo Club West Homeowners Association on the earlier of: (1) the issuance of a certificate of occupancy of a residence on a Lot; (2) the sale of a Lot to a new purchaser; or (3) five (5) years' from the recording of the Second Amendment to the Declaration of Restrictive Covenants of the Flagler Beach Polo West Subdivision. The Capital Contribution Fee is a one time payment required to be made per lot, and such Lot shall not be required to make more than one payment once one of the three events as stated above occurs.

WITNESS OUR HAND AND SEALS on the dates shown below.

THE FLAGLER BEACH POLO CLUB WEST HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Printed Name: Stephen Smith
Its President

Attest: [Signature]
Printed Name: Tom Cooke
Secretary
(SEAL)

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 2 day of December, 2015, by Stephen Smith, as President, and Tom Cooke, as Secretary, The Flagler Beach Polo Club West Homeowners Association, Inc.

[Signature]
(Signature of Notary Public – State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known OR Produced Identification
Type of Identification Produced: personally

