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This is a Duplicate

This Instrument was prepared by Andrew Fulton, III HERRING & FULTON Suite 904, Forum III 1665 Palm Beach Lakes Blvd. West Palm Beach, Florida 33401

ADDITIONAL PROPERTY SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS

A.S.I. PROPERTIES, developer of that certain real property designated and known as SPENCER LAKES, hereby declares that the real property hereinafter described shall be added to the real property set forth in SECTION 1.A. of the DECLARATION OF COVENANTS AND RESTRICTIONS dated October 3, 1977, and recorded November 30, 1977, in Official Record Book 2772, pages 918 through 951, Public Records of Palm Beach County, Florida, and further declares that said property is and shall be held, transferred, sold, conveyed, and occupied subject to all of those covenants, restrictions, easements, charges, and liens set forth in said DECLARATION OF COVENANTS AND RESTRICTIONS.

Said real property is as follows:

Lots 29 through 54, inclusive, Block 3; Lots 9 through 24, inclusive, Block 5; Lots 3 through 24, inclusive, Block 6; and Lots 1 through 18, inclusive, Block 7, SPENCER LAKES Plat No. 2, as recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 26, pages 29 through 30, inclusive, Public Records of Palm Beach County, Florida.

The property hereinabove referred to is added to the said DECLARATION OF COVENANTS AND RESTRICTIONS in accordance with SECTION 1.B., entitled "Additional Property", of the hereinabove referred to DECLARATION OF COVENANTS AND RESTRICTIONS.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed as required by law on the 9th day of November, 1978.

A. S. I. PROPERTIES, a Florida general partnership

Signed, sealed and delivered in the presence of:

By: Stephen Abramson, General Partner

23.60

Handwritten signatures and initials

This is Not a Certified Copy

STATE OF FLORIDA
COUNTY OF PALM BEACH ss.

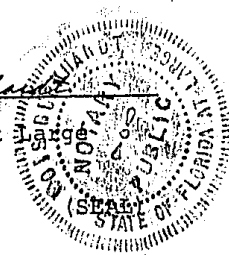
BEFORE ME, the undersigned authority duly authorized in the State and County aforesaid to take acknowledgments, personally appeared STEPHEN ABRAMSON, well known to me to be one of the General Partners of A.S.I. PROPERTIES a Florida general partnership, named in the above Declaration of Covenants and Restrictions, and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said General Partnership.

WITNESS my hand and official seal in the County and State last aforesaid, this 9th day of November, 1978.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 29, 1980
Bonded Thru General Insurance Underwriters

Lisa Bunkley
NOTARY PUBLIC
State of Florida at Large



This is Not a Contract

PARTNERSHIP AUTHORIZATION

The undersigned, being all of the general partners of A.S.I. PROPERTIES, a Florida general partnership, hereby unanimously authorize and empower Stephen Abramson on behalf of said general partnership and all the partners therein to execute and thereby approve that certain plat known and designated as "SPENCER LAKES, PLAT NO. 2", and in addition, to execute and thereby approve that certain document entitled additional property subject to DECLARATION OF COVENANTS AND RESTRICTIONS which subjects SPENCER LAKES, PLAT NO. 2 to that certain Declaration of Covenants and Restrictions dated October 3, 1977 and recorded November 30, 1977, in Official Record Book 2772, pages 918 through 951, Public Records of Palm Beach County, Florida, and related documents pertaining thereto.

WITNESSES:

[Signature]
As to Storm

[Signature]
As to Irwin

[Signature]
As to Abramson

STORM CONSTRUCTION CO., INC.

By: [Signature]
William P. Storm, President

ATTEST: [Signature]
Corinne Storm, Secretary

IRWIN CONSTRUCTION, INC.

By: [Signature]
Doyce W. Irwin, President

ATTEST: [Signature]
Pauline T. Irwin, Secretary

[Signature]
STEPHEN ABRAMSON

PALM BEACH OFF REC 2993 PAGE 1204 -

STATE OF FLORIDA

COUNTRY OF PALM BEACH

Before me personally appeared

William P. Storm

This is not a certified copy

and Corinne Storm, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of STORM CONSTRUCTION CO.;

Doyle V. Irwin, and Pauline T. Irwin, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of IRWIN CONSTRUCTION, INC., and STEPHEN ABRAMSON, to me well known, and known to me to be the individual described in and who executed the foregoing instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and official seal, this 9th day of November, A.D. 1978.

David Paul Harris
NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 26, 1980
Bonds - Title - Casual Insurance Underwriters



C O N S E N T

ATLANTIC NATIONAL BANK OF BROWARD---- , a national banking association, the holder of that certain mortgage dated November 9, 1978 and recorded on November 9th, 1978 in Official Records Book 2956 at Page 280 , Public Records of Palm Beach County, Florida, hereby consents to that certain instrument entitled "ADDITIONAL PROPERTY SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS" herein set forth, and to the filing of same in the Public Records of Palm Beach County, Florida.

Said instrument subjects certain property therein described to the Declaration of Covenants and Restrictions of SPENCER LAKES, dated October 3, 1977, and recorded on November 30, 1977, in Official Records Book 2772, Page 919, Public Records of Palm Beach County, Florida. Further, said Atlantic National Bank of Broward ----- acknowledges that it holds said mortgage, subject to the provisions of said Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, ATLANTIC NATIONAL BANK OF BROWARD ----- has caused these presents to be executed in its name and and its corporate seal to be hereunto affixed, by its proper

This is Not a Certificate

officers thereunto duly authorized, this 30th day of November, 1978.

Signed, Sealed and delivered in the presence of:

Gloria Salomone

Harani Shaver

ATLANTIC NATIONAL BANK OF BROWARD, a national banking association

By: Phillip N. Fowler Vice President

ATTEST:

R. Bruce Mayhugh
R. Bruce Mayhugh, Ass't Cashier

(Corporate seal)

Copy

STATE OF FLORIDA
COUNTY OF BROWARD

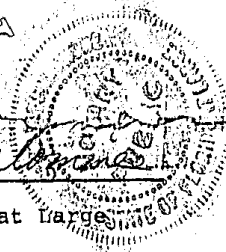
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PHILLIP N. FOWLER, and R. Bruce Mayhugh, well known to me to be the Vice President and Assistant Cashier, respectively, of ATLANTIC NATIONAL BANK OF BROWARD, a national banking association, and they severally acknowledged executing the foregoing Consent in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said association.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of November, 1978.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN 31 1987
BOND D THRU GENERAL INS UNDERWRITERS

Gloria Salazar
NOTARY PUBLIC
State of Florida at Large



PALM OFF BEACH REC 2993 PAGE 1208

Record Verified
Palm Beach County, Fla
John D. Dunkle
Clerk Circuit Court