PREPARED BY AND RETURN TO:
LEVY, KNEEN, BOYES, WIENER,
GOLDSTEIN & KORNFELD, P.A.
1400 Centrepark Boulevard
Suite 1000
West Palm Beach, Florida 33401
(407) 478-4700

FEB-15-1990 04:06pm 90-046576

ORB 6356 Ps 1164

AMENDMENT NO. 28 TO DECLARATION OF CONDOMINIUM FOR

THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

(ADDING PHASE 16)

WHEREAS, NOTTINGHAM DEVELOPMENT CORP., a Florida corporation (hereinafter referred to as "Sponsor"), desires to submit to Condominium Ownership an additional phase to the Condominium, the name of which appears in the title of this document (hereinafter referred to as the "Condominium"), pursuant to the provisions of Section 718.403, Florida Statutes, and to the provisions of the Declaration of Condominium for the Condominium recorded in Official Record Book 4663, page 1434, Public Records of Palm Beach County, Florida, (hereinafter referred to as the "Declaration", reference to which also includes reference to any prior amendments thereto as set forth on EXHIBIT 2 hereof); and

WHEREAS, Sponsor is the owner of record in fee simple title to the real property situate, lying and being in Palm Beach County, Florida, as more particularly described in the survey exhibit attached hereto as EXHIBIT 1, together with improvements thereon, are hereby submitted to condominium ownership pursuant to the Condominium Act of the State of Florida (F.S. 718), as follows:

1. Exhibit 1 to the Declaration is hereby amended by adding thereto the Surveyor's Certificate and survey exhibit attached to this instrument as Exhibit 1, thereby subjecting the real property described on Exhibit 1 hereto to all the provisions of the Declaration and all exhibits attached thereto, which shall be binding upon all Owners and the Condominium Units upon said real property. Said provisions are enforceable, equitable servitudes running with said real property and existing in perpetuity until the Declaration is revoked and the Condominium is terminated as provided in the Declaration.

2. The real property described in Exhibit 1 hereto is subject to such easements, restrictions, reservations and rights-of-way of record, together with all provisions of the Declaration and exhibits attached thereto.

3. In consideration of receiving, and by acceptance of a grant, devise, or mortgage, as to any interest in the real property described in Exhibit 1 hereto, all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through, or under such persons agree to be bound by the provisions hereof and by the Declaration and all exhibits thereto. Both the burdens imposed and the benefits granted by this instrument shall run with each Unit set forth on Exhibit 1 to this instrument.

4. Exhibit 1 to this instrument is a survey of the land, graphic description, and plot plans of the improvements constituting the phase added to the Condominium as indicated in the title of this instrument, identifying the Units, Common Elements, and Limited Common Elements, and their relative locations and approximate dimensions. Each Unit is identified on Exhibit 1 hereto by a specific number. No Unit bears the same number as any other Unit. The parking spaces are delineated thereon.

5. In accordance with the provisions of the Declaration, the percentage of ownership of undivided interests in the Common Elements appurtenant to each Unit in the Condominium is hereby changed to equal 1/161. The share of common expenses and ownership of common surplus is likewise changed.

This Instrument Prepared for Recording

6. Attached hereto as Exhibit 2, which is incorporated herein by reference, sets forth all amendments to the Declaration prior to the amendment by this instrument.

IN WITNESS WHEREOF, the party hereto has set its hand and seal this 15th day of February, 1990.

Signed, Sealed and Delivered in Our Presence:

NOTTINGHAM DEVELOPMENT CORP.

By: _____
Its Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
: SS
COUNTY OF PALM BEACH)

Before me personally appeared Thomas A. Scott, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of NOTTINGHAM DEVELOPMENT, INC., and acknowledged to and before me that he executed such instrument as such Vice President, of said corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that it was affixed to said instrument by due and regular corporate authority; that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 15th day of February, 1990.

_____
Notary Public, State of Florida at Large

(NOTARIAL SEAL)

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Aug. 9, 1991

This is not an official copy

2195a/0069a

EXHIBIT 1 TO DECLARATION OF CONDOMINIUM

OF

THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared RALPH G. PURVIS, who after first being duly cautioned and sworn, deposes and says as follows:

1. That he is a duly registered land surveyor under the Laws of the State of Florida, being Surveyor No. 1955.

2. Affiant hereby certifies that the construction of the improvements described as Phase 16 appearing on sheets 1 through 2 hereof, is substantially complete so that this Exhibit, together with the Declaration of Condominium of THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM, and the Exhibits attached thereto, is an accurate representation of the location and dimensions of said improvements described and that the identification, location and dimensions of the Common Elements, and of each Condominium Unit therein for Phase 16 can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

Ralph G. Purvis
R.L.S. #1955

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 14th DAY OF February, 1990.

