



This instrument prepared by:
 James N. Krivok, Esquire
DICKER, KRIVOK & STOLOFF, PA
 1818 Australian Avenue So., Suite 400
 West Palm Beach, Florida 33409
 (561) 615-0123
 Will Call Box/65

CFN 20130451019
 OR BK 26387 PG 0773
 RECORDED 10/15/2013 15:35:49
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0773 - 775; (3pgs)

**CERTIFICATE OF AMENDMENT TO THE CORRECTED, AMENDED AND RESTATED
 DECLARATION OF COVENANTS AND RESTRICTIONS
 FOR
 RIVERWALK**

I HEREBY CERTIFY that the Amendments to the Corrected, Amended and Restated Declaration of Covenants and Restrictions attached hereto as Exhibit "A" to this Certificate were approved by the members of Riverwalk of the Palm Beaches Homeowners Association, Inc. and were duly adopted by the members as Amendments to the Corrected, Amended and Restated Declaration of Covenants and Restrictions for Riverwalk of the Palm Beaches Homeowners Association, Inc. The original Declaration of Covenants and Restrictions for Riverwalk of the Palm Beaches Homeowners Association, Inc. is recorded in Official Records Book 8875, Page 687, of the Public Records of Palm Beach County, Florida.

DATED this 15th day of October, 2013.

As to witnesses:

RIVERWALK OF THE PALM BEACHES
 HOMEOWNERS ASSOCIATION, INC.

Lorraine D. Roman
[Signature]

By: [Signature]
 Myles Schack, Vice President

Attest: [Signature]
 Dolores Castilonia, Secretary

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 15 day of October, 2013, by MYLES SCHACK and DOLORES CASTILONIA, as Vice President and Secretary of Riverwalk of the Palm Beaches Homeowners Association, Inc., respectively, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. They are personally known to me or have produced Myles Schack and Dolores Castilonia as identification and who did take an oath.

[SEAL]



[Signature]
 NOTARY PUBLIC
 State of Florida at Large

My Commission Expires:

**FIRST AMENDMENTS
TO THE
CORRECTED, AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC.**

The Corrected, Amended and Restated Declaration of Covenants and Restrictions for Riverwalk of the Palm Beaches Homeowners Association, Inc. is recorded in Book 23238, Page 0635, of the Official Records of Palm Beach County, Florida.

1. ARTICLE 5, Section 5.13 is amended to read as follows:

5.13 Commercial Common Areas. Portions of the Common Areas may be designated by the Association for commercial uses. The Board shall determine the manner in which commercial portions of the Common Areas are held, maintained, and operated. The Association may designate another Person or entity to hold, operate, and manage any commercial portions of the Common Areas for the benefit of the Association and may provide financial support for a commercial operation conducted on the commercial portion of the Common Areas as provided in Article 8, Section 8.3H below.

2. ARTICLE 6, Section 6.1 is amended to read as follows:

6.1 Association's Responsibility. The Association shall maintain and keep in good repair the Common Areas and to promote the operation of the commercial portions of the Common Areas through financial assistance if deemed reasonable and necessary. The maintenance of the Common Areas shall include, without limitation, the maintenance, repair, and/or replacement of all Roads and rights-of-way, all plantings and sod within rights-of-way, all perimeter plantings and sod, Association irrigation facilities, equipment and pumps perimeter walls and fences, bridges, bicycle/pedestrian paths, sidewalks, lakes, water features, Recreational Facilities, office facilities, street lights, road and identification signs, including Water Management System, and Environmental Conservation Area signs, security facilities and equipment, drainage facilities and water control structures, water and lake treatment facilities, Association parking facilities, sod, landscaping and other flora located on the Common Areas, the Water Management System, the Environmental Conservation Area, and other structures and improvements situated upon the Common Area.

3. ARTICLE 8, Section 8.3 a new paragraph H is inserted as follows:

H. A separate amount to be determined by the Board, not to exceed the sum of \$120.00 per unit, per year, to be used exclusively to financially assist the café/restaurant business being operated at the Town Hall Center by a third party lessee ("Operator"). The separate assessment to support the café/restaurant business operation shall be due and payable by each unit owner as follows: 1/3 of the total assistance amount determined by the Board

shall be due and payable with the owners' assessment payment for the first, second, and fourth quarters of each fiscal year. The Association shall disburse the funds collected pursuant to this Section H to the Operator along with a list of the names of each unit owner who has paid the assessed amount pursuant to this Section. Upon receipt of the money disbursed by the Association, the Operator shall give each listed unit owner a credit equal to the amount paid by each listed unit owner to be used by such owner for the purchase of goods and services at the café/restaurant operated at the Town Hall Center.

The former paragraph H, is now re-lettered I.

T:\Documents\JNK-Asst\JNK\Riverwalk 2177\2013 Amendments\CAFE AMENDMENT - CLEAN.doc