

Prepared By and Return to:  
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Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
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**CERTIFICATE OF AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS, SERVITUDES AND  
EASEMENTS FOR JUNO ISLES**

**WHEREAS**, the Amended and Restated Declaration of Protective Covenants, Restrictions, Reservations, Servitudes and Easements for JUNO ISLES (hereinafter the "Declaration") is recorded in Official Record Book 31039, Page 0738, of the Public Records of Palm Beach County, Florida.

**WHEREAS**, Paragraph XIII, titled "Modification and Annulment of Covenants, Restrictions, Reservations and Servitudes" provides that the Declaration may be amended upon the proposal of the Board of Directors and such proposal shall be voted on at the annual meetings of the Association in November and the proposed amendment shall be effective if a majority of the owners who are present in person or by proxy at the annual meeting in November vote to adopt the proposed amendment; and

**WHEREAS**, at duly called annual meetings of the members held on November 21, 2019, November 11, 2021, and November 17, 2022, with a quorum present at each annual meeting, a majority of the members voted to amend the Declaration recorded in Official Record Book 31039, Page 0738, of the Public Records of Palm Beach County, Florida, by approving the following amendments delineated in Exhibit "1" attached hereto;

**I HEREBY CERTIFY** that the amendments attached as Exhibit "1" to this Certificate were duly adopted as amendments to the Amended and Restated Declaration of Protective Covenants, Restrictions, Reservations, Servitudes and Easements for JUNO ISLES.

DATED this 12<sup>TH</sup> day of January, 2023.

Signed, Sealed and Delivered  
in the presence of:

Ken Ogden  
Kevin Ogden (Print)

JUNO ISLES CIVIC ASSOCIATION, INC.

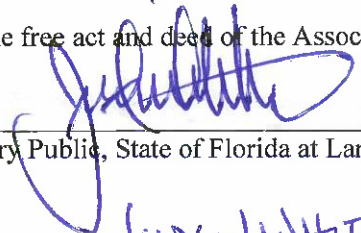
By: Louis L. Conter  
Louis L. Conter (Secretary)

Shirley Denton Jackson  
Shirley Denton Jackson (Print)

By: James M. Jackson, Jr.  
Attest: James M. Jackson, Jr. (President)

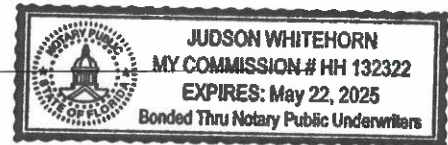
STATE OF FLORIDA            )  
  )       SS  
COUNTY OF PALM BEACH    )

The foregoing instrument was acknowledged before me on this 12<sup>th</sup> day of January, 2023, by Louis L. Conter and James M. Jackson, Jr., the Secretary and President, respectively, of JUNO ISLES CIVIC ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who are ☐ personally known to me or ☒ have produced FL. Driv. Licenses as identification, and that said instrument is the free act and deed of the Association.

  
\_\_\_\_\_  
Notary Public, State of Florida at Large

Judson Whitehorn  
(Print Name)

My Commission Expires: \_\_\_\_\_  
(SEAL)



## EXHIBIT 1

### AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS, SERVITUDES AND EASEMENTS FOR JUNO ISLES

As used herein, words underlined are added, words ~~stricken through~~ are deleted, and unaffected text is indicated by "...".

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#### PARAGRAPH IV Uses Prohibited and Permitted

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##### 15. Sheds

Sheds are permitted subject to the following restrictions:

Sheds are to be located within the property line, to the back or to the side of the residence. The setback of the shed must conform to governmental code restrictions, but in no instance may sheds be placed nearer than 18 inches (18") from the property line. Sheds may be no higher than seven feet six inches (7' 6") from ground level at their highest point, and shall occupy no more than 80 square feet of floor space.

Sheds must be obscured from view of adjacent/neighboring homeowners by fencing and/or hedges measuring no less than six feet (6') in height. Fencing should be constructed of materials that comport with the other sections of this document, and shall be of "solid" design, such that neighbors do not have an obviously unobstructed view through them. Hedges should be of a density so as to similarly obstruct the shed from view.

Sheds must be sturdily constructed of plastic, wood, or other durable materials, and must be maintained in good physical condition at all times. Portions of sheds visible above the fence line by neighboring properties shall be kept clean and in good repair, so as not to create an eyesore for adjacent homeowners. No objects/materials may be stored on top of the roof structure of any shed. Sheds must be constructed such that they have a pitched roof.

Sheds must be permanently affixed and anchored to the ground, to minimize the possibility that either they or their contents can become hazardous flying objects in the event of high winds, and must conform to all construction and anchoring standards as required by pertinent building codes. Sheds are to be used solely for storage and may not, under any circumstances, be used to house persons or animals on a regular or temporary basis. Structures that do not meet the above requirements are considered dwellings, buildings, outbuildings, or other structures as governed elsewhere in this document.

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**PARAGRAPH V**  
**Approval of Plans and Locations of Structures**

1. No building, outbuilding, garage, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed or maintained on said real property, or any part thereof, nor shall any alteration, addition, changing, repairing, remodeling, or adding the exterior thereof be made, unless prior to the commencement of any construction, excavation, or other work, two complete plans and specifications therefore, including, front, side and rear elevations and floor plans for each floor and basement, and two plot plans indicating and fixing the exact location of such structures or such altered structure on the lot, with reference to the street and side lines thereof shall have been first submitted in writing for approval, and approved in writing by an Architectural Committee. ~~whose members shall:~~ The submittal of plans and related documents and the approval of plans by the Architectural Committee may be done by electronic means such as e-mail.

A. The members of the Board of Directors of the Association shall appoint an Architectural Committee for the purposes hereinafter set forth in this section. The Architectural Committee shall consist of at least three (3) members and no more than five (5) members.

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3. A. No roof of any dwelling or outbuilding shall have a pitch of less than 3:12, provided however, that with the prior written consent of the Architectural Committee, outbuildings, porches and not more than twenty-five percent (25%) of the total living space of the dwelling may have a pitch as approved by the Architectural Committee. All roofs shall be constructed of cement tile or, metal aluminum panels as defined in Section 3.B. or, with the prior written approval of the Architectural Committee, certain stone coated metal tiles having the appearance of cement tile and a minimum 20 year transferrable warranty against rust and corrosion. The Board of Directors may promulgate additional specifications for all roofs which may be amended by the Board of Directors from time to time. In accordance with this Paragraph V, applications for new roofs must include documentation of compliance with all roof specifications as set forth herein and/or promulgated by the Board of Directors, including color and a sample of the roof material and shall be submitted for approval by the Architectural Committee prior to installation. Outbuildings, porches and not more that twenty-five percent (25%) of the total living space of the dwelling may have a roof of other composition as approved by the Architectural Committee.

3. B. Metal roofs consisting of aluminum panels must have a uniform width between 14 to 16 inches. Additional technical specifications addressing minimum thickness, coating requirements, panel style, panel fastening, roof color and other aspects related to ensuring high quality roofing appropriate to a high wind velocity ocean-front environment shall be set by the Board of Directors.

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## **PARAGRAPH VI**

### **Setbacks and Free Spaces of Buildings**

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4. Swimming pools, the highest projection of which shall not exceed two (2') feet, outdoor fireplaces not to exceed six (6') in height, detached garages not more than one (1) story in height, and tiki huts, chickees, gazebos, and similar detached structures as defined in Sub-Paragraph 5 may be erected and maintained within said rear setback area provided such swimming pools, outdoor fireplaces, detached garages, and tiki huts, chickees, gazebos, and similar detached structures shall not be erected and maintained nearer than seven and one-half (7-1/2') feet to the rear line of any such lot. However, swimming pools or spas may be constructed with a three-foot rear or side interior setback, provided said rear or side setback is adjacent to open space that is 50 feet in width or greater. Screen enclosures with a screen roof may be constructed with zero-foot rear or side interior setback, provided said rear or side setback is adjacent to open space that is 50 feet in width or greater. Notwithstanding the foregoing, all construction must meet minimum standards required by Palm Beach County, Florida, the State of Florida, and/or any other governmental entity.

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6. Walls and fences not to exceed six (6) feet in height, and hedges shall not be subject to the foregoing setback restrictions. All walls and fences shall first be approved in writing by the Architectural Committee prior to erection. No fence and/or wall shall extend beyond the front face of a dwelling. All fences shall have the finish side facing the adjacent property or be finished on both sides. Fences shall be constructed of rigid materials, affixed to the ground. Tarps, drapes, or fabrics do not constitute adequate fencing materials and are not permissible.

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8. Notwithstanding other restrictions stated herein, lots whose rear portion abuts the properties identified below may have a rear setback of fifteen (15') feet. Notwithstanding other restrictions stated herein, lots whose side abuts the properties identified below may have that side setback of seven and a half (7.5') feet. The properties include the Intracoastal Waterway, waterways within Juno Isles/the Northern Palm Beach County Improvement District, the Florida Inland Navigation District, NextEra/Florida Power & Light, Bay Colony Condominiums, Villas of Juno Apartments, and The Preserve at Juno Beach. Notwithstanding the foregoing, all construction must meet minimum standards required by Palm Beach County, Florida, the State of Florida, and/or any other governmental entity.

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## **PARAGRAPH XX**

### **Membership in the Association**

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2. Assessments. The Association, through its Board of Directors, shall have the power and authority to make and collect assessments as hereinafter set forth.

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2.2. Special Assessments. The Board of Directors may also designate certain nonrecurring expenses as special assessments. Those items designated as special assessments shall be assessed equally

against the members of the Association. The Association shall be restricted to assessing a special assessment of no more than \$10 per year per lot unless a proposed special assessment is approved by no less than 2/3 of the members of the Association who are present in person or by proxy at the annual meeting or at a meeting called specially for the purpose of considering a proposed special assessment.

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(Coding: Words ~~struck through~~ are deletions, underlined words are additions, and unaffected text is indicated by "...")

**EXCEPT AS OTHERWISE EXPRESSLY SET FORTH HEREIN, THE TERMS AND CONDITIONS OF THE DECLARATION AS PREVIOUSLY AMENDED ARE HEREBY REAFFIRMED.**

IN WITNESS WHEREOF, JUNO ISLES CIVIC ASSOCIATION, INC. has caused this amendment to be executed in its corporate name by its duly authorized corporate officers this 12<sup>th</sup> day of January, 2023.

Signed, Sealed and Delivered  
in the presence of:

Kevin Ogden

Kevin Ogden (Print)

Shirley Denton Jackson

Shirley Denton Jackson (Print)

JUNO ISLES CIVIC ASSOCIATION, INC.

By: Louis L. Conter  
Louis L. Conter (Secretary)

By: James M. Jackson, Jr.  
James M. Jackson, Jr. (President)

STATE OF FLORIDA )

)

SS

COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me on this 12<sup>th</sup> day of January, 2023, by Louis L. Conter and James M. Jackson, Jr., the Secretary and President, respectively, of JUNO ISLES CIVIC ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who are ☐ personally known to me or ☒ have produced FL Driv. Licenses as identification, and that said instrument is the free act and deed of the Association.

Judson Whitehorn  
Notary Public, State of Florida at Large

(Print Name)

My Commission Expires: \_\_\_\_\_  
(SEAL)