NOTARY PUBLIC, State of Florida
My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 1, 1992
BONDED THRU GEN'L CASUALTY UNDERWRITERS

Public Records
Certified Copy

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

Sheet ____ of ____

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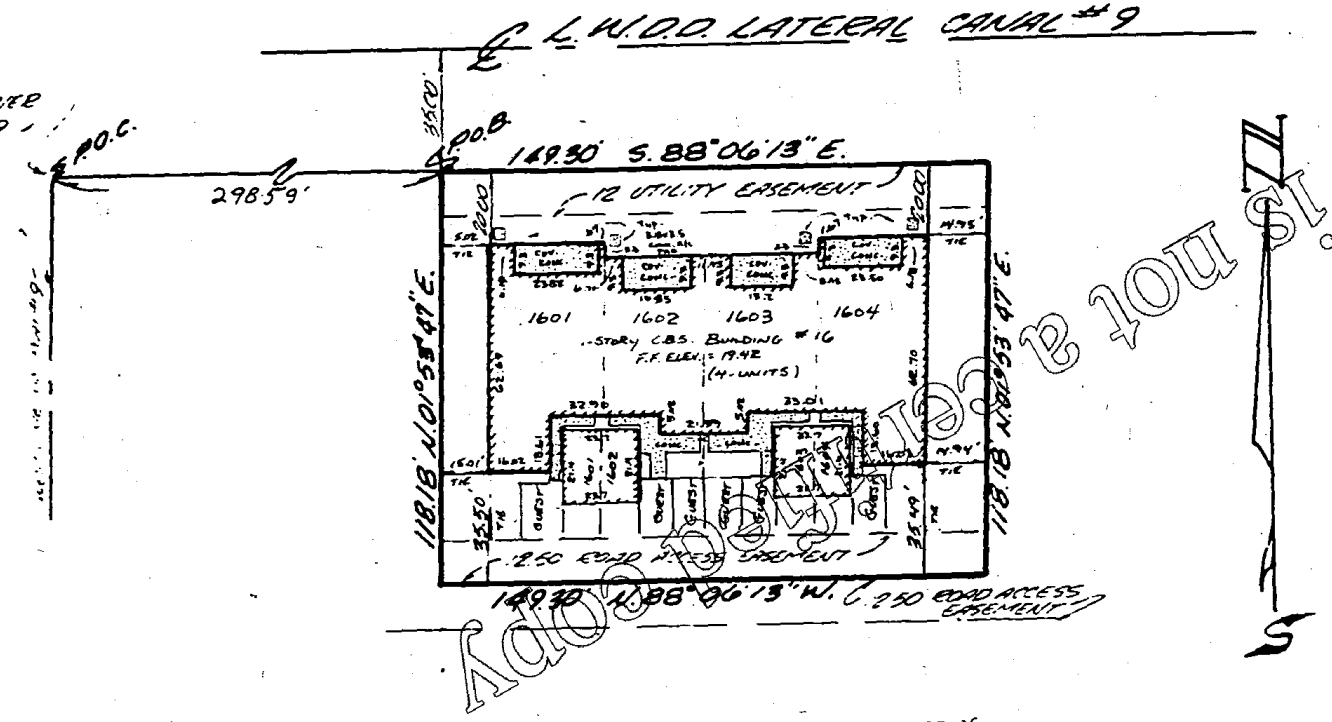

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

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LEGAL DESCRIPTION PHASE 16

BEING A PORTION OF PLAT #9 CRESTHAVEN OF PALM BEACH" ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 41, PAGE 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PLAT NO. 9; THENCE SOUTH 88° 06' 13" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PLAT 298.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 06' 13" EAST 149.30 FEET; THENCE SOUTH 01° 53' 47" WEST 118.18 FEET; THENCE NORTH 88° 06' 13" WEST 149. 30 FEET; THENCE NORTH 01° 53' 47" EAST 118.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.405 ACRES, MORE OR LESS.

NOTE:

A parking space on which a garage is constructed shall be deemed to include the garage space as part of such parking space; all of which is a Limited Common Element appurtenant to the Unit bearing the same number as such parking space.

