"WILL CALL DRAWER #28"

THIS INSTRUMENT PREPARED BY:
JEFFREY D. KNEEN, ESQUIRE
LEVY, KNEEN, BOYES, WIENER,
GOLDSTEIN & KORNFELD, P.A.
Suite 1000
1400 Centrepark Boulevard
West Palm Beach, Florida 33401

JUL-25-1989 12:23pm 89-209569

ORB 6140 Pg 592

AMENDMENT NO. 23 TO DECLARATION OF CONDOMINIUM FOR

THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

(ADDING WEST COMMON AREA PHASE)

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.

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 Common Elements and their relative locations and approximate dimensions.

5. The percentage of ownership of undivided interests in the Common Elements appurtenant to each Unit in the Condominium is not affected by this Amendment.

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 7th day of June, 1989.

Signed, Sealed and Delivered in Our Presence:

NOTTINGHAM DEVELOPMENT CORP.

By: _____
Its _____ President

(CORPORATE SEAL)

STATE OF FLORIDA)
: SS
COUNTY OF PALM BEACH)

Before me personally appeared Tom Scott, to me well known and known to me to be the individual described in and who executed the foregoing instrument as _____ President of NOTTINGHAM DEVELOPMENT, INC., and acknowledged to and before me that he executed such instrument as such _____ 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 7th day of June, 1989.

_____
Notary Public, State of Florida at Large

(NOTARIAL SEAL)

My Commission Expires: Dec. 19, 1992

This is a Document Certified Copy

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,m 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.

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.

This is a certified copy

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.

This is not a certified copy

THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

SURVEYOR'S CERTIFICATE FOR THE WEST COMMON AREA PHASE

STATE OF FLORIDA)
SS.
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, 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 the West Common Area Phase 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 for this Phase can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

Ralph G. Purvis
RALPH G. PURVIS

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 22nd DAY OF June, 1989.

NOTARY PUBLIC, State of Florida
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Document is NOT Certified Copy

SURVEY for: THE ARBOURS

LEGAL DESCRIPTION (as furnished by): CLIENT

"RECREATION TRACT". ORB 6140 Pg 597

(WEST COMMON AREA PHASE)

LEGAL DESCRIPTION (WEST COMMON AREA PHASE)

BEING A PORTION OF PLAT NO. 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:

Commencing at the Southwest corner of said Plat; thence North 02°-42'-35" East along the West line of said Plat, a distance of 765.08 feet; thence South 87°-17'-25" East, a distance of 117.50 feet to the actual Point of Beginning of the tract of land to be described; thence North 02°-42'-35" East, a distance of 126.12 feet; thence South 87°-17'-25" East, a distance of 169.0 feet; thence South 02°-42'-35" West, a distance of 267.69 feet; thence North 87°-17'-25" West, a distance of 169.0 feet; thence North 02°-42'-35" East, a distance of 141.57 feet to the POINT OF BEGINNING.

PARCEL CONTAINING: 1.04 acres, more or less.

Document is not a certified copy

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

— SHEET ONE OF TWO —

CERTIFICATION

I hereby certify this to be a true map of a survey of the lands as shown in the above description and is true and accurate to the best of my knowledge and belief, unless the contrary may be shown. This survey meets the minimum technical standards of Chapter 21 HH-6, F.A.C.

NOTE: No search of the Public Records have been made by this office. This Surveyor makes no representations or guarantees as to the accuracy of the Legal Description furnished him, or the omissions of easements, reservations, rights-of-way of Instruments of Record.

Ralph E. Purvis

RALPH E. PURVIS, P.L.S.
Fla. Cert. No. 1955

SCALE	DUAL COUNTY SURVEYORS INC. • 965-3376	DATE
N/A	3676 COLLIN DRIVE, SUITE 12 West Palm Beach, FL 33406	JOB NO. 89-95
		6-30-89

