Record and Return to:

JEFFREY D. KNEEN, ESQ.
Levy, Shapiro & Kneen, P.A.
Suite 500, Tower A, Forum III
1675 Palm Beach Lakes Blvd.
West Palm Beach, Florida 33401

Prepared by:

JEFFREY D. KNEEN, ESQUIRE
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1675 Palm Beach Lakes Blvd.
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AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM FOR

THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

(ADDING PHASE 1)

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 4660, 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.

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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 1/26th. The share of common expenses and ownership of common surplus is likewise changed.

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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 23rd day of January, 1986.

Signed, Sealed and Delivered in Our Presence:

Shirley Potter

Carolyn L. Moore

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 23rd day of January, 1986.

Shirley Potter
Notary Public, State of Florida at Large

(NOTARIAL SEAL)

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Aug. 9, 1987
Bonded thru Troy Fain Insurance, Inc.

Is not a certified copy

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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 D. H. THARIN, 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. 2086.

2. Affiant hereby certifies that the construction of the improvements described as Phase 1 appearing on sheets 2 and 3 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 1 can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

D H Th

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF January, 1986.

Mary Bement
NOTARY PUBLIC, State of Florida

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 25, 1988
BONDED THROUGH MUROSKI-ASHTON, INC.

My Commission Expires:

Recorded Copy

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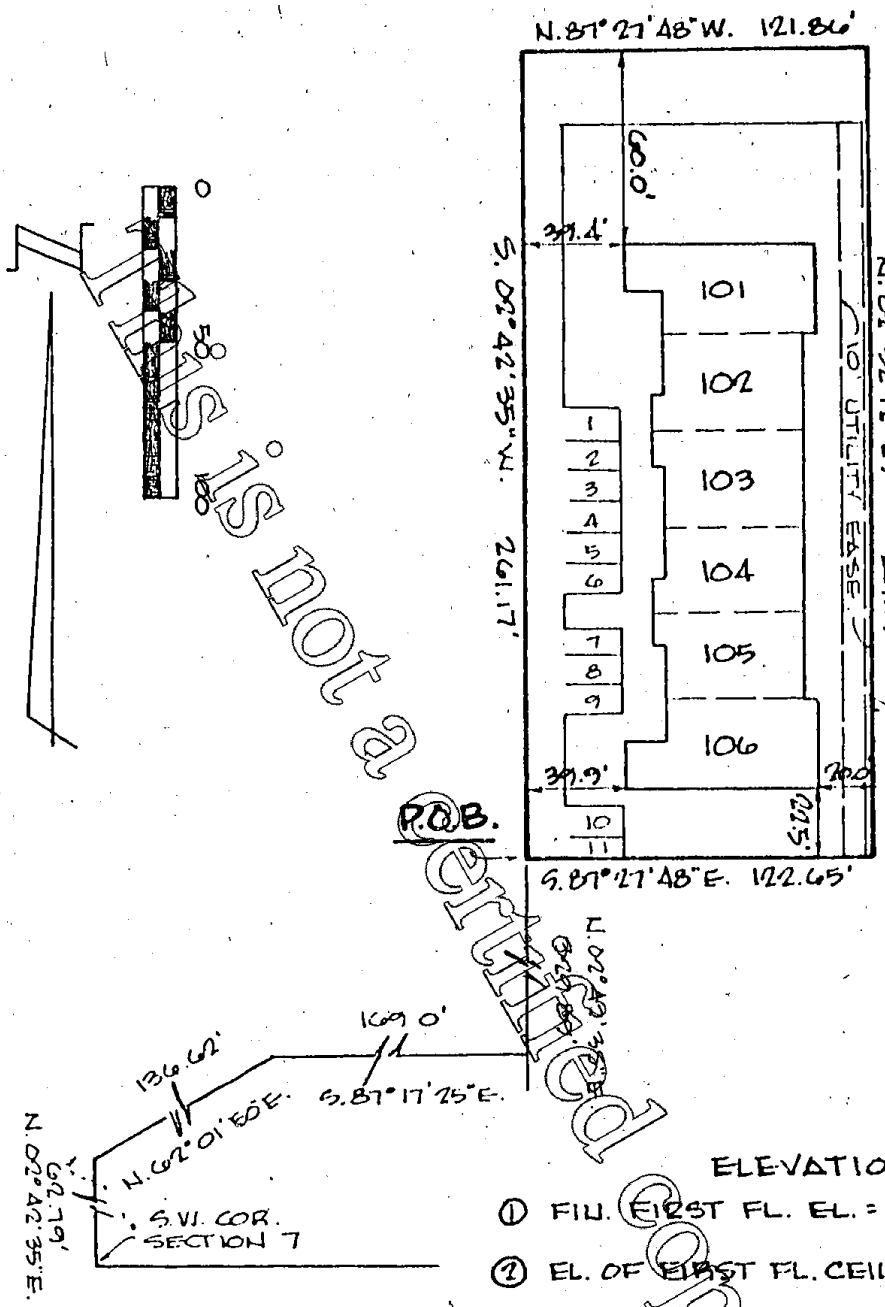

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RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

ELEVATIONS

① FIN. FIRST FL. EL. = 19.15' M.S.L.

