

PREPARED BY AND RETURN TO:

JEFFREY R. MARGOLIS, ESQ.
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200 SOUTH BISCAYNE BLVD., SUITE 3400
MIAMI, FLORIDA 33131

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR VILLAGE AT SWINTON SQUARE CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR VILLAGE AT SWINTON SQUARE CONDOMINIUM (this "**Second Amendment**") is made by Lennar Homes, LLC, a Florida limited liability company, formerly known as Lennar Homes, Inc., a Florida corporation ("**Lennar**").

RECITALS

- A. That certain Declaration of Condominium for Village at Swinton Square Condominium was recorded in Official Records Book 21092, Page 1542, of the Public Records of Palm Beach County, Florida (the "**Original Declaration**").
- B. The Original Declaration was amended by that First Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21164, Page 0182, of the Public Records of Palm Beach County, Florida (the "**First Amendment**").
- C. Section 6.2 of the Declaration provides that, as long as Developer is offering one (1) or more Units in the Village at Swinton Square Condominium (the "**Condominium**") for sale in the ordinary course of business, Developer shall have an absolute right to make any amendment to this Declaration. Developer is offering one (1) or more Units in the Condominium for sale in the ordinary course of business.

NOW THEREFORE, Lennar hereby declares that every portion of the Condominium is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. **Recitals**. The foregoing Recitals are true and correct and are incorporated into and form a part of this Second Amendment.
2. **Conflicts**. In the event that there is a conflict between this Second Amendment and the Original Declaration and First Amendment, this Second Amendment shall control. Whenever possible, this Second Amendment, the Original Declaration and First Amendment shall be construed as a single document. Except as modified hereby, the Original Declaration shall remain in full force and effect.
3. **Definitions**. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration, except that the defined terms are hereby modified as follows:

"**Declaration**" shall mean the Original Declaration, the First Amendment and this Second Amendment together with all amendments and modifications thereof.

[ADDITIONAL TEXT AND SIGNATURES APPEAR ON FOLLOWING PAGE]

JOINDER

VILLAGE AT SWINTON SQUARE CONDOMINIUM ASSOCIATION, INC.

VILLAGE AT SWINTON SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the Second Amendment to Declaration of Condominium for the Village at Swinton Square Condominium (the "**Second Amendment**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association agrees that this Joinder is for convenience purposes only and does not apply to the effectiveness of the Second Amendment as Association has no right to approve the Second Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 20TH day of DECEMBER, 2006.

WITNESSES:

**VILLAGE AT SWINTON SQUARE
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

[Signature]
Print Name: [Signature]

By: [Signature]
Name: MARLENE SCHRAGER
Title: PRESIDENT

[Signature]
Print Name: JAN L. POE

{SEAL}

STATE OF FLORIDA

COUNTY OF Broward

The foregoing was acknowledged before me this 20 day of December, 2006 by [Signature] President of VILLAGE AT SWINTON SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who has produced _____ as identification on behalf of the corporation.

My commission expires:

[Signature]
NOTARY PUBLIC,
State of Florida at Large
Print name: JAN L. POE

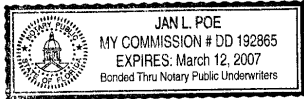
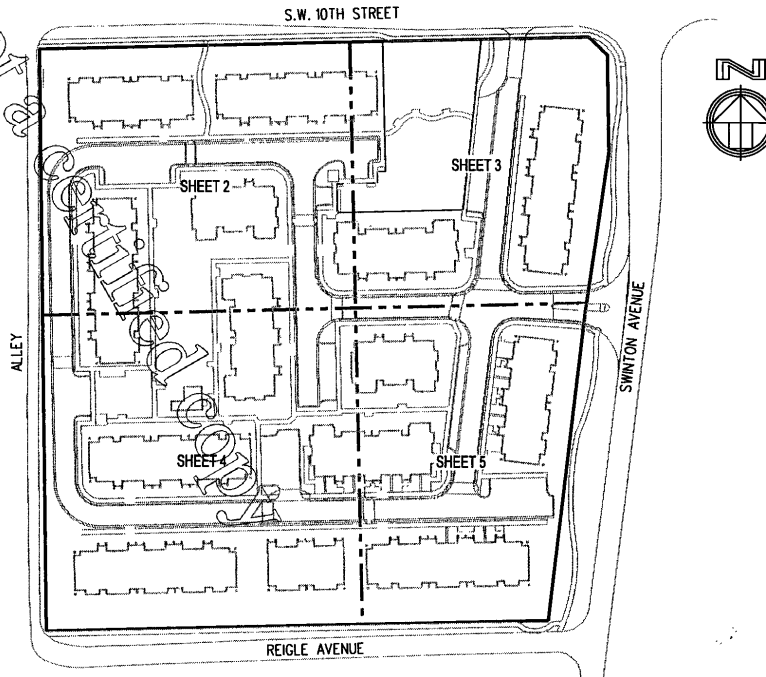


Exhibit A

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VILLAGE AT SWINTON SQUARE CONDOMINIUM
 BOUNDARY SURVEY AND PLOT PLAN

This is not a
 final plan



KEY MAP

LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- ⊕ CENTERLINE
- CLEAN-OUT
- ⊕ ELECTRIC SERVICE
- E—E—E— ELECTRIC LINE, OVERHEAD
- ▲ FIRE STAND RISER
- ⊕ FIRE HYDRANT
- +— FENCE, METAL
- ⊕ FLP TRANSFORMER PAD
- ♿ HANDICAP PARKING
- ⊕ IRON ROD & CAP
- ⊕ LIGHT POLE, METAL
- MANHOLE, SANITARY
- MANHOLE, STORM
- ⊕ PERMANENT REFERENCE MONUMENT
- ⊕ POWER POLE, WOOD
- ⊕ POWER POLE, WOOD W/ANCHOR
- ~ VALVE, WATER
- ~ VALVE, WATER BACK FLOW PREVENTER
- ~ VALVE, WATER DOUBLER DETECTOR CHECK
- +— WALL, 6' PRECAST CONCRETE
- ⊕ WATER METER
- YARD DRAIN

ABBREVIATIONS

- BLDG. • BUILDING
- D.E. • DRAINAGE EASEMENT
- I.E.U.D.S.BW.E. • INGRESS, EGRESS, UTILITY, DRAINAGE, SEWER AND WATER EASEMENT
- L.E. • LANDSCAPE EASEMENT
- M.T.E. • MASS TRANSIT EASEMENT
- P.B. • PLAT BOOK
- P.B.C.R. • PALM BEACH COUNTY RECORDS
- PG. • PAGE(S)
- S.E. • SEWER EASEMENT
- S/W • SIDEWALK
- T.O.B. • TOP OF BANK
- U.E. • UTILITY EASEMENT
- W.E. • WATER EASEMENT

FINAL SURVEY - BLDG 3	FILE	12-13-06	JM	DCW
FINAL SURVEY - BLDG 2	FILE	12-1-06	JM	DCW
FINAL SURVEY - BLDG 1	FILE	11-17-06	JM	DCW
FINAL SURVEY - BLDG 12	FILE	11-14-06	JM	DCW
FINAL SURVEY - BLDGS 13 & 14	FILE	11-2-06	JM	DCW
REVISIONS	F.B./PG.	DATE	BY	CK'D
JOB NO. 050815	DWG BY: JM	SCALE: 1" = 50'	BOUNDARY SURVEY & PLOT PLAN	
VILLAGE AT SWINTON SQUARE CONDOMINIUM	CK'D BY: DCW	DATE: 12-27-05	SHEET 1 OF 8 SHEETS	

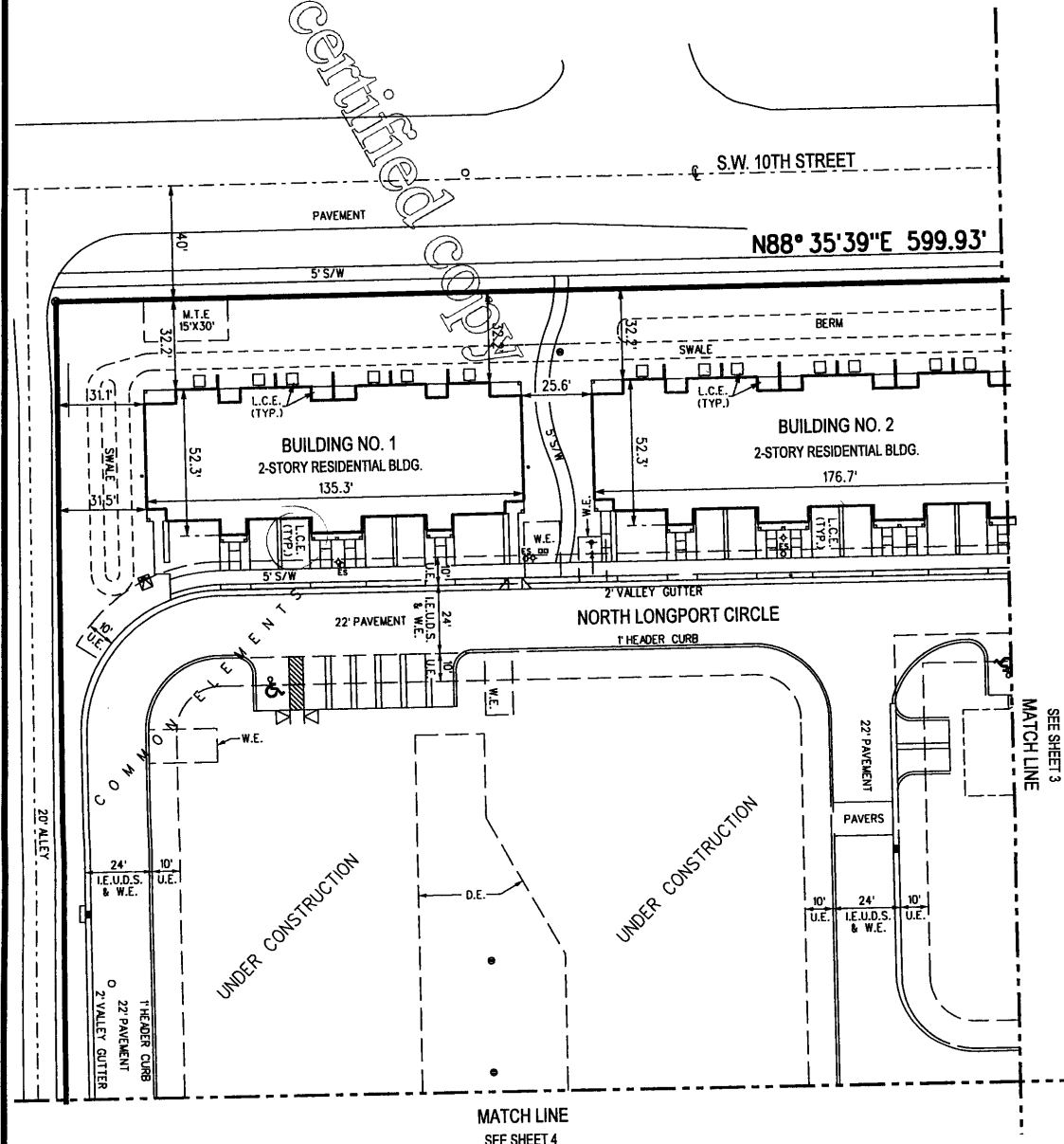
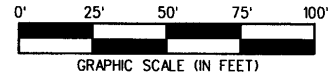
CARNAHAN · PROCTOR · CROSS, INC.
 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
 PHONE: 954-972-3959 FAX: 954-972-4178

file: n:\projects\050815\cadd\050815cadd.dwg

VILLAGE AT SWINTON SQUARE CONDOMINIUM
BOUNDARY SURVEY & PLOT PLAN

NOTES

1. ALL AREAS NOT SHOWN AS BEING A PART OF A UNIT OR THE LIMITED COMMON ELEMENTS (L.C.E.'S) ARE COMMON ELEMENTS.



SEE SHEET 1					CARNAHAN · PROCTOR · CROSS, INC. 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178
REVISIONS	F.B./PG.	DATE	BY	CK'D	
JOB NO. 050815		DWG BY: JM	SCALE: 1" = 50'	BOUNDARY SURVEY & PLOT PLAN	
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK'D BY: DCW	DATE: 12-27-05	SHEET 2 OF 8 SHEETS	

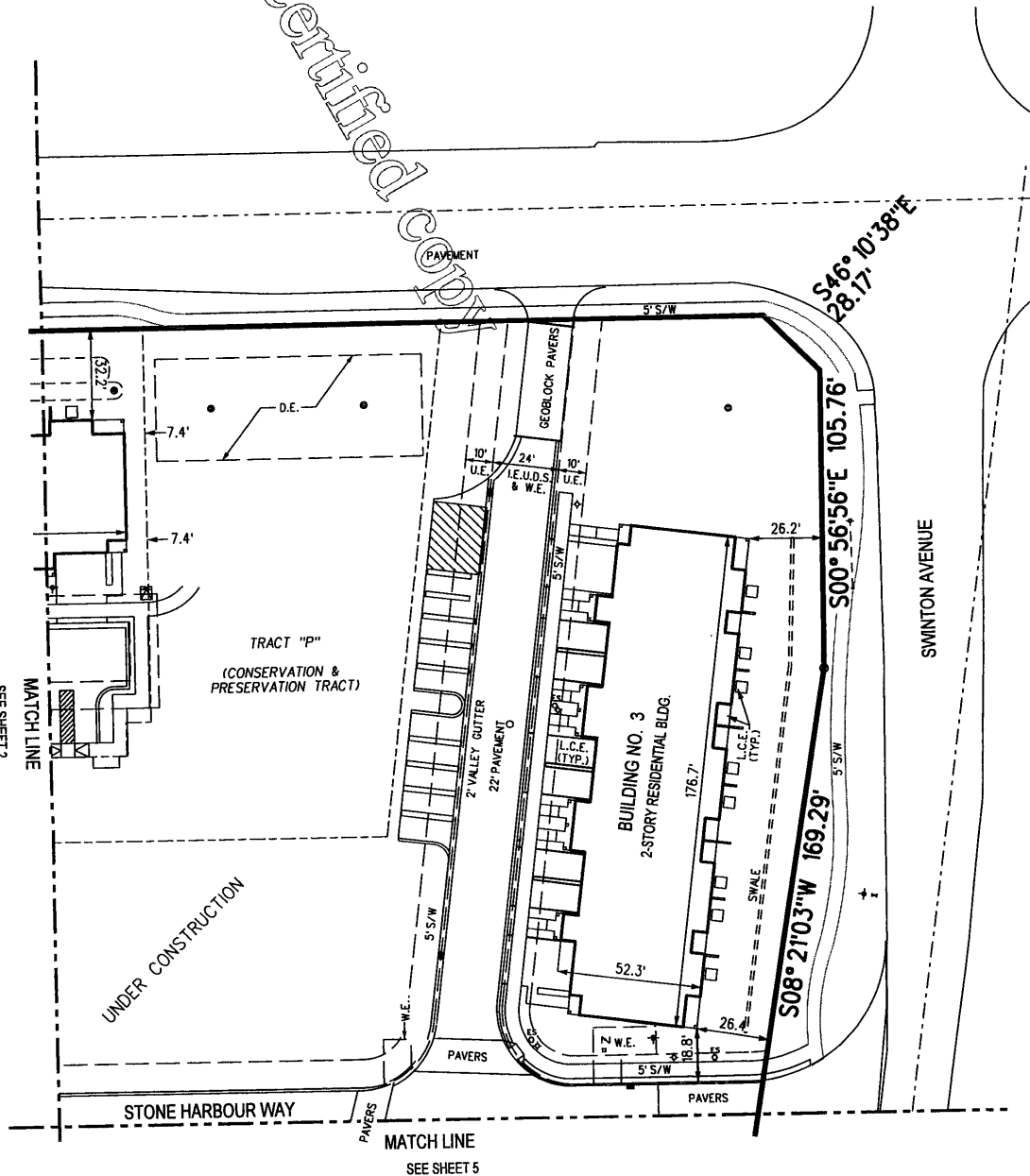
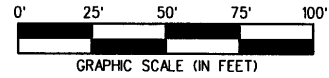
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(Page 6 of 12)

VILLAGE AT SWINTON SQUARE CONDOMINIUM
 BOUNDARY SURVEY & PLOT PLAN

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JOB NO. 050815			DWG BY: JM	SCALE: 1" = 50'	BOUNDARY SURVEY & PLOT PLAN
VILLAGE AT SWINTON SQUARE CONDOMINIUM			CK'D BY: DCW	DATE: 12-27-05	SHEET 3 OF 8 SHEETS

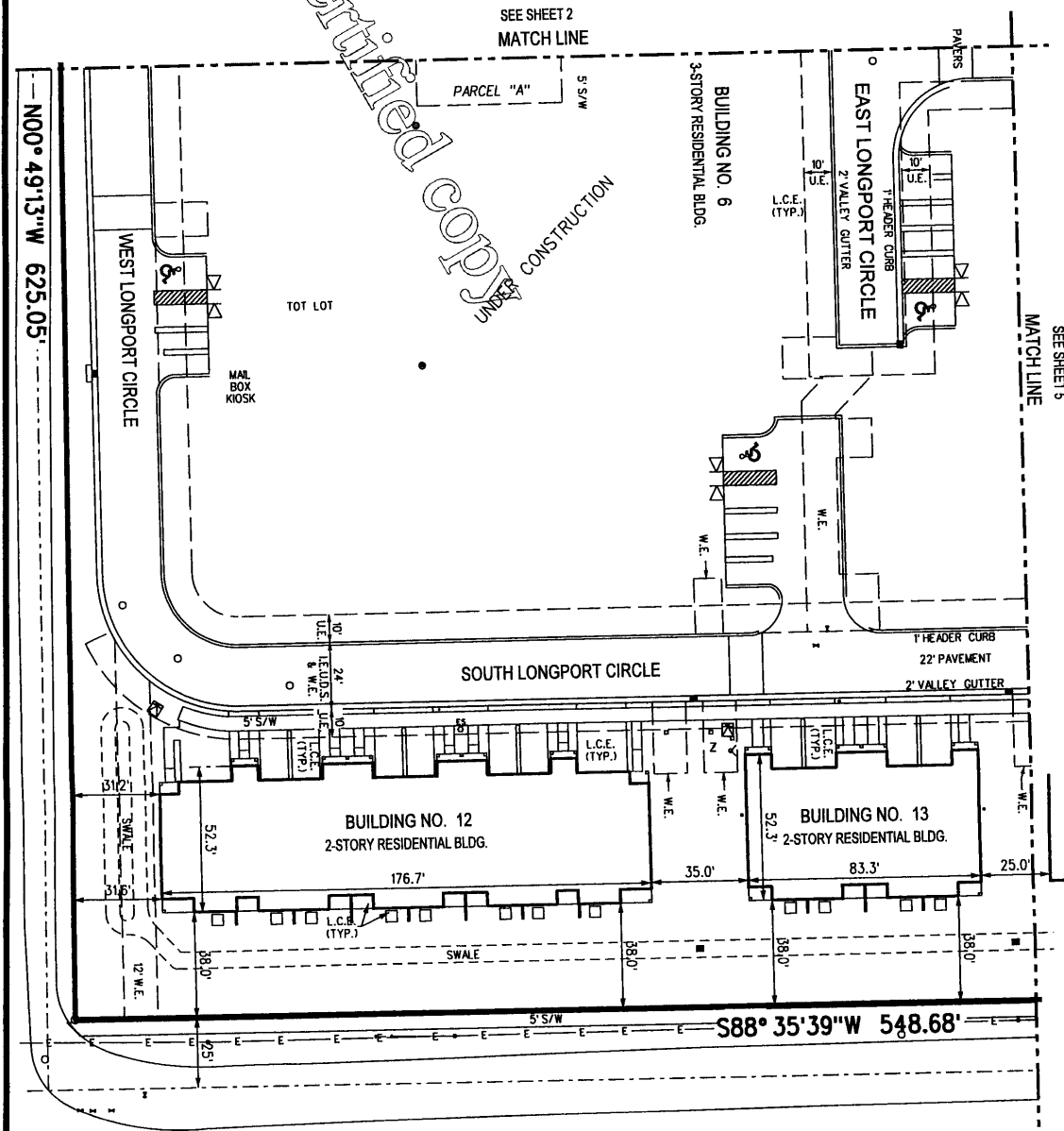
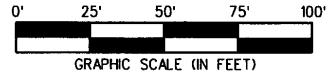
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VILLAGE AT SWINTON SQUARE CONDOMINIUM

BOUNDARY SURVEY & PLOT PLAN

NOTES

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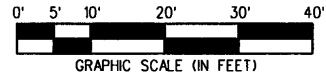
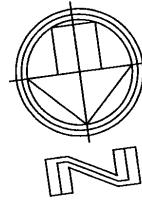
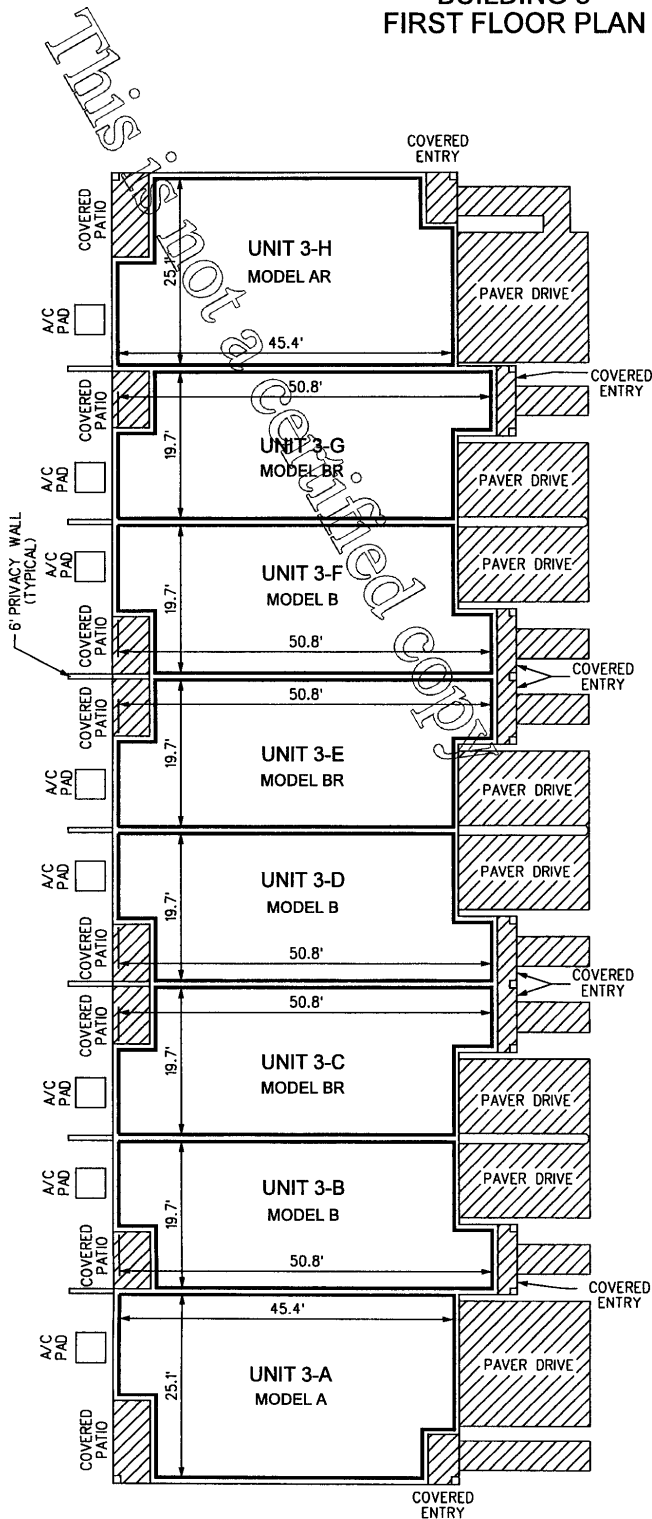


SEE SHEET 1				
REVISIONS	F.B./PG.	DATE	BY	CK'D
JOB NO. 050815		DWG BY: JM	SCALE: 1" = 50'	BOUNDARY SURVEY & PLOT PLAN
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK'D BY: DCW	DATE: 12-27-05	SHEET 4 OF 8 SHEETS

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VILLAGE AT SWINTON SQUARE CONDOMINIUM

BUILDING 3
FIRST FLOOR PLAN




LEGEND

 - LIMITED COMMON ELEMENT

NOTES

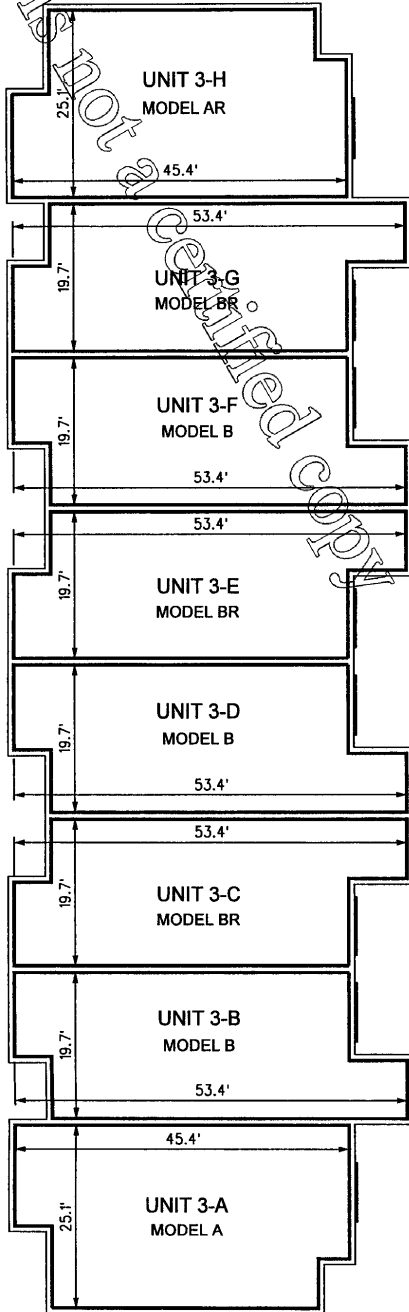
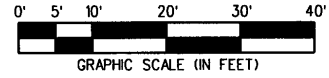
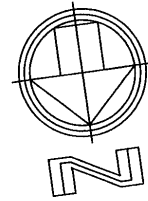
1. FOR COMPLETE DESCRIPTION OF COMMON AND LIMITED COMMON ELEMENTS, HORIZONTAL AND PERIMETRICAL BOUNDARIES, SEE THE DECLARATION OF CONDOMINIUM.
2. ALL AREAS NOT SHOWN AS BEING A PART OF A UNIT OR THE LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
3. ALL DIMENSIONS ARE APPROXIMATE.

