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April 23, 2025

VIA EMAIL ONLY: manager@jupiterharbour.com
Joan Schmidt, LCAM
Jupiter Harbour Condominium Association, Inc.

**Re: Jupiter Harbour Condominium Association, Inc.
/Amendments (First Certificate of Amendment to Second Amended and
Restated By-Laws)**

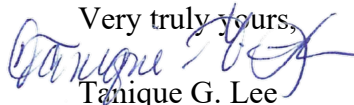
Dear Ms. Schmidt:

Attached is the First Certificate of Amendment to Second Amended and Restated By-Laws of Jupiter Harbour Condominium Association, Inc.

Pursuant to the Association's request, the attached First Certificate of Amendment to Second Amended and Restated By-Laws of Jupiter Harbour Condominium Association, Inc was recorded in the Public Records of Palm Beach County, Florida. The Certificate can be found in Official Records Book 35696 at Page 844. With the proper recording of the Certificate, the Amendment is now effective. It is suggested that a copy be provided to each owner and tenant.

The Association is reminded that the Certificate is a corporate record of the Association and should be kept in a place safe from accidental loss or destruction. Additionally, the Association is required to keep corporate records available for inspection and copying by members and review by directors. When owners or prospective owners request a set of complete "governing documents," copies of the Certificate should be included in the papers provided.

If you have any questions, comments, or concerns, then please contact me.

Very truly yours,

Tanique G. Lee
For the Firm

TGL\jns

This instrument was prepared by and
PLEASE RETURN TO:
Tanique G. Lee, Esq.
Gelfand & Arpe, P.A.
P.O. Box 3686
West Palm Beach Florida 33402-3686
(561) 655-6224

**FIRST CERTIFICATE OF AMENDMENT TO THE SECOND AMENDED AND
RESTATED BY-LAWS OF
JUPITER HARBOUR CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED of Jupiter Harbour Condominium Association, Inc., whose mailing address is Jupiter Harbour Condominium Association, Inc. c/o Joan Schmidt, Licensed Community Association Manager, 1000 N. U.S. Highway One, #JA 600, Jupiter, FL 33477, certifies that the Second Amended and Restated By-Laws of Jupiter Harbour Condominium Association, Inc., Exhibit "D" to the Second Consolidated and Amended Declaration of Condominium of Jupiter Harbour, a Condominium, F/K/A The Island at Rive Harbour, a Condominium recorded in Official Records Book 22835, at Page 0599 of the Public Records of Palm Beach County, Florida, has been amended as set forth in Exhibit "A" attached hereto.

The original Declarations of Condominium are each recorded in the Public Records of Palm Beach County, Florida as follows:

CONDOMINIUM NAME	<u>Official Records Book</u>	<u>Page</u>
Antigua Condominium	3771	292
Bahama Condominium	3528	1601
Bermuda Condominium	3528	1663
Eleuthera Condominium	3852	1264
Jamaica Condominium	3528	1539

The Consolidated and Amended Declaration of Condominium of The Island at Rive Harbour, a Condominium is recorded in Official Records Book 4432 at Page 438 in the Public Records of Palm Beach County, Florida.

Dated this ✓ 2nd day of April, 2025

Witnessed by:

Signature here: Joan Schmidt
Print name here: Joan Schmidt
P.O. Address here: 139 Warden St
City: Jupiter State FL Zip Code 33408

By: Mary Martyny
Mary Martyny, President
1000 N. U.S. Highway One #JA 600
Jupiter, FL 33477

Signature here: Rosemarie von Zubern
Print name here: ROSEMARIE VON ZUBERN
P.O. Address here: 292 RIVER DR
City: TEQUILA State FL Zip Code 33469

Witnessed by:

Signature here: Joan Schmidt
Print name here: JOAN SCHMIDT
P.O. Address here 39 WARDEN CT
City Jupiter State FL Zip Code 33477

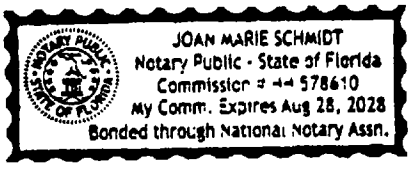
By: James Ayers
James Ayers, Secretary
1000 N. U.S. Highway One #JA 600
Jupiter, FL 33477

Signature here: Rosemarie von Zubern
Print name here: ROSEMARIE VON ZUBERN
P.O. Address here 292 RIVER DR
City TEQUESTA State FL Zip Code 33469

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2025 by Mary Martyny and James Ayers, the President and Secretary of Jupiter Harbour Condominium Association, Inc, respectively.



Signature here: Joan Marie Schmidt
Print name here: Joan Marie Schmidt
Notary Public, State of Florida
Serial Number:
My commission expires:

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

EXHIBIT "A"
TO THE
FIRST CERTIFICATE OF AMENDMENT TO THE SECOND AMENDED AND
RESTATED BY-LAWS OF
JUPITER HARBOUR CONDOMINIUM ASSOCIATION, INC.

The Second Amended and Restated By-Laws of Jupiter Harbour Condominium Association, Inc., (By-Laws), By-Law Section 4.14 entitled "Committees," is amended as follows (The language added is underlined; the language deleted is ~~struck out~~):

Section 4. Board of Directors; Committees

The administration of the affairs of the Association shall be by a Board of Directors, with each Director having a fiduciary relationship with the Owners. All powers and duties granted to the Association by law, as modified and explained in the Condominium Documents, shall be exercised by the Board, subject to approval or consent of the Owners only when such is specifically required. An Owner does not have the authority to act for the Association by reason of being an Owner.

4.14 Committees. The Board of Directors has the authority to create and disband committees, appoint and remove Committee members including designating chairs, and regulating committees. **A meeting of a committee is exempt from notice, minutes, and documentation requirements except for a committee: Taking final action on behalf of the Board of Directors; Making recommendations to the Board of Directors regarding the budget; and, Otherwise required by law.**