



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

The Declaration of Covenants and Restrictions for Ibis Point has been recorded in the public records of Martin County, Florida at Official Records Book 630, Page 2527 et. seq., amended at Official Records Book 1892, Page 1176, et. seq., and Amended and Restated at Official Records Book 2085, Page 1572, et. seq. The same Declaration of Covenants and Restrictions is hereby amended as approved by at least fifty-one percent (51%) of all members, said approval occurring at the Annual Meeting of the members on March 10, 2015.

1. Article 7 is amended to read as follows:

**ARTICLE 7
MAINTENANCE OF PROPERTY**

7.1 Association Responsibilities. The Association shall be responsible for maintenance of the Association Property and the Common Property. Additionally, the Association shall be responsible for the maintenance and repairs of the following portions of the Parcels: the landscaping and lawns of all Parcels, the sprinkler system for the Property, and the painting of the exterior of all Dwellings.

7.2 Parcel Owner Responsibilities. The Owner of each Parcel shall be responsible for maintenance of all portions of the Parcel except for the portions to be maintained by the Association as provided in Section 7.1 above. The expense of any maintenance, repair or construction of any portion of the Association Property or the Common Property necessitated by the negligent or willful acts of an Owner, or his invitees, licensees, family or guests, shall be borne solely by such Owner, and his Parcel shall be subject to an individual Assessment for such expense. All repairs and replacements made by an Owner shall be subject to the approval of the Architectural Review Board, as set forth in Article 9 of this Declaration.

(The balance of Article 7 remains unchanged.)

2. The foregoing amendments to the Amended and Restated Declaration of Covenants and Restrictions for Ibis Point were adopted by at least fifty-one percent

(51%) of all members, said approval occurring at the Annual Meeting of the members on March 10, 2015.

3. All 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 24 day of FEBRUARY 2020.

WITNESSES:

Edward Rhoda
Printed Name: Edward Rhoda

Darrell Van Fossan
Printed Name: DARRELL VAN FOSSAN

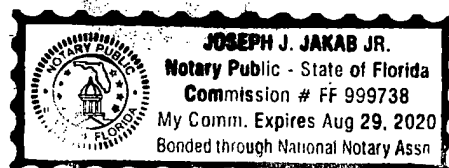
**IBIS POINT HOMEOWNERS
ASSOCIATION, INC.**

By: *Tanis Rhoda*
Tanis Rhoda, President

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [X] physical presence or [] online notarization, by TANIS RHODEA, as President of Ibis Point Homeowners Association, Inc., [X] who is personally known to me, or [] who has produced _____ as identification on FEBRUARY 24, 2020.

Notarial Seal



Joseph J. Jakab Jr.
Notary Public
Print Name: JOSEPH J. JAKAB JR
My Commission Expires: 8/29/2020

WITNESSES:

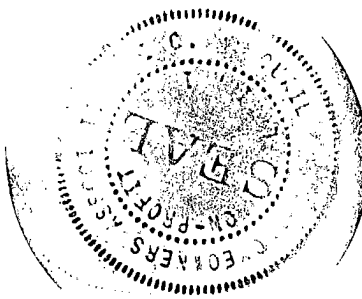
Edward Rhoda
Printed Name: Edward Rhoda

Darrell Van Fossan
Printed Name: DARRELL VAN FOSSAN

**IBIS POINT HOMEOWNERS
ASSOCIATION, INC.**

By: *Patrick J. Demay*
PATRICK J. DEMAY, Secretary

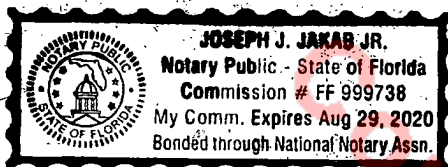
STATE OF FLORIDA
COUNTY OF MARTIN



CORPORATE
SEAL

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by PATRICK J. DEMAY, as Secretary of Ibis Point Homeowners Association, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on FEBRUARY 24, 2020.

Notarial Seal



Joseph J. Jakab Jr.
Notary Public
Print Name: JOSEPH J. JAKAB JR.
My Commission Expires: 8/29/2020