SCALE 1"=40'

DUAL COUNTY SURVEYORS INC. • 965-3376
3676 COLLIN DRIVE, West Palm Beach, FL 33406

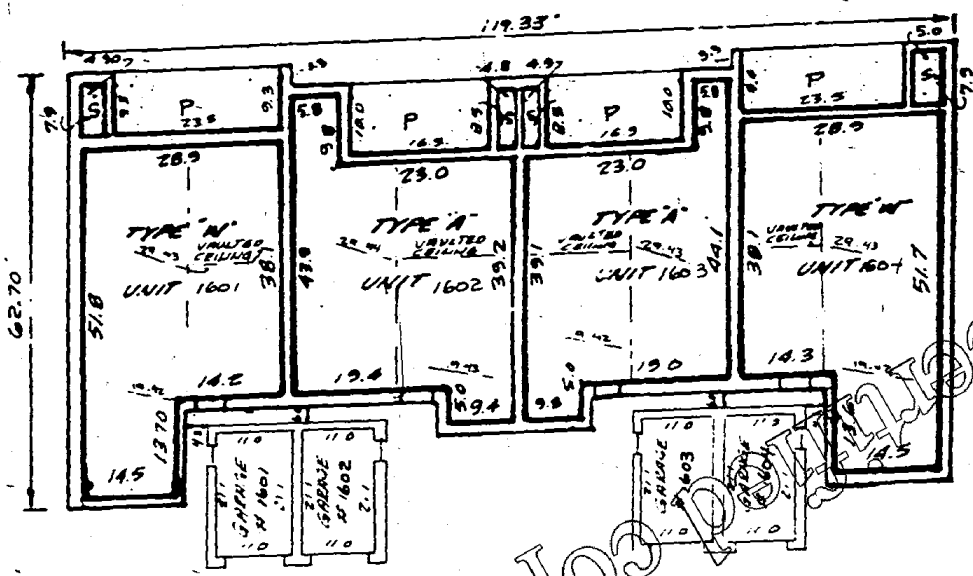
DATE 2-88

JOB NO. 88-19

ORB 6356 Pg 1167

FLOOR PLAN FOR
BUILDING NUMBER
PHASE

BUILDING TYPE



GRAPHIC SCALE 0 5 10 20 IN FEET

The Arbours of the Palm Beaches

A CONDOMINIUM

FLOOR PLAN

FINISHED FLOOR ELEVATION -	19.42	N.G.V.D.
FINISHED CEILING ELEVATION -	27.42	N.G.V.D.
VAULTED CEILING ELEVATION -	29.43	N.G.V.D.
FINISHED FLOOR ELEVATION - (GARAGE)	18.98	N.G.V.D.

LEGEND:

1601 - DESIGNATES CONDOMINIUM UNIT (PARCEL) NUMBER WITH THE FIRST DIGIT INDICATING BUILDING NUMBER.

——— DESIGNATES BOUNDARY LINE OF CONDOMINIUM UNIT AND INTERIOR WALL DIMENSIONS (DIMENSIONS ROUNDED TO THE NEAREST ONE TENTH OF A FOOT AS MEASURED TO THE UNFINISHED CONCRETE WALLS).

——— DESIGNATES NATIONAL GEODETIC VERTICAL DATUM, MEAN SEA LEVEL - 0.00'

P. - S. DESIGNATES COMMON ELEMENT (P - PATIO, S - STORAGE)

NOTES:

1. SEE SITE PLAN FOR LOCATION AND ORIENTATION OF BUILDINGS.
2. ALL INTERIOR ANGLES OF UNITS ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. INTERIOR WALLS WIDTH - 0.67'
   EXTERIOR WALLS WIDTH - 0.67'
4. SEE TYPICAL FLOOR PLANS OF ARCHITECTUAL DRAWINGS FOR INTERIOR WALL PARTITIONING.
5. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO: CONDUITS, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, LIGHTING, ETC. HAVE NOT BEEN GRAPHICALLY ILLUSTRATED. COMMON ELEMENTS ARE AS DEFINED IN THE DECLARATION OF CONDOMINIUM, THE ARBOURS OF THE PALM BEACHES.
6. THE BOUNDARIES OF EACH UNIT ARE ENCLOSED BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.

This is not a certified copy

RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

DATE 2-11-90
JOB NO 88-19
SCALE 1"=20'
DUAL COUNTY SURVEYORS INC. • 965-3376
376 COLLIN DR., West Palm Beach, FL 33406
OR 6356 PG 1468

EXHIBIT 2

The following is a list of all prior amendments made to the Declaration of Condominium for The Arbours of the Palm Beaches, a Condominium:

1. Amendment No. 1 adding Phase 6, recorded January 16, 1986, in Official Record Book 4767, Page 0048, Public Records of Palm Beach County, Florida.