FINAL DOCUMENTS	FILE	12-13-06	JM	DCW	 CARNAHAN · PROCTOR · CROSS, INC. 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178
CHANGE UNIT DESIGNATIONS		05-22-06	JER	DCW	
REVISIONS	F.B./PG.	DATE	BY	CK'D	
JOB NO. 050815	DWG BY: JM	SCALE: 1" = 20'	BUILDING 3 - FIRST FLOOR PLAN		
VILLAGE AT SWINTON SQUARE CONDOMINIUM	CK'D BY: DCW	DATE: 12-27-05	SHEET 6 OF 8 SHEETS		

VILLAGE AT SWINTON SQUARE CONDOMINIUM

BUILDING 3
SECOND FLOOR PLAN

This is not a certified copy



LEGEND

- LIMITED COMMON ELEMENT

NOTES

1. FOR COMPLETE DESCRIPTION OF COMMON AND LIMITED COMMON ELEMENTS, HORIZONTAL AND PERIMETRICAL BOUNDARIES, SEE THE DECLARATION OF CONDOMINIUM.
2. ALL AREAS NOT SHOWN AS BEING A PART OF A UNIT OR THE LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
3. ALL DIMENSIONS ARE APPROXIMATE.

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CHANGE UNIT DESIGNATIONS		05-22-06	JER	DCW	
REVISIONS	F.B./PG.	DATE	BY	CK'D	
JOB NO. 050815	DWG BY: JM	SCALE: 1" = 20'	BUILDING 3 - SECOND FLOOR PLAN		
VILLAGE AT SWINTON SQUARE CONDOMINIUM	CK'D BY: DCW	DATE: 12-27-05	SHEET 7 OF 8 SHEETS		

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CARNAHAN · PROCTOR · CROSS, INC

CERTIFICATE OF AUTHORIZATION NO. LB 2936
6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
PHONE (954)972-3959 FAX (954)972-4178 WEBSITE: www.carnahan-proctor.com

This is not a


VILLAGE AT SWINTON SQUARE CONDOMINIUM

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS AS SHOWN HEREON, SPECIFICALLY BEING **BUILDING 3 OF "VILLAGE AT SWINTON SQUARE CONDOMINIUM"**, IS SUBSTANTIALLY COMPLETE, SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY RELATING TO MATTERS OF SURVEY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT, CAN BE DETERMINED FROM THESE MATERIALS. ADDITIONALLY, ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE OF LAST FIELD WORK: DECEMBER 11, 2006

CARNAHAN-PROCTOR-CROSS, INC.


DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS4290

SURVEYOR'S NOTES

1. THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
3. ALL EASEMENTS SHOWN HEREON ARE PER RECORD PLAT, UNLESS OTHERWISE INDICATED.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" BEARING NORTH 00°49'31" WEST, ACCORDING TO SAID PLAT.
5. THESE PLANS ARE COMPILED FROM PLANS AND DATA FURNISHED BY LENNAR HOMES, INC.
6. FOR DESCRIPTION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND HORIZONTAL AND PERIMETRICAL UNIT BOUNDARIES, SEE THE CONDOMINIUM DECLARATION.
7. WITHIN EACH UNIT ALL STRUCTURAL SUPPORT COLUMNS, PIPES, CONDUITS AND OTHER UTILITY LINES RUNNING THROUGH THE UNIT WHICH ARE UTILIZED FOR OR SERVE MORE THAN ONE UNIT ARE A PART OF THE COMMON ELEMENTS.
8. EACH PATIO, DRIVE AND ENTRY IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE UNIT WHICH IT ABUTS.
9. EACH AIR CONDITIONER UNIT IS PART OF THE UNIT WHICH IT SERVES.