

This instrument prepared by
and when recorded return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500 East
West Palm Beach, Florida 33401

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**FOURTH AMENDMENT TO DECLARATION
FOR AVENIR WEST RECREATION CENTER**

THIS FOURTH AMENDMENT TO DECLARATION FOR AVENIR WEST RECREATION CENTER ("**Fourth Amendment**") is made and executed this 26th day of September, 2025, by **AVENIR DEVELOPMENT, LLC**, a Florida limited liability company (the "**Declarant**").

RECITALS:

A. Declarant recorded that certain Declaration for Avenir West Recreation Center on December 9, 2022 in Official Records Book 34007, Page 768, as amended by that certain First Amendment to Declaration for Avenir West Recreation Center on April 6, 2023 in Official Records Book 34224, Page 1666, that certain Second Amendment to Declaration for Avenir West Recreation Center on December 11, 2023 in Official Records Book 34716, Page 504, and that certain Third Amendment to Declaration for Avenir West Recreation Center on May 13, 2025 in Official Records Book 35743, Page 449, all of the Public Records of Palm Beach County, Florida (collectively, the "**Declaration**").

B. Pursuant to Section 12.8.1 of the Declaration, until the Turnover Date (as defined in the Declaration), which has not yet occurred, Declarant has the right to unilaterally amend the Declaration.

C. Declarant desires to amend the Declaration as set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant does hereby amend the Declaration as follows:

1. **Recitals; Definitions.** The above recitals are true and correct and are incorporated herein by this reference. Unless otherwise defined, capitalized terms used above or herein shall have the meanings ascribed to them in the Declaration.

2. **Avenir West Community.** The definition of "AVENIR WEST COMMUNITY" in Section 1.7 of the Declaration is hereby amended as follows (additions shown as double underline):

“1.7. “AVENIR WEST COMMUNITY” shall mean (i) that portion of Avenir located west of Coconut Boulevard other than the private golf course community as shown on the Master Plan for Avenir (a/k/a Panther National) and the “Age Restricted” parcel (i.e., 55+ neighborhood, a/k/a Pod 16), and (ii) all of the Plat of AVENIR – POD 11, according to the Plat thereof, as recorded in Plat Book 138, Page 99, of the Public Records of Palm Beach County, Florida. Declarant shall have the right to designate portions of Avenir West Community that will not be subject to the terms of this Declaration if such portions of the Avenir West Community will not use the Avenir West Recreation Center, as determined by Declarant in its sole and absolute discretion.”

3. **Ratification; Effective Date.** Except as modified or amended by this Fourth Amendment, the terms and provisions of the Declaration are hereby ratified and confirmed. The effective date of this Fourth Amendment shall be the date it is recorded in the Public Records of Palm Beach County, Florida.

(Signature Page Follows)

[Signature Page to Fourth Amendment to Declaration for Avenir West Recreation Center]

IN WITNESS WHEREOF, the undersigned has caused this Fourth Amendment to be executed on the day and year first above written.

WITNESSES:

Eileen Valdes Jimenez
Print Name
550 Biltmore Way #1110
Address: Coral Gables, FL 33134

Susel CMZ
Print Name
550 Biltmore Way, #1110
Address: Coral Gables, FL 33134

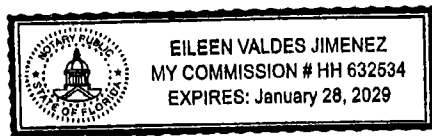
AVENIR DEVELOPMENT, LLC, a Florida
limited liability company

By: Rosa Eckstein Schechter
Name: Rosa Eckstein Schechter
Title: Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of September, 2025, by Rosa Eckstein Schechter, Vice President of AVENIR DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company, who:

☒ is personally known to me or
☐ has produced _____ as identification.



Rosa Eckstein Schechter
Notary Public – State of Florida

Notary Seal: _____

