

This Instrument Prepared by
and PLEASE RETURN TO:

Jason H. Carls, Esq.
Gelfand & Arpe, P.A.
WILL CALL BOX 58
One Clearlake Centre, Suite 1010
250 South Australian Avenue
West Palm Beach, Florida 33401-5014

(561) 655-6224

07/08/2003 16:24:59 20030400796
OR BK 15495 PG 1236
Palm Beach County, Florida

**SECOND CERTIFICATE OF AMENDMENT TO THE AMENDED DECLARATION
OF COVENANTS AND RESTRICTIONS FOR
HIDDEN LAKES PROPERTY OWNERS' ASSOCIATION, INC.**

THE UNDERSIGNED of **HIDDEN LAKES PROPERTY OWNERS' ASSOCIATION, INC.**, 7491-C5
N. Federal Highway, #149, Boca Raton, FL 33487 certifies that the Amended Declaration of Covenants and Restrictions
for Hidden Lakes Property Owners' Association, Inc. recorded in the Official Records Book 7707, Page 1329 of the
Public Records of Palm Beach County, Florida has been duly amended as set forth in Exhibit "A" attached hereto. The
Declaration affects real property located in Palm Beach County, Florida, described as follows:

All of the Plat of **HIDDEN LAKE**, recorded in Plat Book 40, Pages 49-50, of the Public Records
of Palm Beach County, Florida.

The First Certificate of Amendment to the Amended Declaration of Covenants and Restrictions of Hidden Lake, is
attached as Exhibit "B," recorded in the Official Book 10726, Page 1478 and the original Amended Declaration of
Covenants and Restrictions of Hidden Lake, is recorded in the Official Book 3545, Page 0910, both in the Public
Records of Palm Beach County, Florida.

Dated this ✓30 day of April, 2003.

Witnessed by:

Hidden Lakes Property Owners' Association, Inc.

Henry W. Scharnhorst
Sign here

Henry W. Scharnhorst
Print here

Ralf Scharnhorst
Sign here

Ralf Scharnhorst
Print here

By: A. R. Fix
Aaron R. Fix, President

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this 30 day of April, 2003 by Aaron R. Fix, the
President of Hidden Lakes Property Owners' Association, Inc., who are personally known to me or who have produced
as identification and who did not take an oath.

MARY ANNE BOND
PRINT NAME:

Mary Anne Bond

Notary Public, State of Florida

Serial Number:

My commission expires:



Mary Anne Bond
MY COMMISSION # DD132106 EXPIRES
October 24, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

Witnessed by:

Hidden Lakes Property Owners' Association, Inc.

Thomas P. Judge
Sign here
THOMAS P. JUDGE
Print here
T. P. Judge
Sign here
Adam R. Fix
Print here

By: *Henry Winiarz*
Henry Winiarz, Vice President

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this 28th day of April, 2003 by Henry Winiarz, the Vice President of Hidden Lakes Property Owners' Association, Inc., who are personally known to me ~~or who have~~ produced as identification and who did not take an oath.

PAULA B. SIEGEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC920790
EXPIRES 4/24/2004
BONDED THRU ASA 1-888-NOTARY1

PAULA B. SIEGEL
PRINT NAME:

Notary Public, State of Florida

Serial Number: *CC 920790*

My commission expires: *4-24-2004*

Witnessed by:

Hidden Lakes Property Owners' Association, Inc.

R. R. Fix
Sign here
Adam R. Fix
Print here
Ralf Schainhoist
Sign here
Ralf Schainhoist
Print here

By: *Rodolfo Acevedo*
Rodolfo Acevedo, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)



Barbara A. Howard
Commission # DD 016433
Expires May 20, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this 28th day of April, 2003 by Rodolfo Acevedo, the Secretary of Hidden Lakes Property Owners' Association, Inc., who are personally known to me or who have produced as identification and who did not take an oath.

Barbara A. Howard
BARBARA A. HOWARD

Page 2 of 3

Gelfand & Arpe, P.A.

One Clearlake Centre, Suite 1010, 250 South Australian Avenue, West Palm Beach, FL 33401-5014
(561) 655-6224



Barbara A. Howard
Commission # DD 016453
Expires May 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

PRINT NAME: Barbara A. Howard
Notary Public, State of Florida
Serial Number: DD016453
My commission expires: 5/20/2005

Witnessed by:

Hidden Lakes Property Owners' Association, Inc.

Sign here Lana Dmytryszyn
Print here Lana Dmytryszyn
Sign here Robert H. Millett
Print here ROBERT H. MILLETT

By: Ralph Scharnhorst
Ralph Scharnhorst, Treasurer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

[CORPORATE SEAL]

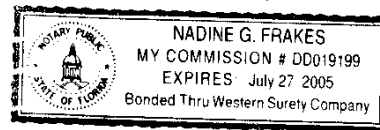
The foregoing instrument was acknowledged before me this 29th day of April, 2003 by Ralph Scharnhorst, the Treasurer of Hidden Lakes Property Owners' Association, Inc., who are personally known to me or who have produced FDCT# 5656 720-70 102-0 as identification and who did not take an oath.

