

This instrument prepared by:

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**CERTIFICATE OF AMENDMENT TO THE RESTATEMENT OF DECLARATION OF RESTRICTIONS
AND MAINTENANCE COVENANTS FOR COVERED BRIDGE**

WHEREAS, Covered Bridge Association, Inc., a Florida corporation not-for-profit, is the homeowners' association for the Covered Bridge community located in Highlands County, Florida ("Association");

WHEREAS, the original Declaration of Restrictions and Maintenance Covenants for Covered Bridge was recorded on May 29, 1975 in O.R. Book 495, Page 632 et seq., and has been amended and restated from time to time, including via that certain Restatement of Declaration of Restrictions and Maintenance Covenants for Covered Bridge recorded on February 12, 2013 in O.R. Book 2364, Page 1860 et seq., and that certain Certificate of Amendment recorded on May 18, 2026 in O.R. Book 3193, Page 1169 et seq., all in the public records of Highlands County, Florida (collectively "Declaration")

WHEREAS, Article XI of the Declaration provides that the same may be amended at a membership meeting by the approval and vote of not less than 66% of the total voting interests of the Association;

WHEREAS, at the duly called and noticed meeting of the Association's membership held on January 20, 2026, at which a quorum was present, the below described amendments were duly adopted and approved by at least 66% of the total voting interests of the Association;

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, on behalf of the Association, does hereby certify and attest that pursuant to the action duly and properly taken by the requisite number of members, the following amendment to the Declaration be and the same are hereby adopted (deletions are ~~lined through~~ and additions are underlined; words to be underlined are underlined twice):

Article V § 3 of the Declaration is amended as follows:

Section 3. Determination of Assessments. The Board of Directors of the Association shall fix the amount of all regular annual assessments in accordance with the projected financial needs of the Association, provided, should the amount of the regular assessments, as determined by the Board of Directors, exceed by more than ten (10%) percent the amount of the regular annual assessment for the prior year, then said projected annual assessment shall be adopted by

the membership at a meeting duly called for that purpose. In addition, all special assessments which are determined to be necessary by the Board of Directors, shall be adopted by the membership at a duly called meeting for that purpose.

Each owner of a lot in "COVERED BRIDGE" shall pay his prorata share of the cost of maintaining the common areas and recreational and common facilities. All developed lots (lots upon which a mobile home, single family residence, or duplex (villa) has been constructed, and an appropriate certificate of occupancy been issued therefore) shall be assessed equally. All undeveloped lots shall pay an assessment equal to one ~~fourth-eighth~~ (1/48) of the assessment (annual or special) for developed lots. Maintenance shall mean, without limitation, the cost for the payment for taxes, insurance, utilities, repairs, replacements, upkeep, legal and accounting fees, bookkeeping and salaries of all employed personnel.

ALL OTHER TERMS AND PROVISIONS OF THE DECLARATION SHALL REMAIN IN FULL FORCE AND EFFECT.

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IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of August, 2026.

Signed, Sealed and Delivered
in the Presence of:

Covered Bridge Association, Inc.

Kristin Stanley
Signature of First Witness

Scott Storch
Scott Storch, Vice President

Kristin Stanley
Printed Name of First Witness

ATTEST:

120 US Hwy 27 S Lake Placid
Address of First Witness FL 33852

Patricia Lynn Hynes
Patricia Lynn Hynes, Secretary

Angela Moore
Signature of Second Witness

Angela Moore
Printed Name of Second Witness

120 US Hwy 27 S Lake Placid, FL
Address of Second Witness 33852

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing was sworn to and acknowledged before me by means of physical presence this 5th day of August, 2026, by Scott Storch, as Vice President, and Patricia Lynn Hynes, as Secretary, of Covered Bridge Association, Inc.

Nichole Kurpa
Notary Public - State of Florida
☒ Produced Identification
Type of IDs Produced: drivers' license

