



PREPARED BY AND RETURN TO:
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DR BK 14357 PG 1542
Palm Beach County, Florida

**CERTIFICATE OF AMENDMENT OF THE AMENDED AND RESTATED RULES
AND REGULATIONS OF SUMMIT TRAIL**

WHEREAS, the Amended and Restated Rules and Regulations for Summit Trail was recorded on October 23, 2000 in Official Record Book 12089, at Page 1088, Public Records of Palm Beach County, Florida;

WHEREAS, on October 16, 2002, the Board of Directors approve of proposed amendments to the Amended and Restated Rules and Regulations for Summit Trail in the particulars as set forth in Exhibit "1" attached to and made a part hereof;

WHEREAS, this certificate and the amendments shall be recorded in the Public Records of Palm Beach County, Florida.

NOW, THEREFORE, the Amended and Restated Rules and Regulations for Summit Trail is hereby amended in the particulars as stated in the attachment to the certificate; these amendments shall run with the real property known as Summit Trail and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and except as otherwise amended hereby, the Amended and Restated Rules and Regulations shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

I HEREBY CERTIFY that the amendments attached to this Certificate have been approved by the Board of Directors of the Association.

DATED this 2nd day of October, 2002.

WITNESSES:

William D. Fulford
Print Name: WILLIAM D. FULLFORD
Doris E. Gash
Print Name: DORIS E. GASH

**SUMMIT TRAIL HOMEOWNERS
ASSOCIATION, INC.**

By: [Signature]
Vice President
Print Name: TIMOTHY SMALL

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on the 2nd day of October 2002 before me personally appeared Timothy Small as President of **SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC.**, who is personally known to me and who did not take an oath and who executed the aforesaid Certification as his/her free act and deed as such duly authorized officer, and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign: Geraldine A. Legendyk

My commission expires 01/14/2004

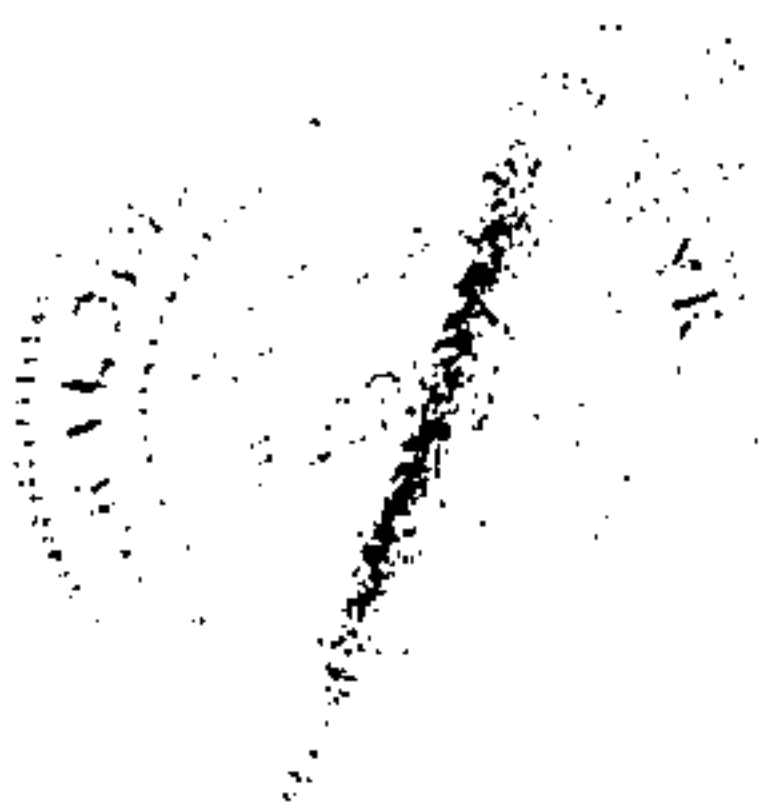
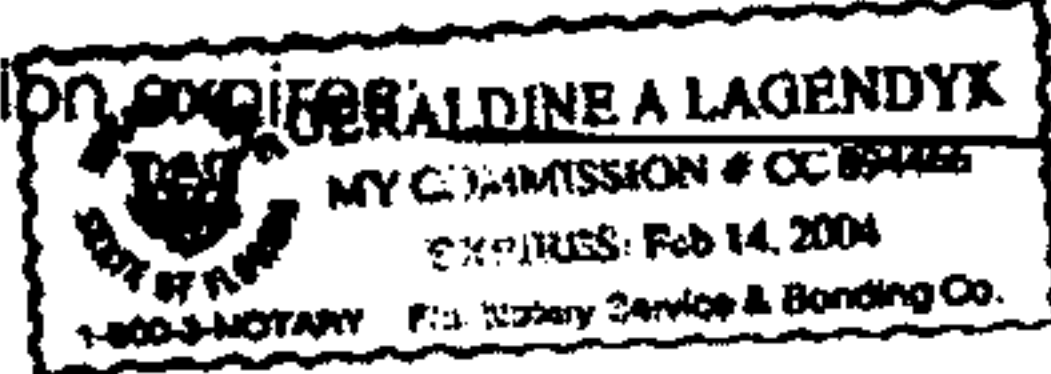


Exhibit "1"**AMENDMENTS TO THE AMENDED AND RESTATED RULES AND REGULATIONS OF SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC.**
(Effective upon Recordation in the Public Records)**"6. Leasing and Transfer of Title to Patio-Villas**

- (g) The minimum term for a lease is one ~~three~~ (3) months. Owners relinquish their rights to use the common areas and facilities during the term of the lease.
- (h) No lease shall be made more often than once in any twelve (12) month period. For purposes of calculation, a lease shall be considered as made on the first day of the lease term.
- (i) Subleasing of a Patio-Villa shall be absolutely prohibited. Furthermore, no rooms shall be rented in any Patio-Villa. The intention is that only entire Patio-Villas may be rented, and Patio-Villas may not be sublet.
- (j) Every lease as of the date of recording of this Rule, whether oral or written shall contain, and if it does not contain, shall automatically be deemed to contain, the following:
 - A. The lessee and all occupants shall abide by all provisions of the Governing Documents and reasonable Rules and Regulations, as amended from time to time, the failure of which shall constitute a material default and breach of the lease.
 - B. The parties recognize that the Association, as agent for the landlord/Owner, has the power to evict the tenants and occupants under Chapter 83, Florida Statutes, for violations of the Governing Documents and reasonable Rules and Regulations, as amended from time to time.

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- (k) Beginning with the date on which this amendment is recorded, no Owner may lease his or her Patio-Villa during the first twenty-four months of ownership, with only the following exceptions to apply:
1. In the event that by virtue of an Owner's death, a probate proceeding is filed and a Patio-Villa is being probated, the estate shall be permitted to lease the Patio-Villa one time only, so long as the estate complies with the other requirements of Rule 6 of the Rules and Regulations. Once the estate conveys title to the Patio-Villa, and the new Owner(s) is/are heir(s) of the estate, the heir(s) shall be permitted to lease the Patio-Villa so long as same complies with the other requirements of Rule 6 of the Rules and Regulations of the Association. However, if the conveyance of title pursuant to the probate is other than to an heir of the estate, then the new Owner may not lease the Patio-Villa during the first twenty-four months of ownership.
 2. In the event that an Owner dies thereby vesting legal title to the Patio-Villa in the heirs, but no probate proceeding has been filed, prior to a probate being filed, the Patio-Villa may be leased one time only, so long as the heirs comply with the other requirements of Rule 6 of the Rules and Regulations of the Association. Upon the filing of a probate proceeding, the provisions of subsection k(1) above shall apply to permit the estate to lease one time as provided for in subsection k(1) above.
 3. In the event of a transfer of title to a trust or in the name of trustee(s), the new Owner is entitled to rent the Patio-Villa at any time, subject to the other provisions of Rule 6 of the Rules and Regulations of the Association.
 4. In the event title to a Patio-Villa which is not subject to an exception in this Section 6(k), is transferred subject to an existing lease permitted by this Rule, the twenty-four month provision of this Rule shall still apply but the said lease may continue in force but cannot be renewed or extended."