



Consent to Amend the Declarations Covenants and Restrictions

January 18, 2010

Dear Homeowner:

For two years, the Board of Directors has been working on revisions to the Egret Landing POA Declaration of Covenants and Restrictions. The revisions have been approved by the Board and reviewed by our legal counsel, Gary D. Fields. The next step is to obtain homeowner approval. Therefore, the Board requests that you read the attached document and cast your votes on the attached consent form. Any article receiving 65% agreement is considered to be passed.

It is also important to note that several of the changes are exactly as required by Florida Statute. This statute governs Property Owner Association rules and regulations and cannot be changed.

Please return your consent form in the enclosed envelope within the next 30 days. This is an important document, and it affects us all. We ask that you give it your time and attention. Should you have any questions on the attached Consent to Amendment, please call the office at (561) 575-7676.

Sincerely,

Lisa M. Alexander, LCAM
Bristol Management
On behalf of the Board of Directors

Cc; file
Encl.

CONSENT TO AMENDMENT

THE UNDERSIGNED OWNER:

DATE: _____

OWNER: _____
(Signature)

(Printed Name)

CO-OWNER _____
(Signature)

(Printed Name)

ADDRESS(ES) OF PROPERTY OWNED IN EGRET LANDING:

hereby consents to the following amendments to the Declaration of Covenants and Restrictions for Egret Landing at Jupiter (the "Declaration") (*insertions are underlined, and deletions of prior language are ~~struck through~~*):

NOTE: PLEASE INDICATE YOUR CONSENT BY MARKING YES OR NO AS TO EACH PROPOSED AMENDMENT BELOW:

AMENDMENTS

1. Article IV, Section 4 (regarding Association Lots), Section 5 (regarding Common Property Improvements), and Section 6 (regarding Association's Power to Mortgage Property) are hereby deleted in their entirety.

I consent to the above amendment #1: Yes No

2. The following sentence is hereby added to the end of Article IV, Section 9 (regarding Enforcement of Rules, Regulations and Restrictions):

"Notwithstanding anything contained herein to the contrary, no fine may become a lien against property unless permitted by the Florida Homeowners Association Act (Chapter 720 of the Florida Statutes)."

I consent to the above amendment #2: Yes No

3. Article V, Section 3 (regarding Basis and Collection of General Assessments) is hereby revised to read in its entirety as follows:

“Section 3. Basis and Collection of General Assessments. The Association shall annually estimate the expenses it expects to incur and the period of time involved in the estimate, and may assess its Members sufficient monies to meet this estimate. Should the Association at any time determine that the General Assessments made are not sufficient to pay the expenses, the Board of Directors shall have authority to levy and collect additional General Assessments to meet such needs. General Assessments shall be collectable in advance monthly, quarterly, semi-annually or annually, as the Board of Directors shall determine. A General Assessment shall be considered delinquent if not paid by the due date.

~~The Association shall annually estimate the expenses it expects to incur and the period of time involved in the estimate, and may assess its Members sufficient monies to meet this estimate. General Assessments will not be assessed on an equal basis. For Assessment purposes, the Development shall have two classes of Lots as follows:~~

- ~~A. ‘Class A’ Lots shall be all those Lots for which infrastructure is not complete;~~
- ~~B. ‘Class B’ Lots shall be all those Lots for which infrastructure is complete.~~

Common Expenses for administration and capital improvements shall be assessed equally against all Lots. ~~Common Expenses related to maintenance or repair of Common Areas, Association Property or Association Lots shall be assessed only against Class B Lots on an equal basis.”~~

I consent to the above amendment #3: <input type="checkbox"/> Yes <input type="checkbox"/> No
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4. The following sentence is hereby added to the end of Article V, Section 7 (regarding Collection of Assessment; etc.):

“Notwithstanding anything contained herein to the contrary, no late fee shall exceed the greater of \$25 or 5% of the installment due, except as may be permitted by the Florida Homeowners Association Act (Chapter 720 of the Florida Statutes).”

I consent to the above amendment #4: <input type="checkbox"/> Yes <input type="checkbox"/> No
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5. The following sentence is hereby added to the end of Article II, Section 2 (regarding Declarant’s Right to Add Additional Property):

“In addition to the above, the Association has the authority to subject additional property to the Declaration by recorded document, upon approval by the Board of Directors, and in accordance with any requirements of the Board.”

I consent to the above amendment #5: <input type="checkbox"/> Yes <input type="checkbox"/> No
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6. Article VII, Section 4E (regarding Declarant Easements) is hereby deleted in its entirety.

I consent to the above amendment #6: <input type="checkbox"/> Yes <input type="checkbox"/> No
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9. Article IX, Section 9 (regarding Outside Displays) is hereby deleted in its entirety.

I consent to the above amendment #9: [] Yes [] No

10. The following sentence is hereby added to the end of Article IX, Section 10 (regarding Antennae):

“The provisions in this section shall not operate to obstruct Federal regulations regarding antennae and satellite dishes.”

I consent to the above amendment #10: [] Yes [] No

11. Article IX, Section 21 (regarding Signs) is hereby revised to read in its entirety as follows:

“Section 21. Signs. No Signs of any nature may be posted, erected or placed on any Lot unless approved by the Architectural Control Committee or in accordance with sign standards and guidelines established by the committee. ~~Except in connection with development or sales of Lots by Declarant, its agents or assigns, no signs, advertisement or notices of any kind shall be displayed for public view on any Lot.”~~

I consent to the above amendment #11: [] Yes [] No

12. Article XIV (regarding Declarant’s Rights) is hereby deleted in its entirety.

I consent to the above amendment #12: [] Yes [] No

13. The first sentence of Article XVII, Section 5A (regarding Amendment) is hereby revised to read as follows:

“This Declaration may be amended at any time and from time to time upon the recordation of an instrument approved by owners of not less than 60% ~~65%~~ of the Lots.”

I consent to the above amendment #13: [] Yes [] No

14. Article XVII, Section 8 (regarding Gas Agreement) is hereby deleted in its entirety.

I consent to the above amendment #14: [] Yes [] No