② EL. OF FIRST FL. CEILING = 27.15' M.S.L.

LEGAL DESCRIPTION (PHASE 1)

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 62,79 feet; thence North62°-01'-50" East, a distance of 136.62 feet; Thence South 87°-17'-25" East, a distance of 169.0 feet; thence North 02°-42'-35" East, a distance of 329.89 feet; to the actual Point of Beginning of the tract of land to be described; thence South 87°-27'-48" East, a distance of 122.65 feet to the Westerly right-of-way line of Gately Drive West; thence Morth 02°-32'-12" East, a distnace of 261.17 feet; thence North 87°-27'-48" West, a distance of 121.86 feet; thence South 02°-42'-35" West, a distance of 261.17 feet, to the POINT OF BEGINNING.

PARCEL CONTAINING: 0.88 acres, more or less.

Registered Land Surveyor, Florida, Certificate No. 2086

SCALE 1" = 50'	D. H. THARIN	REFERENCES CRESTHAVEN
BY J.C.S.	LAND SURVEYING	JOB NO 84-726
FIELD ~	7844 LAKE WORTH ROAD LAKE WORTH, FLORIDA 33461	S- 5052
DATE 3-29-85	TELEPHONE: 439-7885	

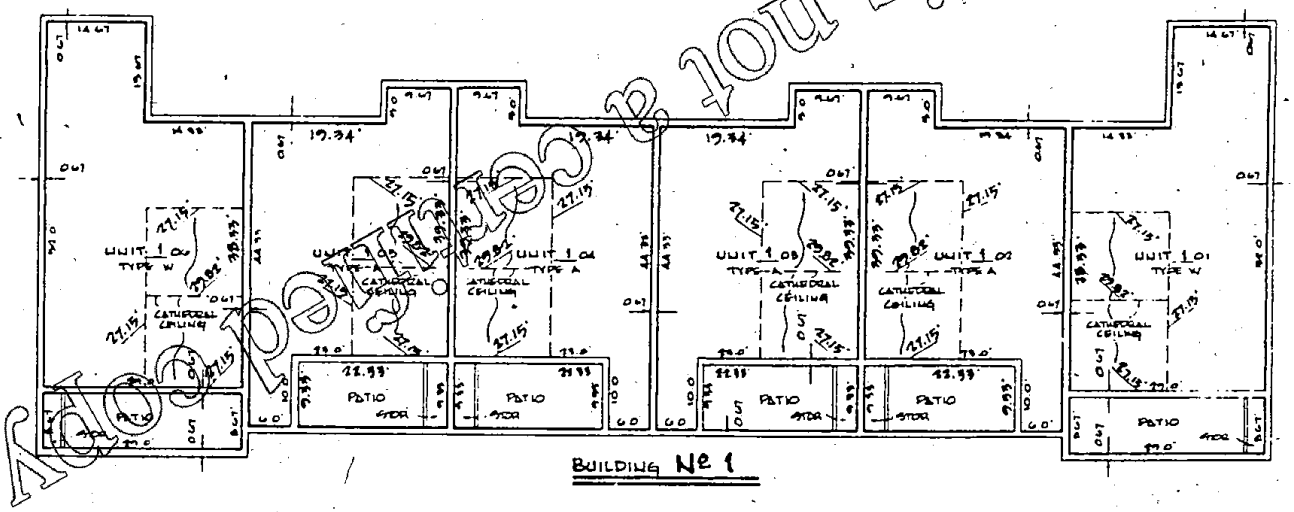
BK4474 PG1827

EXHIBIT
TO THE DECLARATION OF CONDOMINIUM OF

THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

SURVEY, PLOT PLAN & GRAPHIC DESCRIPTION OF IMPROVEMENTS

This is not a certified survey



BUILDING No 1

LEGEND

——— DENOTES UNIT BOUNDARY

——— DENOTES COMMON ELEMENT

FLOOR PLAN

ELEVATION OF FIRST FLOOR OF UNIT BOUNDARY 19.15' ①

ELEVATION OF CEILING OF UNIT BOUNDARY 27.15'
(EXCEPT IN THOSE AREAS OF VAULTED CEILING)

① ALL ELEVATIONS FOR UNIT BOUNDARIES ARE BASED ON THE FINISHED FIRST FLOOR ELEVATION BEING 0.00
(SEE INDIVIDUAL BUILDING PLANS FOR FINISHED FLOOR ELEVATIONS)

——— INDICATES THE INTERSECTION OF THE HORIZONTAL CEILING PLANE WITH THE PLANE OF THE CATHEDRAL CEILING.

8'0" INDICATES DIFFERENCE IN ELEVATION IN FEET BETWEEN CEILING AND FLOOR PLANES AT THE LOCATION SHOWN

D. H. THARIN
LAND SURVEYING

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 15, 1986, under Clerk's File Number 86-012880.

2. Amendment No. 2 adding Phase 11, recorded simultaneously herewith under Clerk's File Number 86-020599

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