60240

J & J BLUEPRINTERS

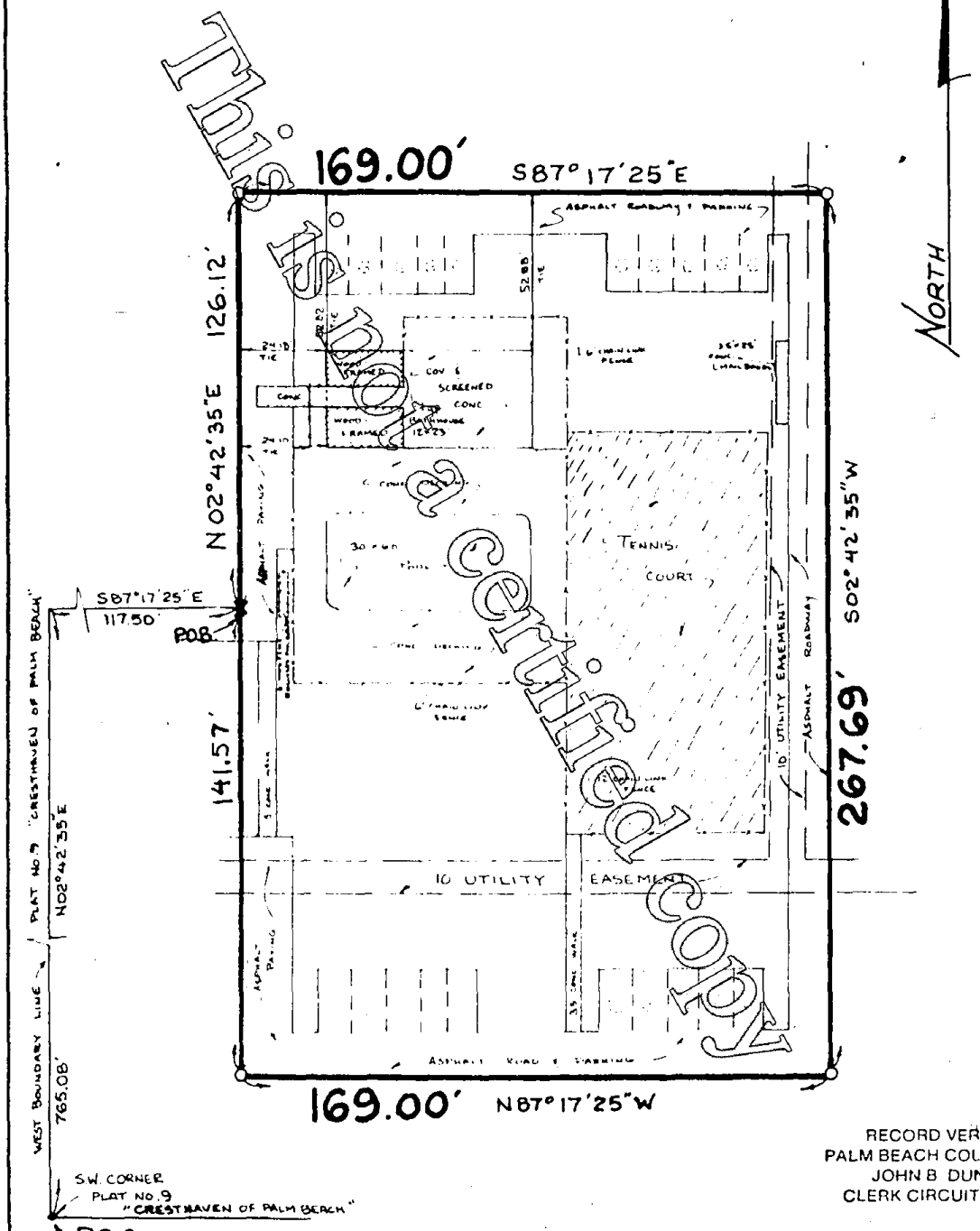
SURVEY for: THE ARBOURS

LEGAL DESCRIPTION (as furnished by): (SEE SHEET ONE)

WEST COMMON AREA PHASE

ORB 6140 Pg 598

— SHEET TWO OF TWO —



This is a certified copy

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

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

CERTIFICATION

I hereby certify this to be a true map of a survey of the lands as shown in the above description and is true and accurate to the best of my knowledge and belief, unless the contrary may be shown. This survey meets the minimum technical standards of Chapter 21 HH-6, F.A.C.

NOTE: No search of the Public Records have been made by this office. This Surveyor makes no representations or guarantees as to the accuracy of the Legal Description furnished him, or the omissions of easements, reservations, rights-of-way of Instruments of Record.

Ralph G. Purvis

RALPH G. PURVIS, P.L.S.
Fla. Cert. No. 1955

SCALE	DUAL COUNTY SURVEYORS INC. • 965-3376	DATE
1"=40'	3676 COLLIN DRIVE, SUITE 12, West Palm Beach, FL 33406	JOB NO. 89-95
		6-30-89

80240

J & J BLUEPRINTERS