



**CERTIFICATE OF AMENDMENTS TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
IBIS POINT**

The Declaration of Covenants and Restrictions for Ibis Point was recorded in Official Records Book 630, Page 2527 et. seq., amended at Official Records Book 1892, Page 1176 et. seq., amended and restated at Official Records Book 2085, Page 1572 et. seq., and amended at Official Records Book 3114, Page 107 et. seq., and Official Records Book 3114, Page 104 et. seq., Public Records of Martin County, Florida. The same Amended and Restated Declaration of Covenants and Restrictions is hereby amended as approved by at least fifty-one percent (51%) of the members by written consent.

1. Article 6, Section 6.12 is hereby added as follows:

ARTICLE 6
ASSESSMENTS AND LIENS

6.12 Working Fund Contribution. Each new Owner acquiring title to a Parcel shall pay to the Association upon acquisition of title, an amount equal to one-quarter (1/4) of the annual General Assessments levied by the Association for the Parcel. The purpose of this fund is to ensure that the Association will have cash available to meet its obligations, unforeseen expenditures, or acquire additional property, equipment or services deemed necessary or desirable. Amounts paid into the fund are not refundable and are not to be considered as advanced payment of General Assessments.

(The balance of Article 6 remains unchanged.)

2. Article 14, Section 14.6 is hereby amended as follows:

ARTICLE 14
GENERAL PROVISIONS

14.6 Notice. Any notice required or permitted to be given by this Declaration shall be given or made in writing by personal delivery, electronic transmission or by certified mail addressed:

to the Owner at: the last known address of Owner
as appears on the records of the
Association at the time of such
delivery or mailing.

or to the Association at: the principal office as
designated by the

Inst. # 2991405
Blk: 3348 Pg: 264 Pages: 1 of 3
Recorded on: 11/29/2022 11:32 AM Doc: RES
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$27.00



Or to the Master
Association at:

Board of Directors.
Martin Downs Property Owners
Association, Inc.
3501 SW Corporate Parkway
Palm City, FL 34990

Any notice given in accordance with the provisions of this subsection shall be deemed to be effective, if personally delivered, or electronically transmitted on the date of such delivery, or if mailed by registered or certified mail, on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be. Each party may give notice to each of the other parties of a change of its address for the purposes of giving notice under this subsection, which thereafter, until changed by like notice, shall be the address of such party for all purposes of this Declaration.

(The balance of Article 14 remains unchanged.)

2. The foregoing amendments to the Amended and Restated Declaration of Covenants and Restrictions for Ibis Point was approved by at least fifty-one percent (51%) of the members by written consent.

3. All other provisions of the Amended and Restated Declaration of Covenants and Restrictions for Ibis Point are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 23rd day of NOVEMBER, 2022.

[Signature Pages To Follow]

WITNESSES AS TO PRESIDENT:

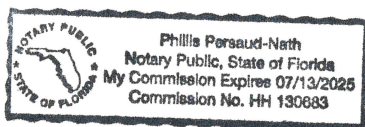
Stephen J. Thurrott
Print Name: Stephen Thurrott

JOHN J. GAROFALO
Print Name: JOHN J. GAROFALO

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by LINDA ALARIO, as President of Ibis Point Homeowners Association, Inc., ☐ who is personally known to me, or ☒ who has produced NEW YORK DRIVER'S LICENSE as identification on NOV 23 RD, 2022.

Notarial Seal



IBIS POINT HOMEOWNERS
ASSOCIATION, INC.

By: Linda E. Alario
LINDA E. ALARIO, President

WITNESSES AS TO SECRETARY:

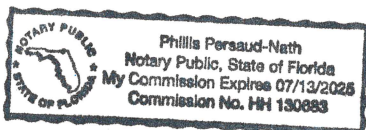
Stephen J. Thurrott
Print Name: Stephen Thurrott

JOHN J. GAROFALO
Print Name: JOHN J. GAROFALO

STATE OF FLORIDA
COUNTY OF MARTIN

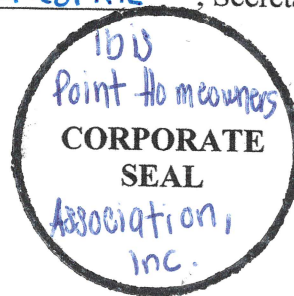
The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by MARK MCCORKLE, as Secretary of Ibis Point Homeowners Association, Inc., ☐ who is personally known to me, or ☒ who has produced FLORIDA DRIVER'S LICENSE as identification on NOV 23 RD, 2022.

Notarial Seal



IBIS POINT HOMEOWNERS
ASSOCIATION, INC.

By: Mark McCorkle
Mark McCorkle, Secretary



Phillis Persaud-Nath
Notary Public
Print Name: PHILLIS PERSAUD-NATH
My Commission Expires: JULY 13, 2025