

**THIRD AMENDMENT TO DECLARATION OF
COVENANTS AND CONDITIONS FOR INDIAN CREEK PHASE IV B**

WHEREAS, the Declaration of Covenants and Conditions for Indian Creek Phase IV B, was recorded in Official Records Book 4367, Page 257, of the Public Records of Palm Beach County, Florida and subsequently amended ((hereinafter collectively referred to as the "Declaration") affecting certain real property as described therein; and

WHEREAS, the Declaration provides for amendment of the Declaration, as set forth herein.

NOW THEREFORE, the Declaration is hereby further amended as follows (*additions to prior language are reflected by underlining, and deletions of prior language are struck through*):

1. The following sentence shall be added to the end of Article V, Section 8, of the Declaration (regarding **Remedies of the Association**):

"Additionally, if a Unit Owner is in arrears to the Association for the payment of assessments or other amounts due the Association, upon notice by the Association to any tenant in such Unit, all rents shall be paid to the Association until such arrears are brought current. Every lease shall include a provision specifying the Association's rights to receive such rents from the tenant."

2. The following sentence shall be added to the end of Article VI, Section 1, of the Declaration (regarding **Enforcement**):

"Additionally, the Phase IV B Association shall have the power to fine Owners for violations of any of the Covenants and Conditions, in accordance with the Florida Homeowners Association Act (Florida Statutes, Chapter 720)."

Except as otherwise expressly set forth herein, the terms and conditions of the

Declaration as previously amended are hereby reaffirmed.

It is hereby certified that the foregoing Third Amendment to Declaration of Covenants and Conditions for Indian Creek Phase IV B was approved in a writing signed by not less than fifty-one percent (51%) of the Owners of the Association, pursuant to Article VI, Section 8, of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Third Amendment to Declaration this 24th day of MAY, 2010.

**INDIAN CREEK PHASE IV B
HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation**

Witnesses:

[Signature]
(signature)

JAMES HOTCHKISS
(printed name)

[Signature]
(signature)

CHRISTINE DILENCO
(printed name)

[Signature]
(signature)

JAMES HOTCHKISS
(printed name)

[Signature]
(signature)

CHRISTINE DILENCO
(printed name)

By: [Signature] (P.R.)
EDWARD YONKERS, President

Attest: [Signature]
CATHY G. YONKERS, Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24th day of MAY, 2010, by EDWARD YONKERS, as President, and _____, as Secretary, respectively, of INDIAN CREEK PHASE IV B HOMEOWNERS ASSOCIATION, INC., who are personally known to me or have produced _____ as identification and who did take an oath.



[Signature]
Notary Public
State of Florida
My Commission Expires: