



CFN 20070324344  
 OR BK 21905 PG 0828  
 RECORDED 07/05/2007 14:45:30  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0828 - 840; (13pgs)

PREPARED BY AND RETURN TO:

JEFFREY R. MARGOLIS, ESQ.  
 JEFFREY R. MARGOLIS, P.A.  
 DUANE MORRIS LLP  
 200 SOUTH BISCAYNE BLVD., SUITE 3400  
 MIAMI, FLORIDA 33131

This is not a contract

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

THIS SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR VILLAGE AT SWINTON SQUARE CONDOMINIUM (this "**Seventh 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**"), by that certain Second Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21231, Page 1896, of the Public Records of Palm Beach County, Florida (the "**Second Amendment**"), by that certain Third Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21288, Page 880, of the Public Records of Palm Beach County, Florida (the "**Third Amendment**"); by that certain Fourth Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21323, Page 1663, of the Public Records of Palm Beach County, Florida (the "**Fourth Amendment**"), by that certain Fifth Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21357, Page 1085, of the Public Records of Palm Beach County, Florida (the "**Fifth Amendment**"), and by that certain Sixth Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21454, Page 880, of the Public Records of Palm Beach County, Florida (the "**Sixth Amendment**"), (the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment and the Sixth Amendment are collectively referred to as the "**Amendments**").

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 Seventh Amendment.
2. **Conflicts.** In the event that there is a conflict between this Seventh Amendment, the Original Declaration, or the Amendments, this Seventh Amendment shall control. Whenever



**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 Seventh Amendment to Declaration of Condominium for the Village at Swinton Square Condominium (the "**Seventh 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 Seventh Amendment as Association has no right to approve the Seventh Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 29 day of NOVEMBER, 2007.

**WITNESSES:**

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

Linda Wroble  
Print Name: LINDA WROBLE  
Michael Santagata  
Print Name: MICHAEL SANTAGATA

By: Marlene Schrag  
Name: Marlene Schrag  
Title: President

{SEAL}

STATE OF FLORIDA

COUNTY OF Broward

The foregoing was acknowledged before me this 29 day of June, 2007 by Marlene Schrag 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 N/A as identification on behalf of the corporation.

My commission expires: 9/2/09

Judith L. Guadagno  
NOTARY PUBLIC,  
State of Florida at Large  
Print name: Judith L. Guadagno

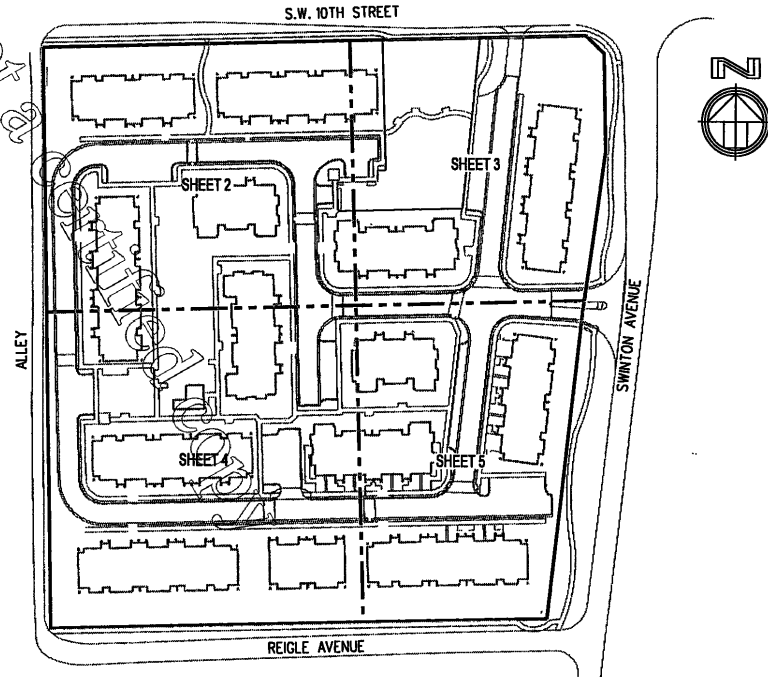


**Exhibit A**

*This is not a certified copy*

VILLAGE AT SWINTON SQUARE CONDOMINIUM  
 BOUNDARY SURVEY AND PLOT PLAN

This is not a  
 Copyright



KEY MAP

ABBREVIATIONS

- BLDG. • BUILDING
- D.E. • DRAINAGE EASEMENT
- I.E.-U.D.S.&W.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

LEGEND

- ▣ CABLE JUNCTION BOX
- ▣ CATCH BASIN
- ⊕ CENTERLINE
- CLEAN-OUT
- ⊕ ELECTRIC SERVICE
- E—E— ELECTRIC LINE, OVERHEAD
- ⊕ FIRE STAND RISER
- ⊕ FIRE HYDRANT
- ⊕ 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
- TELEPHONE, JUNCTION BOX
- VALVE, WATER
- VALVE, WATER BACK FLOW PREVENTER
- VALVE, WATER DOUBLE DETECTOR CHECK
- WALL, 6' PRECAST CONCRETE
- WATER METER
- YARD DRAIN

FINAL SURVEY - BLDG 8	FILE	06-19-07	MS	SMP
FINAL SURVEY - BLDG 7	FILE	1-29-07	JM	DCW
FINAL SURVEY - BLDG 5	FILE	1-17-07	JM	DCW
FINAL SURVEY - BLDG 6	FILE	1-17-07	JM	DCW
FINAL SURVEY - BLDG 4	FILE	1-8-07	JM	DCW
FINAL SURVEY - BLDG 9	FILE	12-21-06	JM	DCW
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



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

JOB NO. 050815	OWG 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 9 SHEETS

file: p:\projects\050816\cadd\050816condo.dan









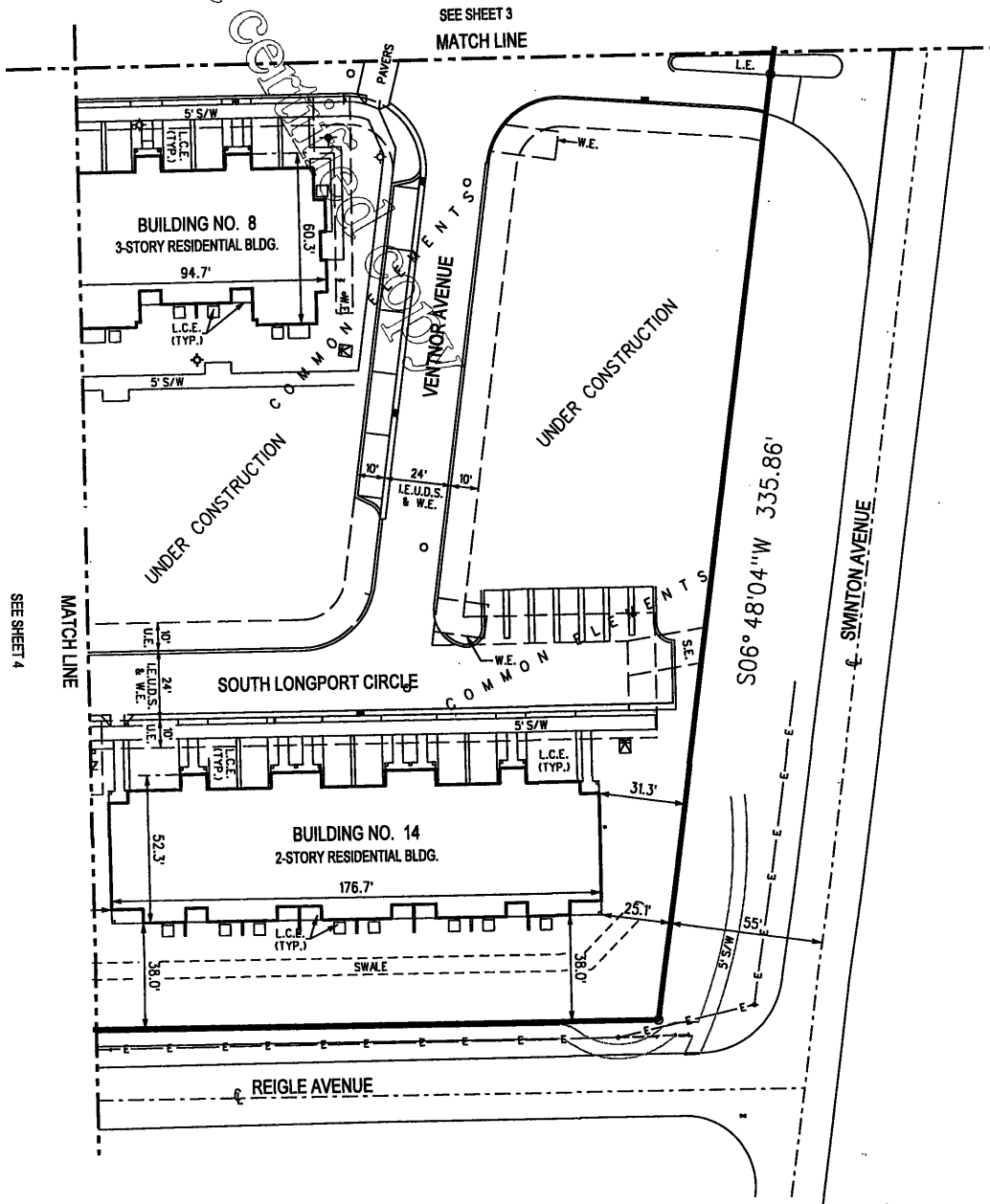
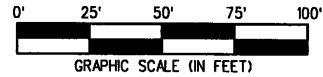
# VILLAGE AT SWINTON SQUARE CONDOMINIUM


## BOUNDARY SURVEY & PLOT PLAN

This is not a contract

### 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.

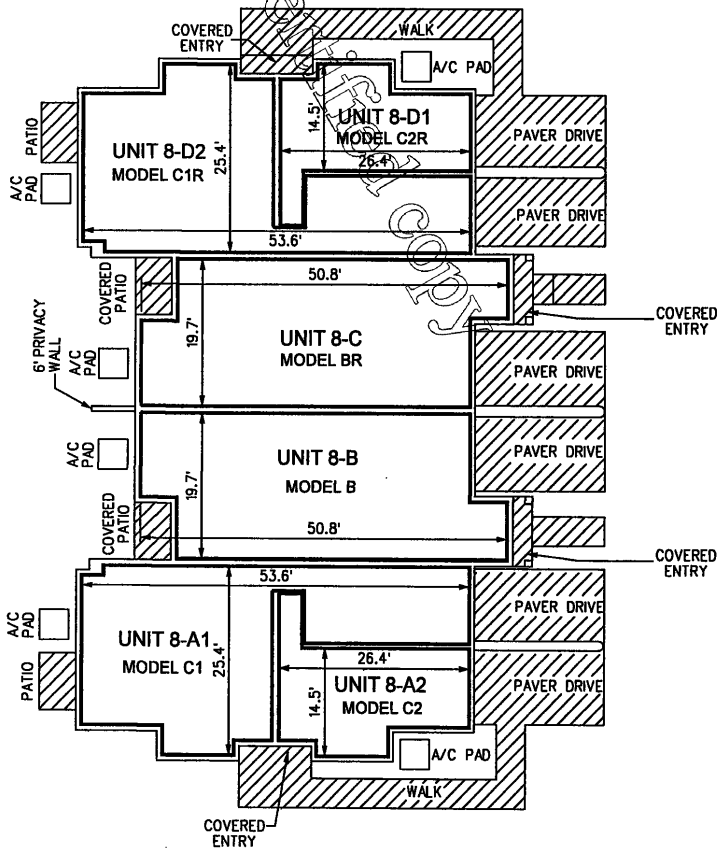
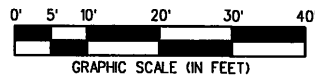
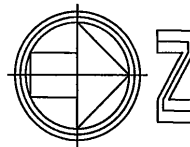


SEE SHEET 1					 <b>CARNAHAN · PROCTOR · CROSS, INC.</b> 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178
REVISIONS	F.B./PG.	DATE	BY	CK'D	
JOB NO.	050815	DWG BY:	JM	SCALE:	1" = 50'
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK'D BY:	DCW	DATE:	12-27-05
				BOUNDARY SURVEY & PLOT PLAN	
				SHEET 5 OF 9 SHEETS	

VILLAGE AT SWINTON SQUARE CONDOMINIUM

BUILDING 8  
FIRST FLOOR PLAN

This is not a contract



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.

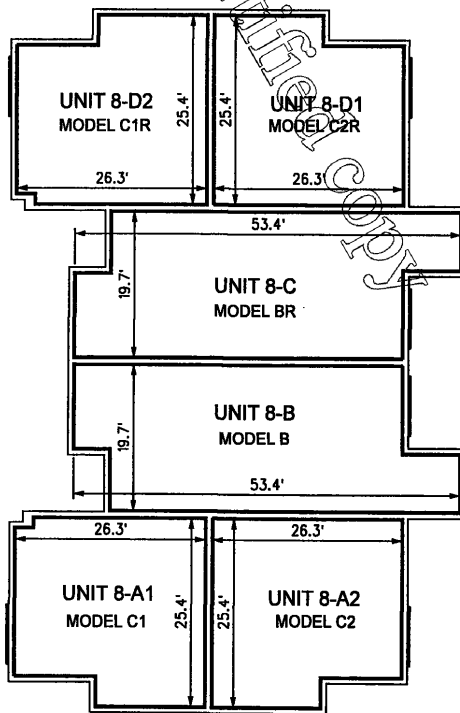
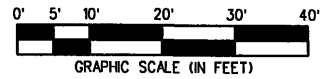
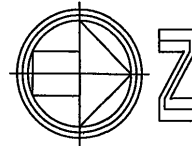
FINAL DOCUMENTS	FILE	6-19-07	MS	DCW	<b>CARNAHAN · PROCTOR · CROSS, INC.</b> 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178
CHANGE UNIT DESIGNATIONS		05-22-06	JER	DCW	
REVISIONS	F.B./PG.	DATE	BY	CK'D	
JOB NO.	050815	DWG BY:	JM	SCALE:	1" = 20'
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK'D BY:	DCW	DATE:	12-27-05
					BUILDING 8 - FIRST FLOOR PLAN
					SHEET 6 OF 9 SHEETS

file: p:\projects\050816\cadd\050816condo.dwg

VILLAGE AT SWINTON SQUARE CONDOMINIUM

BUILDING 8  
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.

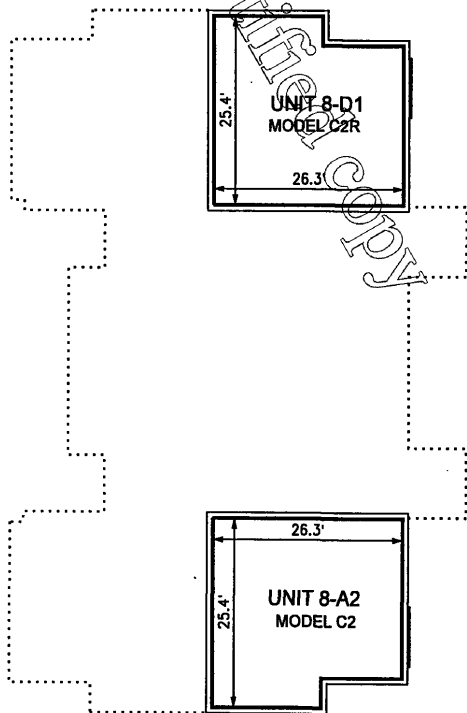
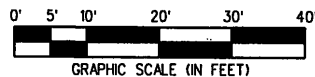
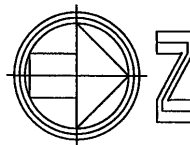
FINAL DOCUMENTS	FILE	6-19-07	MS	DCW	<b>CARNAHAN · PROCTOR · CROSS, INC.</b> 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178	
CHANGE UNIT DESIGNATIONS		05-22-06	JER	DCW		
REVISIONS	F.B./PG.	DATE	BY	CK'D		
JOB NO.	050815	DWG BY:	JM	SCALE:		1" = 20'
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK'D BY:	DCW	DATE:	12-27-05	BUILDING 8 - SECOND FLOOR PLAN SHEET 7 OF 9 SHEETS

file: p:\projects\050816\cadd\050816condo.dgn

VILLAGE AT SWINTON SQUARE CONDOMINIUM

BUILDING 8  
THIRD 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.

FINAL DOCUMENTS	FILE	6-19-07	MS	DCW	<b>CARNAHAN · PROCTOR · CROSS, INC.</b> 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'
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK'D BY:	DCW	DATE:	12-27-05
				BUILDING 8 - THRD FLOOR PLAN	
				SHEET 8 OF 9 SHEETS	

file: p:\projects\050816\cadd\050816condo.dan



**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 certified copy*


**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 8** 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: JUNE 14, 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.