

THIS INSTRUMENT PREPARED BY:
MARLENE KIRTLAND KIRIAN ESQ.
Block & Scarpa
605 E. Robinson Street
Suite 130
Orlando, Florida 32801

**CERTIFICATE OF AMENDMENT
To
DECLARATION OF COVENANTS AND RESTRICTIONS**

RIVER CLUB AT CARLTON COMMUNITY ASSOCIATION, INC.

WHEREAS, the original Declaration of Covenants, Conditions, and Restrictions for RIVER CLUB AT CARLTON COMMUNITY ASSOCIATION INC. was recorded In Indian River County, in Official Records 1442, Page 2761, et. seq. and as Amended in Official Record Book 2936, Page 1006 et. seq. (the "Declaration"), as subsequently amended; and whereas the Board of Directors by a Board Resolution unanimously voted on February 26, 2024, voted in favor of said amendment as reflected in the meeting minutes of the Association.

Additions indicated by underlining
Deletions indicated by strike-through (—)
Unaffected, omitted, language indicated by ellipsis (...)

**ARTICLE VI
METHOD OF DETERMINING,
ASSESSING AND COLLECTING ASSESSMENTS**

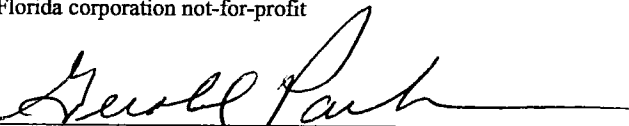
6.4 Working Fund Contribution: All new Owners of a dwelling unit upon acquiring title to a Dwelling Unit are obligated to pay, in addition to the Annual Assessment, Neighborhood Assessments, and any Special Assessments, a "Working Fund Contribution" which will be equal to ~~two~~ three times the then quarterly portion of the Annual Assessment and Neighborhood Assessment, if any, due and payable to the Corporation pursuant to the then current budget or such amount as may be later determined by the Board, in a written resolution, at a properly noticed Board meeting. If there is currently a contract for sale or a contract for sale prior to March 1, 2024, the contract will not fall under this amendment and the buyer would still only be obligated to pay two times the then quarterly portion of the Annual Assessment and Neighborhood Assessment.
The Working Fund Contribution's purpose is to insure that the Corporation will have cash available to meet unforeseen expenditures or to acquire additional equipment and services deemed necessary or desirable by the Board. Working Fund Contributions are not advance payments toward the Annual Assessment and Neighborhood Assessment, if any and shall have no effect on future Assessments. The Working Fund Contribution shall be collected at the closing of the purchase of the Dwelling Unit by the Owner. Notwithstanding the terms set forth above, no Working Fund Contributions shall be used by the Association for the payment or reimbursement of Operating Expenses prior to the expiration of any guarantee period in which Developer is excused from the payment of Assessments. For clarification purposes, and without limitation, the obligation to satisfy the Working Fund Contribution does not apply to the Developer or to a successor Developer who (i) acquires title to any Dwelling Unit by virtue of a foreclosure action or (ii) who acquires title to a Dwelling Unit by the process commonly referred to as "deed in lieu of foreclosure."

*******The remainder of the Declaration remains unchanged*******

Signed, sealed and delivered in the
Presence of:

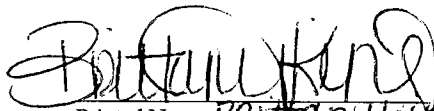
RIVER CLUB AT CARLTON COMMUNITY
ASSOCIATION INC.
a Florida corporation not-for-profit

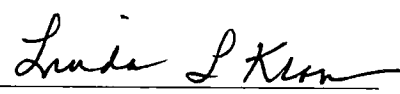

Printed Name BRITTANY KING
Address: 780 US HWY 1 SUITE 300
VERO BEACH FL 32908

By: 
Name: Gerald Parker
Title: President

Printed Name Tammy Zaluchy
Address: 780 US HWY 1 SUITE 300
VERO BEACH FL 32908




Printed Name BRITTANY KING
Address: 780 US HWY 1 SUITE 300
VERO BEACH, FL 32908

By: 
Name: Linda Kloss
Title: Secretary

Printed Name Tammy Zaluchy
Address: 780 US HWY 1 SUITE 300
VERO BEACH FL 32908

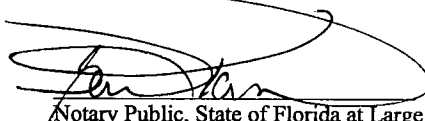


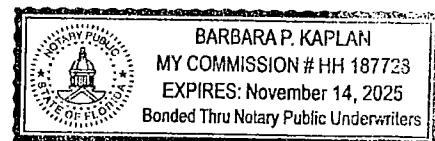
STATE OF FLORIDA)
) ss
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this 28 day of FEB, 2024,
by Gerald Parker, as President of RIVER CLUB AT CARLTON COMMUNITY ASSOCIATION
INC. a Florida corporation not-for-profit, on behalf of the corporation. He ☒ is personally known
to me or ☐ has produced _____ as identification.

WITNESS my hand and official Seal in the State and County last aforesaid, this 28 day
of February, 2024.

Notary Stamp/Seal


Notary Public, State of Florida at Large
Printed Name: _____
Commission Number: _____
Commission Expiration: _____

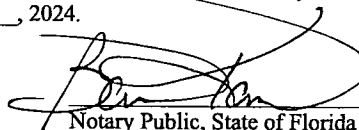


STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this 28 day of FEB, 2024, by Linda Kloss as Secretary of RIVER CLUB AT CARLTON COMMUNITY ASSOCIATION INC., a Florida corporation not-for-profit, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official Seal in the State and County last aforesaid, this 28 day of February, 2024.

Notary Stamp/Seal



Notary Public, State of Florida at Large
Printed Name: _____
Commission Number: _____
Commission Expiration: _____

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