"WILL CALL DRAWER #28".

MAY-05-1988 01:40pm 88-119850

ORB 5660 Pg 564

Prepared by:

JEFFREY D. KNEEN, ESQUIRE
LEVY, KNEEN, BOYES, WIENER
GOLDSTEIN & KORNFELD, P.A.
Suite 500, Tower A, Forum III
1675 Palm Beach Lakes Blvd.
West Palm Beach, Florida 33401

AMENDMENT NO. 12 TO DECLARATION OF CONDOMINIUM FOR

THE ARBOURS OF THE PALM BEACHES, A CONDOMINIUM

(ADDING PHASE 26)

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 1/85th . The share of common expenses and ownership of common surplus is likewise changed.

Document is NOT OFFICIAL! This Document is the property of the Palm Beach County Clerk of the Circuit Court and Comptroller

2195a/0069a

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 5th day of May, 1988.

Signed, Sealed and Delivered in Our Presence:

Shirley Potter

Margaret Modley

NOTTINGHAM DEVELOPMENT CORP.

By: Thomas A. Scott
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 5th day of May, 1988.

Shirley Potter
Notary Public, State of Florida at Large

(NOTARIAL SEAL)

My Commission Expires: Notary Public, State of Florida My Commission Expires Aug. 9, 1991 Bonded Thru Troy Fain - Insurance Inc.

This is a Recorded Copy

2195a/0090a

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 26 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 26 can be determined from these materials.

FURTHER AFFIANT SAYETH NAUGHT.

Ralph G. Purvis
RALPH G. PURVIS
RLS No. 1955 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 29 DAY OF April, 1988

NOTARY PUBLIC, State of Florida

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES NOV. 25, 1988 BONDED THROUGH HEIDORN-ASHTON, INC.

