

This instrument was prepared by:
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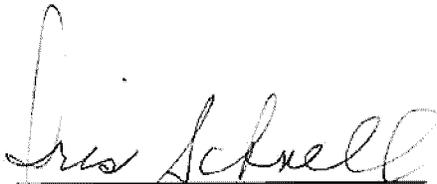
**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
DELRAY VILLAS PLAT 3 HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the **Covenants, Conditions and Restrictions Relating to All of Plat No. 3 of Delray Villas** (the "Declaration") has been duly recorded in the Public Records of Palm Beach County, Florida, at Official Records Book **3305**; Page **1630** et. seq.; and

WHEREAS, at a duly called and noticed meeting of the membership of **Delray Villas Plat 3 Homeowners' Association, Inc.**, a Florida not-for-profit corporation, held on October 13, 2025, the attached amendment to the Declaration was approved by the membership pursuant to the provisions thereof.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration is a true and correct copy of the amendment as approved by the membership:

(See attached Amendment to the Declaration)



Witness No. 1

IRIS SCHNELL

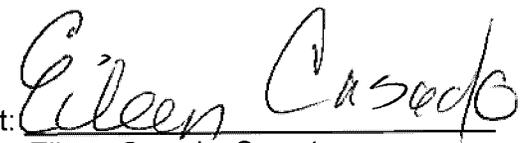
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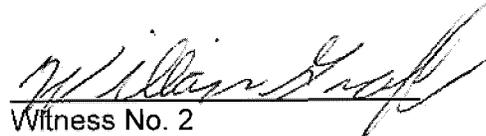
14525 Lucy Drive

DELRAY BEACH, FL 33484
(INSERT ADDRESS)

**DELRAY VILLAS PLAT 3
HOMEOWNERS' ASSOCIATION, INC.**

By: 
Barbara Quinto, President

Attest: 
Eileen Casado, Secretary



Witness No. 2

WILLIAM GRAFF

(PRINT NAME)

14741 FANA WAY

DELRAY BEACH, FL 33484
(INSERT ADDRESS)

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 13th day of October, 2025, by Barbara Quinto and Eileen Casado, as President and Secretary, respectively, of **Delray Villas Plat 3 Homeowners' Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation by means of physical presence or online notarization. They are personally known to me, or have produced _____ as identification and did take an oath.



[Handwritten Signature] (Signature)

Notary Public, State of Florida at Large (Print Name)

AMENDMENT TO ARTICLE 8, SECTION D OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
unaffected text indicated by "* * *")

Article 8, Section D, entitled "Roofs and Exterior Walls" is proposed to be amended as follows:

Notwithstanding anything to the contrary contained in this Declaration, the Association shall be responsible for performing a one-time roof replacement of all Villa buildings within the community. This one-time replacement shall be completed by the Association as a common expense and shall occur on a date and in a manner determined by the Board of Directors in its reasonable discretion. Following the completion of this one-time roof replacement, each Lot Owner shall thereafter be solely responsible for the cost and expense of maintaining, repairing, and replacing the roof of their Villa, in accordance with the provisions of this Article 8. The Association shall have no further obligation for roof maintenance, repair, or replacement beyond the initial one-time replacement described herein. The Association shall have the authority to obtain financing to fund the roof replacement project authorized by this Amendment. The Association will arrange for such work to be performed by a duly qualified, licensed contractor to perform such roof replacement either in its own name or as the agent or attorney in fact on behalf of the Lot Owners upon whose Villas the work is to be done. This Amendment shall be deemed to supplement and, where in conflict, supersede the provisions of Article 8 of the Declaration.