

This instrument was prepared by  
and should be returned to:  
Larry Schner, Esq.  
Sachs Sax Caplan  
6111 Broken Sound Parkway NW  
Boca Raton, FL 33487

**CERTIFICATE OF AMENDMENT  
TO THE AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
HIDDEN LAKE**

I HEREBY CERTIFY that the amendment attached as Exhibit "A" to this Certificate was duly adopted as an amendment The Amended Declaration of Covenants And Restrictions for Hidden Lake. ("Declaration"). The Amended Declaration of Covenants and Restrictions for Hidden Lake as described in O.R. Book 7707 at Page 1329 of the Official Records of Palm Beach County, Florida, Instrument Number 93-147717 The original Declaration of Covenants and Restrictions for Hidden Lake as described in O.R. Book 3110 at Page 1387 of the Official Records of Palm Beach County. The attached amendment was approved by the written consent of the members pursuant to Section 617.0701(4), Fla. Stat.

DATED this 29<sup>th</sup> day of AUGUST, 2024.

WITNESSES

[Signature]  
Signature

Larry E. Schner  
Print Name

Elaine Stone  
Signature

Elaine Stone  
Print Name

**Hidden Lake Property Owners' Association, Inc**

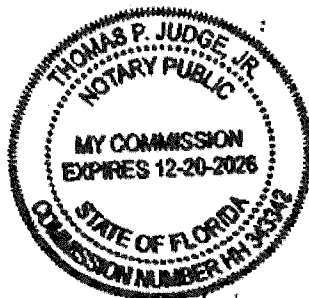
By: Joel Rask  
[Signature], President

By: Cathy J. Roth  
[Signature], Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of AUGUST, 2024, by JOEL RASK, as President, and CATHY J. ROTH, as Secretary, of Hidden Lake Property Owners' Association, Inc., a Florida Corporation, not-for-profit, on behalf of the corporation, who are personally known to me or have produced \_\_\_\_\_ as identification.

[Notary Seal]



[Signature]  
Notary Public

THOMAS P. JUDGE  
Name typed, printed or stamped  
My Commission Expires: 12/20/26

**PROPOSED AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR HIDDEN LAKE**

The Amended Declaration of Covenants and Restrictions for Hidden Lake as described in O.R. Book 7707 at Page 1329 of the Official Records of Palm Beach County, Florida, Instrument Number 93-147717. The original Declaration of Covenants and Restrictions for Hidden Lake as described in O.R. Book 3110 at Page 1387 of the Official Records of Palm Beach County.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

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**Item 1:** Article VIII, Section 5 shall be amended as follows:

5. Sales. To avoid the transient environment that results when dwelling units are purchased for investment and leasing, from and after the effective date of this amendment, all new sales and/or transfers of a dwelling unit may not be leased until a unit owner has held title for a minimum of ~~one (1) year~~ twenty-four (24) months. Following ~~one (1) year~~ twenty-four (24) months of ownership, a unit owner may lease his unit with the approval of the Association and as detailed in Article VIII herein.