Document is NOT certified COPY

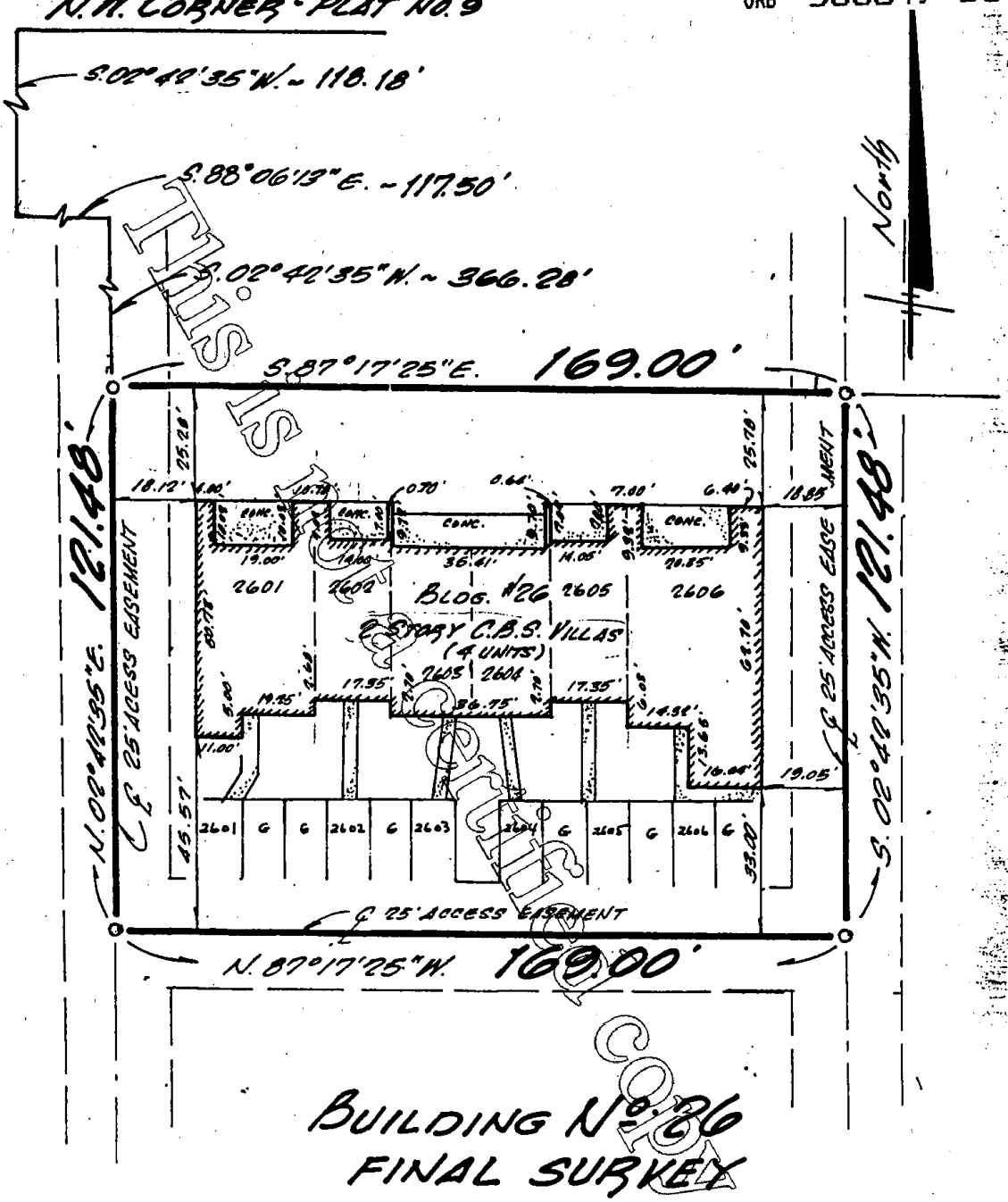
Sheet ____ of ____

0159e/0003e

SURVEY FOR: THE ARBOURS - PHASE 26

N.W. CORNER - PLAT NO. 9

ORB 5660 Pg 567



LEGAL DESCRIPTION: Phase 26

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 02° 42' 35" WEST ALONG THE WEST LINE OF SAID PLAT NO. 9,118.18 FEET: THENCE SOUTH 08° 06' 13" EAST 117.52 FEET; THENCE SOUTH 02° 42' 35" WEST 366.28 FEET TO THE"POINT OF BEGINNING"; THENCE SOUTH 87° 17' 25" EAST 169.00 FEET; THENCE SOUTH 02° 42' 35" WEST 121.48 FEET; THENCE NORTH 87° 17' 25" WEST 169.00 FEET; THENCE NORTH 02° 42' 35" EAST 121.48 FEET TO THE "POINT OF BEGINNING".

CONTAINING 0.47 ACRES, MORE OR LESS.

SHEET 1 OF 2 SHEETS

SCALE		DATE
1"=30'	DUAL COUNTY SURVEYORS INC. • 965-3376 3676 COLLIN DRIVE, West Palm Beach, FL. 33406	JOB NO. 88-29
		5-4-88

J & J BLUEPRINTERS

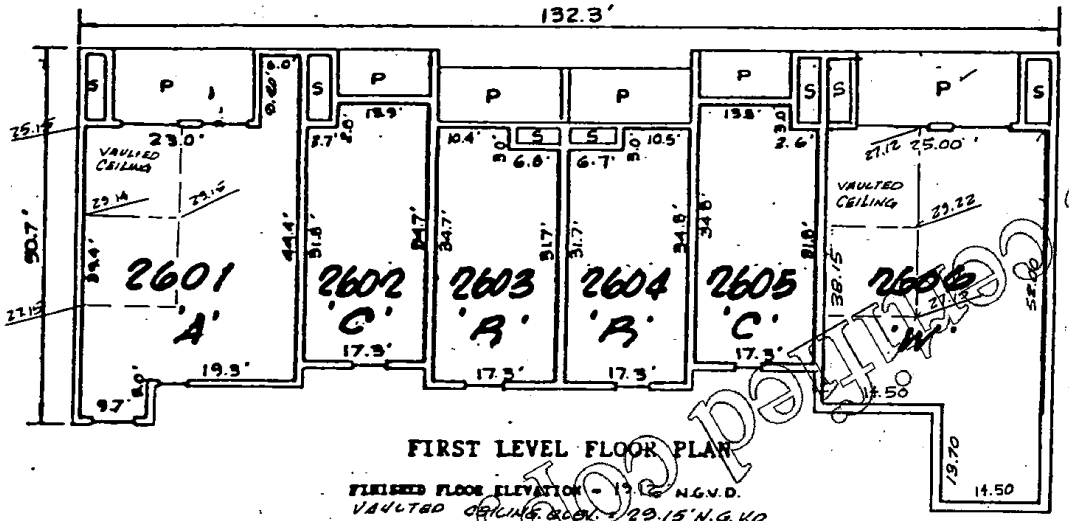
FLOOR PLAN FOR
BUILDING NUMBER 26

SHEET NO 2 of 2 SHEETS

0 5 10 20
GRAPHIC SCALE
IN FEET

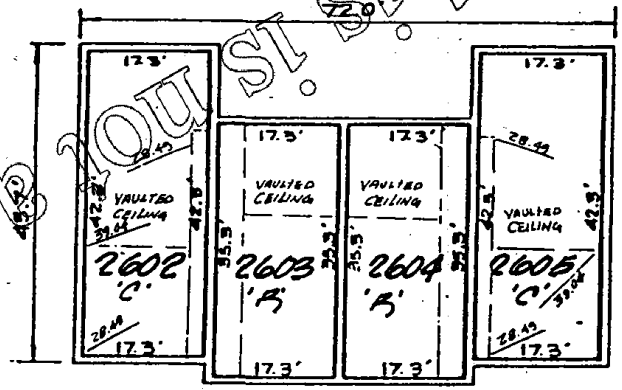
BUILDING TYPE A

The Arbours
A CONDOMINIUM



FIRST LEVEL FLOOR PLAN

FINISHED FLOOR ELEVATION = 19.62 N.G.V.D.
VAULTED CEILING ELEV. = 29.15' N.G.V.D.



SECOND LEVEL FLOOR PLAN

FINISHED FLOOR ELEVATION = 28.49' N.G.V.D.
VAULTED CEILING ELEV. = 39.04 N.G.V.D.

Add pet door 2 request. This

LEGEND:

1001 — DESIGNATES CONDOMINIUM UNIT (PARCEL) NUMBER WITH THE FIRST DIGIT INDICATING BUILDING NUMBER.

99.4' — 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).

19.05' N.G.V.D. — DESIGNATES NATIONAL GEODETIC VERTICAL DATUM, MEAN SEA LEVEL= 0.00'

P, S. —→ (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 ARCHITECTURAL 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 IS ENCLOSED BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.

SCALE 1"=20'

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

JOB NO. 88-29

DATE 3-17-89

ORB 5660 Pg 895

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.

Electronic Recording Copy

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