

THIS DOCUMENT PREPARED BY
AND RETURN TO:
NEAL MCCULLOH, ESQ.
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

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**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR COMPASS POINTE**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of COMPASS POINTE COMMUNITY ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the [TITLE OF DOC BEING AMENDED], recorded in Official Records Book 3953, Page 3651, of the Public Records of Brevard County, Florida, as amended and supplemented (hereinafter "Declaration"), hereby certify that the AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR COMPASS POINTE, which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 27 day of May, 2021 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Article XII, Section 12.1 of the Declaration, as amended, by the affirmative vote of two-thirds (2/3) of the Owners. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 27 day of May, 2021.

Signed, sealed and delivered
in the presence of:

COMPASS POINTE COMMUNITY
ASSOCIATION, INC.

Lara Altman LCAM
(Sign - Witness 1)
LARA Altman
(Print - Witness 1)

By: Linda Emhardt
(Sign)
LINDA EMHARDT
(Print)

Lillard Cozine Jr
(Sign - Witness 2)
LILLARD COZINE JR.
(Print - Witness 2)

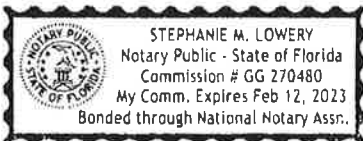
President, Compass Pointe Community
Association, Inc.

Lara Altman LCAM Attest:
(Sign - Witness 1)
LARA Altman
(Print - Witness 1)
Lillard Cozine Jr
(Sign - Witness 2)
LILLARD COZINE JR.
(Print - Witness 2)

Carol A. Losnes
(Sign)
Carol A. Losnes
(Print) Secretary
Secretary, Compass Pointe Community
Association, Inc.

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 27 day of May, 2021, by
Linda Emhardt, as President, and Carol Losnes, as
Secretary of Compass Pointe Community Association, Inc., a Florida not for profit corporation, on
behalf of the corporation. They are personally known to me or have
produced DRIVERS LICENSE as identification.



Stephanie M. Lowery
Sign
Stephanie M. Lowery
Print
Notary
Title/Rank
GG 270480
Serial number, if any

**AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
FOR COMPASS POINTE**

The following amendment(s) is/are made to Article III, Section 3.4 of the DECLARATION OF COVENANTS AND RESTRICTIONS FOR COMPASS POINTE, recorded in Official Records Book 3953, Page 3651, *et. seq.*, of the Public Records of Brevard County, Florida (additions are indicated by underlining, deletions are indicated by ~~strike through~~, and omitted but unaltered provisions are indicated by ellipses):

...

**ARTICLE III
Compass Pointe Assessments**

Section 3.4: Date of Commencement of Assessments. The Assessment for each Unit shall begin upon conveyance of the Unit to a Class A Member. The first Assessment for each new Unit shall include a capital contribution in the amount equal to ~~Three Hundred Dollars (\$300.00)~~ One Thousand Two Hundred Dollars (\$1,200.00) in addition to the Assessment determined under Section 3.3 of these Covenants. The first Assessment shall be in this amount and shall be payable in advance at the place established by the Association and at the time of the conveyance of a Unit to a purchaser.

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