

**2024 Proposed AMENDMENT TO SECTION 9.14 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE GREENS COMMUNITY ASSOCIATION, INC.**

Additions indicated by underlining.

Deletions indicated by ~~striking through~~.

9.14 Resale Capital Contribution. After the initial conveyance (or agreement for deed) of a lot or living unit from the Declarant or a developer to an end purchaser who is obligated to pay assessments pursuant to Section 9 of the Declaration, in any subsequent conveyance (or agreement for deed) the purchaser(s) of the lot or living unit shall pay, at the time of closing, a resale capital contribution in the amount of \$2,000.00, or an amount to be determined by the unanimous consent of the Board of Directors, ~~the amount of \$1,000.00~~ to the Heritage Greens Community Association, Inc. (Master Association).

The funds derived from the resale capital contributions shall be the property of the Master Association and may be used at the discretion of the Board of Directors for any purpose permitted by the governing documents or Florida Law. The following conveyance (or agreement for deed) shall be exempt from paying a resale capital contribution:

- (i) By a co-owner to any person who was a co-owner immediately prior to such conveyance.
- (ii) To a trustee or owner's spouse solely for estate planning or tax reasons.
- (iii) Occurring due to the death or legal incapacity of the owner.
- (iv) To a mortgage holder, the Master Association or a neighborhood association pursuant to a foreclosure sale or deed in lieu of foreclosure.

However, upon re-conveyance that occurs following the exempt conveyance described in (i) through (iv) above, the resale capital contribution shall be due and payable. The provision of this subsection 9.14 shall not apply to any sales contracts fully executed by the buyer and seller and submitted to the appropriate neighborhood association prior to the date that this amendment is adopted and approved by the membership. The obligation to pay the resale capital contribution shall be secured by a continuing lien as provided in Section 9.10 of this declaration.