NADINE FRAKES

PRINT NAME:

Notary Public, State of Florida
Serial Number:
My commission expires:

Nadine G. Frakes



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EXHIBIT "A"
TO
SECOND CERTIFICATE OF AMENDMENT TO THE AMENDED DECLARATION OF
COVENANTS AND RESTRICTIONS FOR
HIDDEN LAKES PROPERTY OWNERS' ASSOCIATION, INC.

The Declaration of Covenants and Restrictions for Hidden Lakes Property Owners Association, Inc. is amended as follows (The language added is underlined; the language deleted is ~~struckout~~):

1. **Vehicles.** Article III entitled "Use and Occupancy Restrictions and Regulation of Improvements", Section "5" entitled "Prohibited Vehicles" appearing at page 6 of the Amended Declaration of Covenants and Restrictions for Hidden Lakes is amended as follows:

No Trucks, commercial vehicles, ~~motorcycles~~, recreational vehicles, campers, mobile or motor homes, boats or trailers of any kind (including boat, motorcycle or equipment trailers), or the like shall be permitted to be parked overnight or stored on any Lot except if; ~~that these items may be stored~~

(a) a pick-up truck with cargo capacity not exceeding one ton and no cargo in the truck's bed is visible off the Lot;

(b) in a garage with the garage door closed; s or,

(c) enclosed by an approved fence at least six feet high ~~otherwise such that they are not Visible from the Street or Neighboring Property.~~

2. **Alterations.** Article III entitled "Use and Occupancy Restrictions and Regulation of Improvements", Section "9" entitled "Regulation of Improvements" appearing at pages 7-8 of the Amended Declaration of Covenants and Restrictions for Hidden Lakes is amended as follows:

(a) No structure or Improvement shall be commenced, erected, placed or maintained upon any land in HIDDEN LAKE nor shall any addition or change to or alteration of any structure or Improvement be made until all plans, specifications and locations of same shall have been, submitted to and approved in writing by the Board of Directors of the Association.

(1) The written approval must be kept by the Member and displayed upon reasonable demand of the Association as proof of approval;

(2) The Member must properly maintain the change, alteration or improvement;

(3) The change, alteration or improvement must be completed within six months of commencement and twelve months from the date of the written approval, whichever occurs first, or the approval become invalid without further Association action.

(b) The following general guidelines shall be considered by the Board when reviewing applications for changes or additions submitted by Members:

(1 a) Buildings and additions or alterations to existing buildings shall be consistent in design and construction, including tile roofs and stucco exteriors, to be harmonious with the existing buildings in HIDDEN LAKE.

(2 b) Walls and fences shall be consistent in design, construction and color to be harmonious with the buildings in HIDDEN LAKE.

(3 c) Aerials and antennae shall not be constructed or installed such that they are Visible from the Street or Neighboring Properties.

(4 d) Absolutely no chain link or other woven wire fences shall be approved by the Board or installed or erected by the Members on any Lot.

3. **Assessments.** Article V entitled "Covenants for Maintenance Assessments", Section "3" entitled "Annual Assessments" appearing at pages 9-10 of the Amended Declaration of Covenants and Restrictions for Hidden Lakes is amended as follows:

The Board of Directors shall fix the annual assessments, which shall be in amounts determined in accordance with the projected financial needs of the Association, as to which the decisions of the Board shall be final and dispositive ; however, . Notwithstanding said authority, in

(a) In no event shall the annual assessment exceed Seven Five Hundred Dollars (\$ 700.00 500.00) in any one calendar year with regard to any one Lot, without the prior approval of Sixty-Six Percent (66%) of the Members at the Annual Meeting or at a Special Meeting called for that purpose alone or among other purposes. In the event

(b) If an annual assessment in excess of Seven Five Hundred Dollars (\$ 700.00 500.00) is levied by the Board without prior Membership approval, then the assessment, for enforcement purposes hereunder, shall be deemed to be Seven Five Hundred Dollars (\$ 700.00 500.00) unless ratified by Sixty-Six Percent (66%) of the Members.

4. **Leasing.** The Amended Declaration of Covenants and Restrictions for Hidden Lakes is amended to add a new Article VIII entitled "Leasing" as follows:

No Lot may be leased except in its entirety. If a Lot is leased, then before the lease begins the Record Owner shall:

(a) provide the tenant legible copies of: this Declaration and the Association's Articles of Incorporation and By-Laws, and each of the documents' amendments; and, any current rules published by the Association; and,

(b) provide the Association notice of the lease which shall state: the lease start and end dates; name(s) of the tenant and all Lot occupants; and, a certificate that the tenant was provided the documents required by this Article. The Association may require this notice on a specific form.

This does not provide the Association the right or duty to screen, approve or disapprove a lease or tenant unless the required notices are not timely provided in which circumstance the lease shall not occur.

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