2. Amendment No. 2 adding Phase 11, recorded January 24, 1986, in Official Record Book 4774, Page 1818, Public Records of Palm Beach County, Florida.

3. Amendment No. 3 adding Phase 1, recorded January 24, 1986, in Official Record Book 4774, Page 1824, Public Records of Palm Beach County, Florida.

4. Amendment No. 4 adding Phase 8, recorded September 11, 1986, in Book 5002, Page 1563, Public Records of Palm Beach County, Florida.

5. Amendment No. 5 adding Phase 4, recorded August 28, 1987, in Book 5401, Page 0862, Public Records of Palm Beach County, Florida.

6. Amendment No. 6 adding Phase 10, recorded August 28, 1987, in Book 5401, Page 0869, Public Records of Palm Beach County, Florida.

7. Amendment No. 7 adding Phase 9, recorded August 28, 1987, in Book 5401, Page 877, Public Records of Palm Beach County, Florida.

8. Amendment No. 8 adding Phase 2, recorded August 28, 1987, in Book, 5401, Page 0885, Public Records of Palm Beach County, Florida.

9. Amendment No. 9 adding Phase 3, recorded September 28, 1987, in Book 5432, Page 1992, Public Records of Palm Beach County, Florida.

10. Amendment No. 10, adding Phase 5, recorded February 18, 1988, in Book 5577, Page 1297, Public Records of Palm Beach County, Florida.

11. Amendment No. 11, adding Phase 12, recorded March 7, 1988, in Official Record Book 5595, Page 1124, Public Records of Palm Beach County, Florida.

12. Amendment No. 12, adding Phase 26, recorded May 5, 1988, in Official Record Book 5660, Page 564, Public Records of Palm Beach County, Florida.

13. Amendment No. 13, adding Phase 13, recorded May 9, 1988, in Official Record Book 5663, Page 1679, Public Records of Palm Beach County, Florida.

14. Amendment No. 14, adding Phase 20, recorded May 31, 1988, in Official Record Book 5686, Page 1890, Public Records of Palm Beach County, Florida.

15. Amendment No. 15, adding Phase 22, recorded June 13, 1988, in Official Record Book 5700, Page 1161, Public Records of Palm Beach County, Florida.

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16. Amendment No. 16, adding Phase 24, recorded August 2, 1988, in Official Record Book 5758, Page 1754, Public Records of Palm Beach County, Florida.

17. Amendment No. 17, adding Phase 28, recorded September 20, 1988, in Official Record Book 5813, Page 580, Public Records of Palm Beach County, Florida.

18. Amendment No. 18, adding Phase 19, recorded October 5, 1988, in Official Record Book 5830, Page 1592, Public Records of Palm Beach County, Florida.

19. Amendment No. 19, adding Phase 14, recorded November 29, 1988, in Official Record Book 5885, Page 115, Public Records of Palm Beach County, Florida.

20. Amendment No. 20, adding Phase 25, recorded January 18, 1989, in Official Record Book 5939, Page 1058, Public Records of Palm Beach County, Florida.

21. Amendment No. 21, adding Phase 21, recorded March 8, 1989, in Official Record Book 5991, Page 91, Public Records of Palm Beach County, Florida.

22. Amendment No. 22, adding Phase 23, recorded April 14, 1989, in Official Record Book 6032, Page 1980, Public Records of Palm Beach County, Florida.

23. Amendment No. 23, adding West Common Area Phase, recorded July 25, 1989, in Official record Book 6140, Page 592, Public Records of Palm Beach County, Florida.

24. Amendment No. 24, adding Phase 27, recorded September 27, 1989, in Official Record Book 6208, Page 705, Public Records of Palm Beach County, Florida.

25. Amendment No. 25, Adding Phase 18, recorded October 19, 1989, in Official Record Book 6232, Page 683, Public Records of Palm Beach County, Florida.

26. Corrective Amendment No. 23, Adding West Common Area Phase, recorded November 11, 1989, in Official Record Book 6246, Page 1614, Public Records of Palm Beach County, Florida.

27. Amendment No. 26, Adding Phase 15, recorded December 21, 1989, in Official Record Book 6300, Page 1956, Public Records of Palm Beach County, Florida.

28. Amendment No. 27, Adding Phase 17, recorded February 5, 1990, in Official Record Book 6344, Page 1240, Public Records of Palm Beach County, Florida.

This Instrument Prepared by

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT