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RECORDED 09/20/2007 08 27 39
Palm Beach County, Florida
Sharon R Bock, CLERK & COMPTROLLER
Pgs 1225 - 1236, (12pgs)

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

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

THIS NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR VILLAGE AT SWINTON SQUARE CONDOMINIUM (this "Ninth 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"), 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"), by that certain Seventh Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21905, Page 828, of the Public Records of Palm Beach County, Florida (the "Seventh Amendment"), and by that certain Eighth Amendment to Declaration of Condominium for Village at Swinton Square Condominium recorded in Official Records Book 21938, Page 530, of the Public Records of Palm Beach County, Florida (the "Eight Amendment") (the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, and the Eighth 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

DM2\1240260 1

17/12

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

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 27 day of AUGUST, 2007

WITNESSES

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

Linda Wroble
Print Name LINDA WROBLE

Audrey Jones
Print Name Audrey Jones

By Marlene Schrag
Name Marlene Schrag
Title President

{SEAL}

STATE OF FLORIDA

COUNTY OF Broward

The foregoing was acknowledged before me this 28 day of August, 2007 by Marlene Schrag Pres 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 9/22/09

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

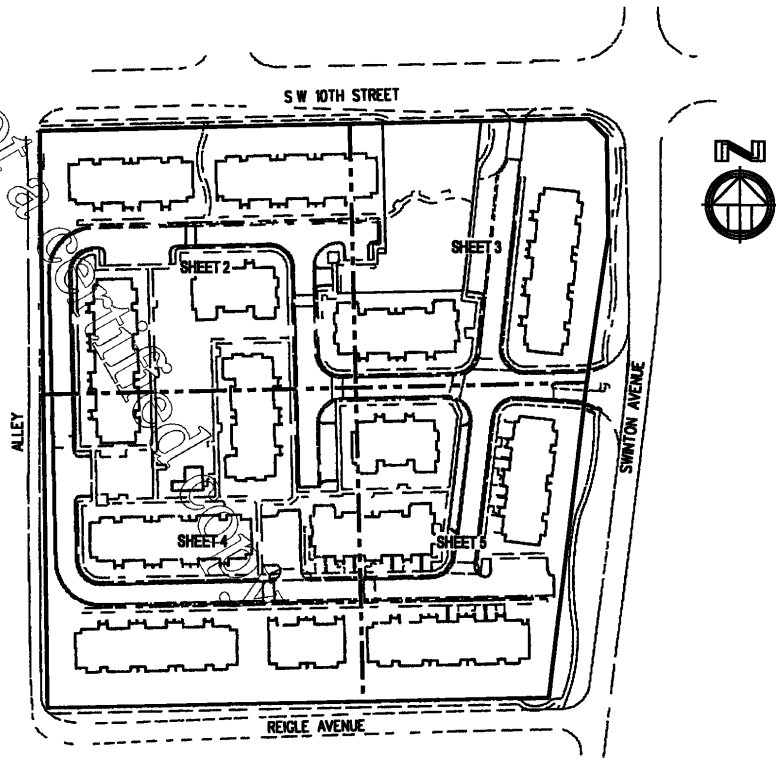


Exhibit A

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VILLAGE AT SWINTON SQUARE CONDOMINIUM
BOUNDARY SURVEY AND PLOT PLAN

This is not a



KEY MAP

ABBREVIATIONS

BLDG	BUILDING
D E	DRAINAGE EASEMENT
I E U D S O 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
SIR	SET 1/2 IRON ROD & CAP LB2936
SN/D	SET NAIL & DISC LB 2936
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
⊂	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
⊂	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 11	FILE	9 11 07	MS	DCW
FINAL SURVEY	BLDG 10	FILE	07 02 07	MS	DCW
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	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	

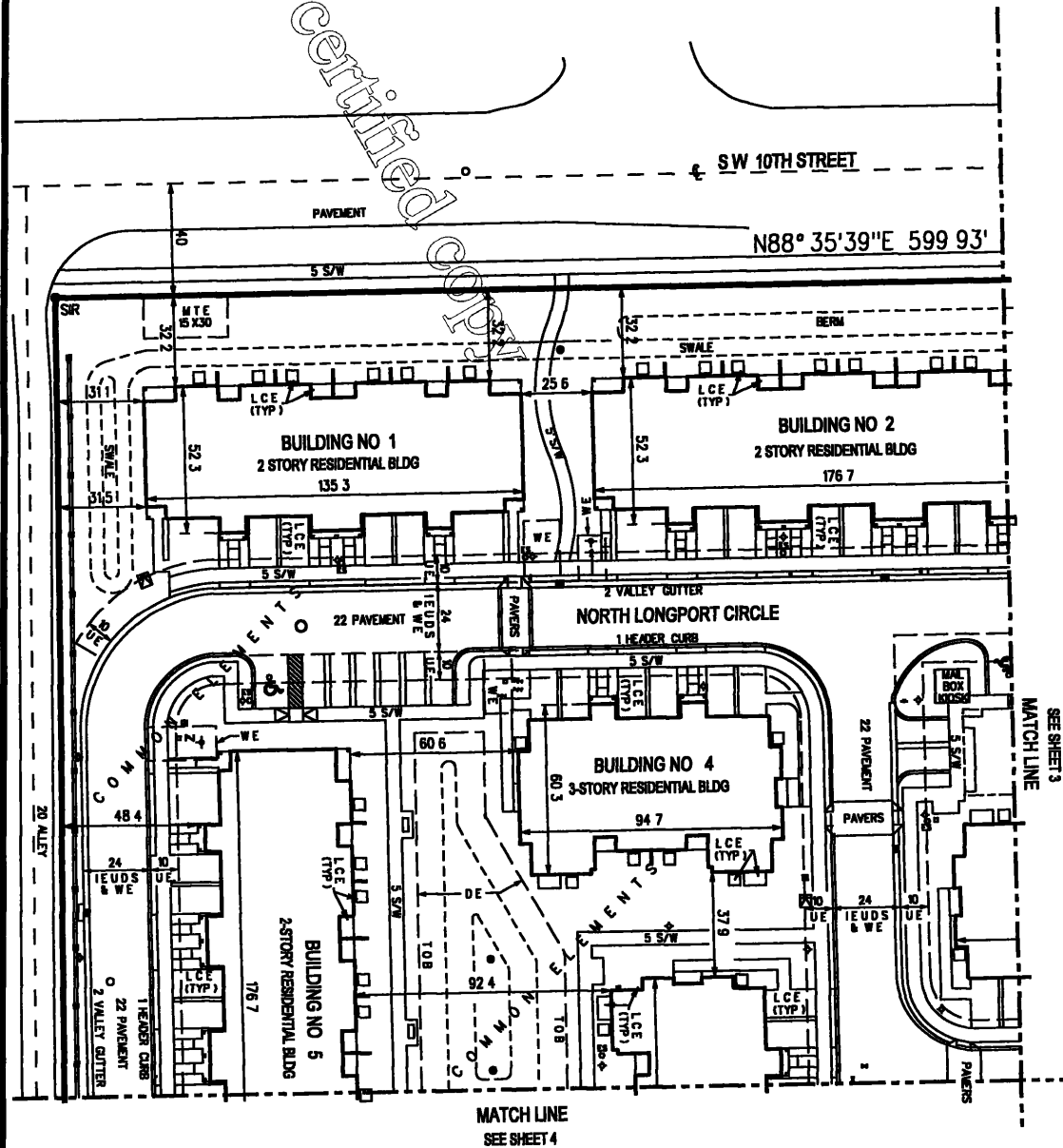
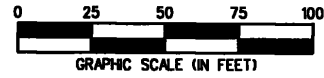
5 of 12

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 (LCE'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

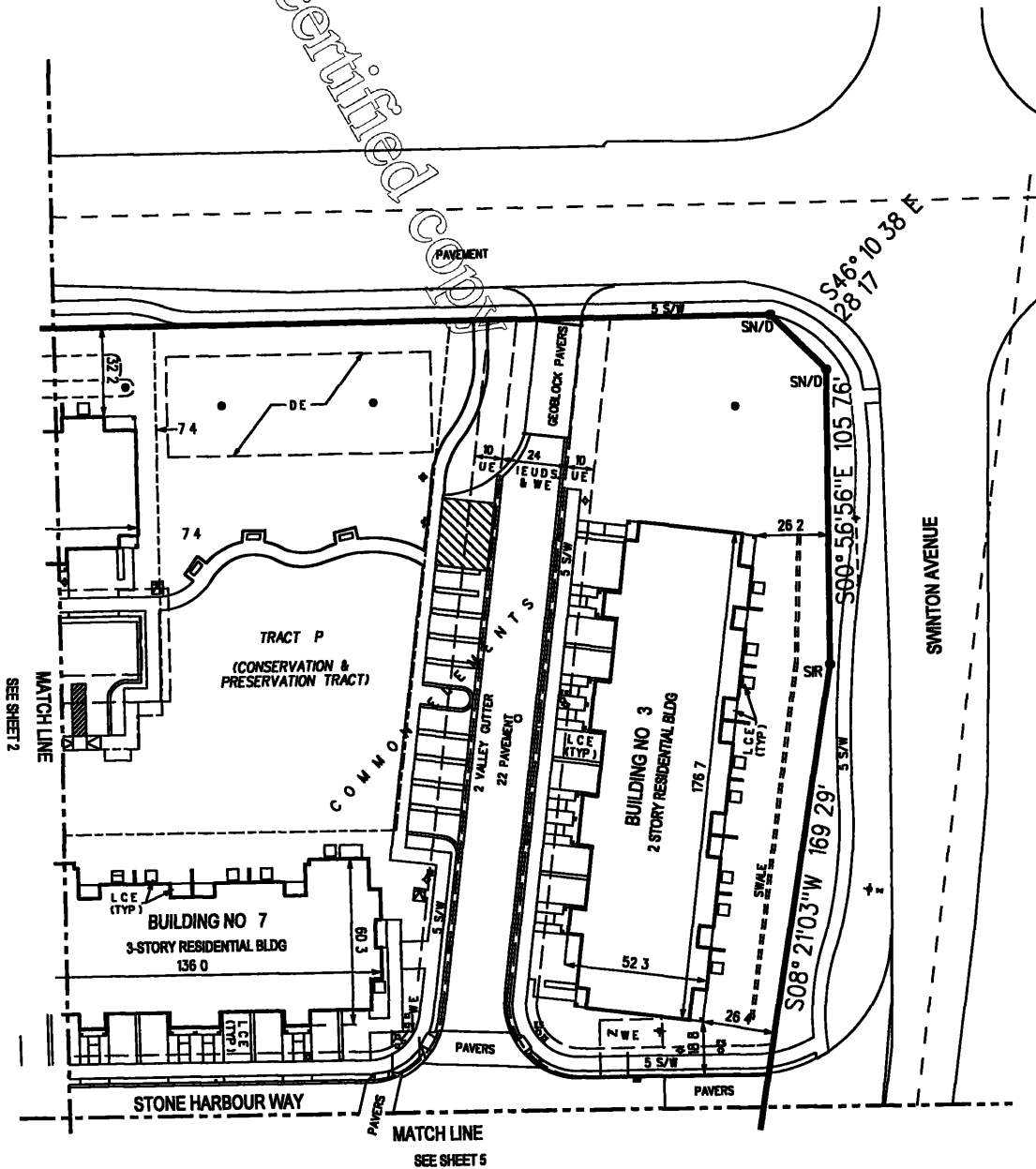
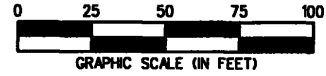
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6 of 12

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 (LCE'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	FB/PG	DATE	BY	CK D		
JOB NO	050815	DWG BY	JM	SCALE	1 50	BOUNDARY SURVEY & PLOT PLAN SHEET 3 OF 8 SHEETS
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK D BY	DCW	DATE	12 27 05	

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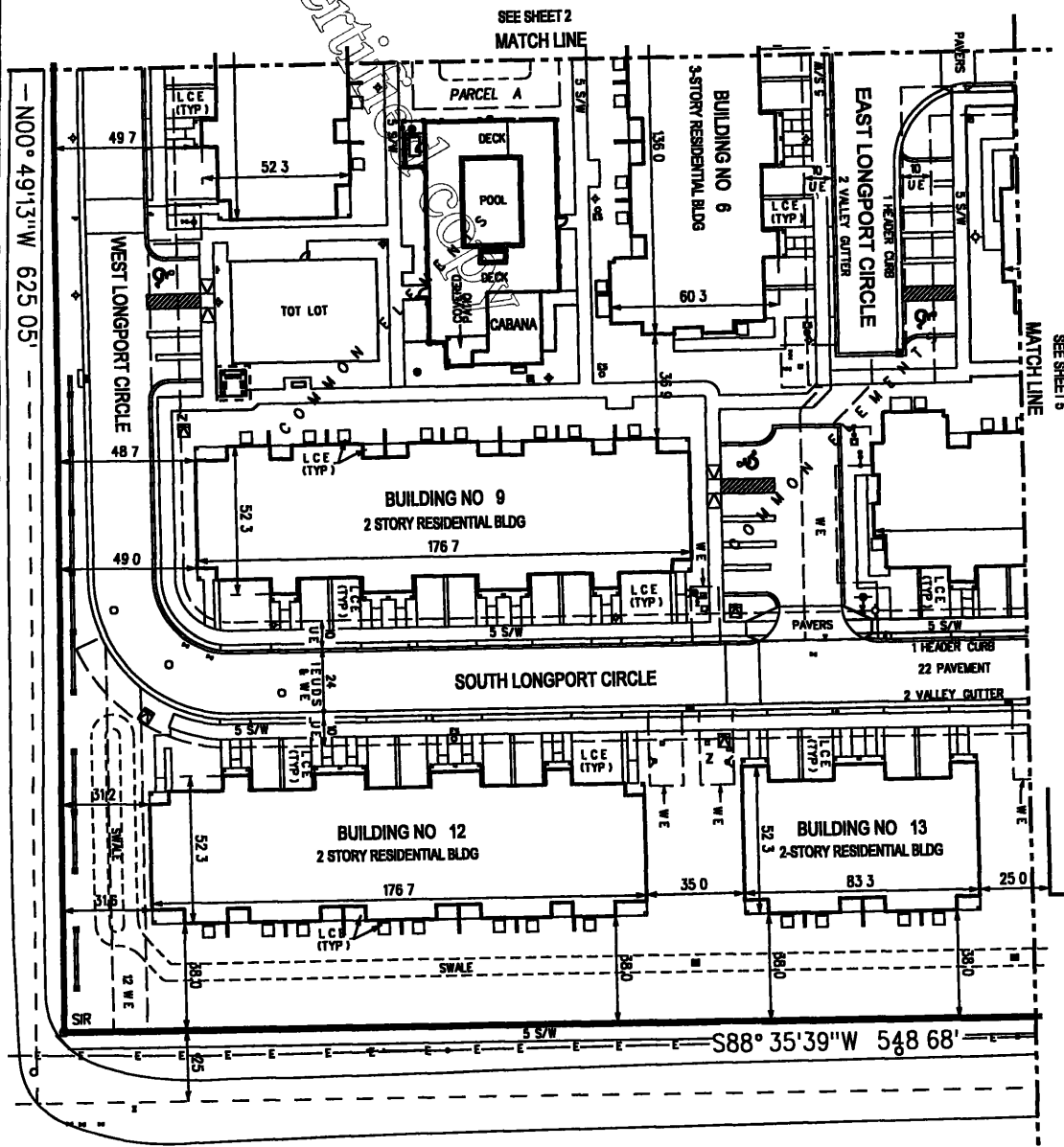
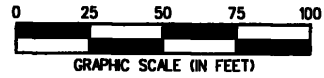
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VILLAGE AT SWINTON SQUARE CONDOMINIUM

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
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK D BY	DCW	DATE	12 27 05
					BOUNDARY SURVEY & PLOT PLAN
					SHEET 4 OF 8 SHEETS

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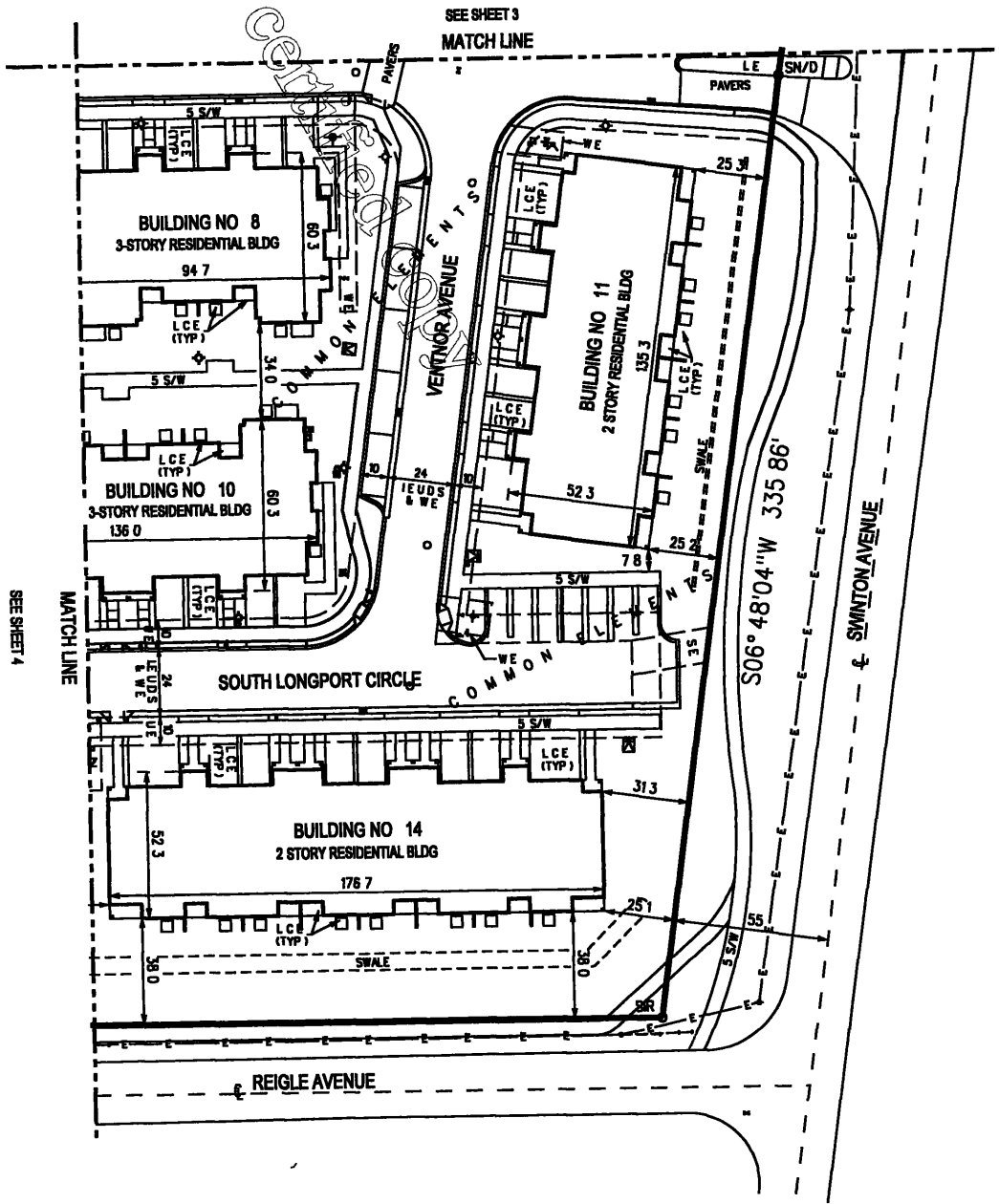
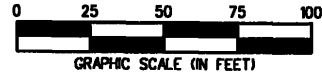
VILLAGE AT SWINTON SQUARE CONDOMINIUM

BOUNDARY SURVEY & PLOT PLAN

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NOTES

- 1 ALL AREAS NOT SHOWN AS BEING A PART OF A UNIT OR THE LIMITED COMMON ELEMENTS (LCE'S) ARE COMMON ELEMENTS



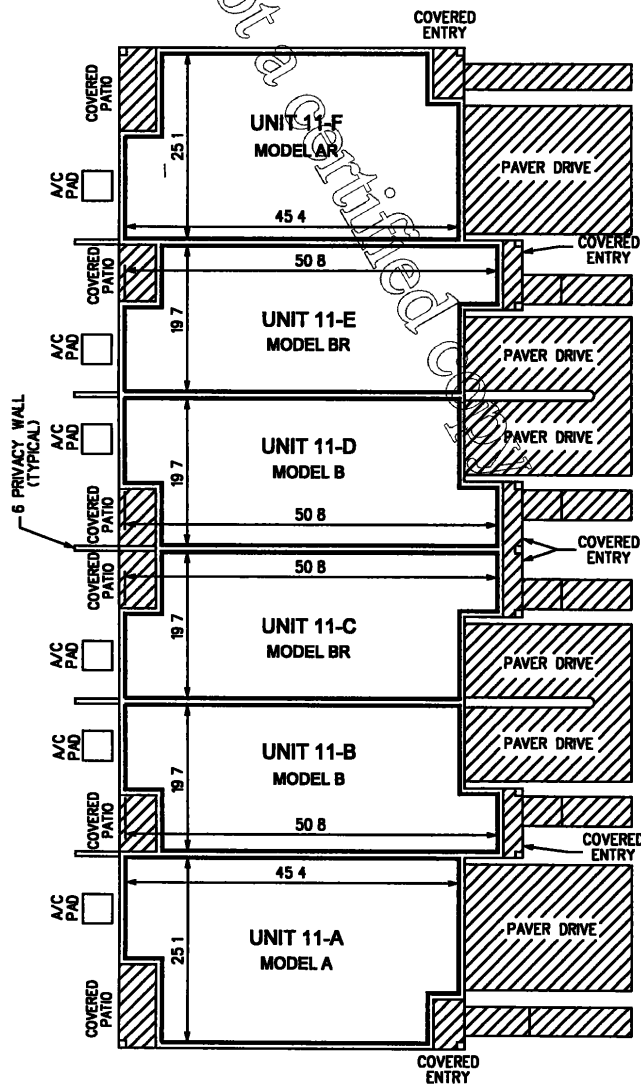
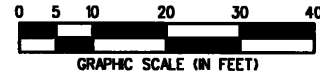
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REVISIONS	F B / PG	DATE	BY	CK D		
JOB NO	050815	DWG BY	JM	SCALE	1 50	BOUNDARY SURVEY & PLOT PLAN SHEET 5 OF 8 SHEETS
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK D BY:	DCW	DATE:	12 27 05	

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VILLAGE AT SWINTON SQUARE CONDOMINIUM

BUILDING 11
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	9 11 07	MS	DCW
CHANGE UNIT DESIGNATIONS		05 22 06	JER	DCW
REVISIONS	F B / PG	DATE	BY	CK D
JOB NO	050815	DWG BY	JM	
VILLAGE AT SWINTON SQUARE CONDOMINIUM		CK D BY	DCW	

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

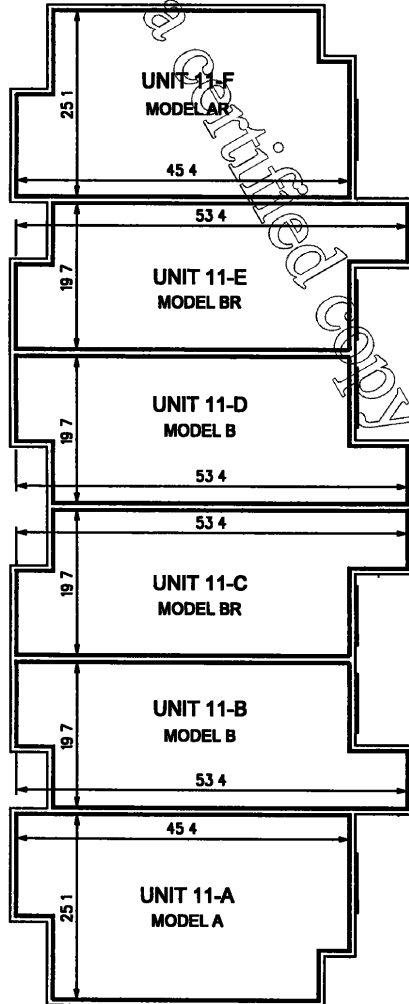
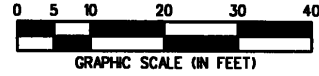
SCALE	1 20	BUILDING 11 FIRST FLOOR PLAN
DATE	12 27 05	SHEET 6 OF 8 SHEETS

10 7 12

VILLAGE AT SWINTON SQUARE CONDOMINIUM

BUILDING 11
SECOND FLOOR PLAN

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LEGEND

LIMITED COMMON ELEMENT

NOTES

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FINAL DOCUMENTS	FILE	9 11 07	MS	DCW
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		CKD BY	DCW	DATE 12 27 05
				BUILDING 11 SECOND FLOOR PLAN
				SHEET 7 OF 8 SHEETS



CARNAHAN PROCTOR CROSS, INC.

6101 WEST ATLANTIC BOULEVARD MARGATE FLORIDA 33063
PHONE 954 972 3959 FAX 954 972 4178



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 11 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 AUGUST 28 2007

CARNAHAN-PROCTOR-CROSS INC

Donna C West
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

12 7 12