

**AMENDMENT TO THE  
NEIGHBORHOOD COVENANTS FOR WEDGEWOOD VILLAGE**

WHEREAS, Wedgewood Village Neighborhood Association, Inc. (sometimes herein referred to as the "Association") originally caused to be filed the Neighborhood Covenants for Wedgewood Village originally recorded at Official Records Book 8888 Page 688, et. seq. of the Public Records of Palm Beach County, Florida, as amended.

WHEREAS, the Association, through a vote of its members, desires to further amend said Neighborhood Covenants for Wedgewood Village in order to provide for the preservation of the values and amenities thus established;

WHEREAS, pursuant to Article XI, Section 5 of the Neighborhood Covenants for Wedgewood Village, the Association hereby further amends the Neighborhood Covenants for Wedgewood Village and any existing amendments related thereto as follows:

The Neighborhood Covenants for Wedgewood Village (hereinafter collectively referred to as the "Covenants") shall be further amended as follows (Additions indicated by "underlining"; deletions by "~~strike through~~" and are numerically categorized by general topic). To the extent an Article or a Section is not referenced herein, such Article and/or Section are unaltered by virtue of this amendment with the exception of sequencing of lettered and/or numbered paragraphs, however, to the extent any such language contained in this amendment conflicts or contradicts any terms in any other provisions of the Covenants or any other previous amendment(s) the terms herein shall supersede, take priority over, and control in all respects:

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[continued on next page]

**Amendment to the Neighborhood Covenants for Wedgewood Village**

**Item 1: Article V, Section 12 [newly added section].**

Section 12. Capital Contribution from New Owners. In addition to the Assessments for Association expenses, new Owners (other than a family member, defined as a child, parent, spouse, sibling, or spouse of a sibling or transfer of title to a revocable living trust for estate planning purposes) taking title to a Lot subsequent to the adoption of this Amendment shall immediately upon taking title to a Lot be responsible for paying to the Association a one-time capital contribution in an amount equal to twelve (12) months of regular Assessments, whether charged monthly or quarterly, then being regularly charged by the Association to Owners.

[signatures, witnesses and notary on following page]

IN WITNESS WHEREOF, the Association has caused this Amendment to the Neighborhood Covenants for Wedgewood Village Neighborhood Association, Inc. to be duly executed and its corporate seal to be hereunto affixed this 29 day APRIL, 2024.

Wedgewood Village Neighborhood Association, Inc., a Florida not for profit corporation

Signed, Sealed & Delivered in the presence of:

Sara Wolff  
Sara Wolff

By: [Signature]

Print: BRAD BASTIEN

Title: President

STATE OF FLORIDA )

)ss:

COUNTY OF PALM BEACH )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BRAD Bastien, to me known to be the persons described in or who have produced N/A as identification and by way of physical presence [] or online notarization [] who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of APRIL, 2024.

Notary Public

Sign: [Signature]

My Commission Expires:

Print: 4-22-2026

