

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS  
OF SPENCER LAKES

A.S.I. PROPERTIES, a Florida general partnership, as developer of that certain real property designated and known as SPENCER LAKES, and as owner holding not less than two-thirds of the voting interest of the membership of the SPENCER LAKES PROPERTIES OWNER'S ASSOCIATION, INC., does by these presents, make the following amendment to the SPENCER LAKES DECLARATION OF COVENANTS AND RESTRICTIONS recorded in Official Record Book 2772, pages 918 through 951, inclusive of the Public Records of Palm Beach County, Florida.

In accordance with Section IVD. of the Spencer Lakes Declaration of Covenants and Restrictions, Section II.I.2. entitled "Subordination to Lien of Mortgage" as set forth in Official Record Book 2772, page 939 of the public records of Palm Beach County, Florida be, and the same hereby is, amended as follows:

- 2. Subordination to Lien of Mortgage. The lien of the assessments for which provision is herein made, as well as in any other Section of this Declaration, shall be subordinate to the lien of any first mortgage. Such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure and in any other proceeding in lieu of foreclosure of such mortgage. No sale or transfer shall relieve any lot or parcel from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment. The written opinion of either the Developer or Perini, if applicable, or the Association that the lien is subordinate to a mortgage, shall be dispositive of any question of subordination.

IN WITNESS WHEREOF, A.S.I. Properties as Developer and Owner holding not less than two-thirds of the voting interest of the aforesaid membership, has caused these presents to be executed as required by law on this 7th day of March, A.D., 1979.

Signed, sealed and delivered in the presence of:

*Robert L. Spangler Jr.*  
*Walter L. Irwin*  
As to A.S.I., Storm and Irwin

A.S.I. PROPERTIES, a Florida General Partnership  
STORM CONSTRUCTION CO., INC.  
By *M. P. Haines* President  
Its General Partner

IRWIN CONSTRUCTION CO., INC.  
By *Robert L. Spangler Jr.* President  
Its General Partner

Stephen Abramson  
By *Steph Abramson*  
Its General Partner

*Robert L. Spangler Jr.*  
*Robert B. Moore*  
As to A.S.I., Abramson

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1979 MAR 26 PM 5:06

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This instrument prepared by Leonard L. Spangler Jr.  
LAWYERS TITLE INSURANCE CORPORATION  
1665 Palm Beach Lakes Boulevard,  
West Palm Beach, Florida 33401  
Incident to issuance of contracts of Title insurance.

PLEASE RETURN TO: 53980  
LAWYERS TITLE INSURANCE CORPORATION  
1665 PALM BEACH LAKES BOULEVARD  
WEST PALM BEACH, FLORIDA 33401

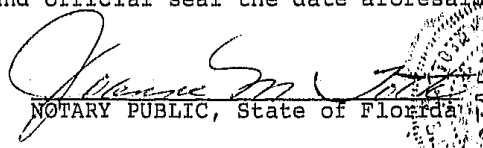
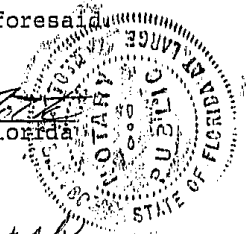
OFF REC 3031 PG 1967

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I hereby certify that on this 14 day of March, 1979, before me, the undersigned authority, personally appeared Stephen Abramson, as General Partner of A.S.I. PROPERTIES, to me known to be the person described in and who executed the foregoing instrument and duly acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

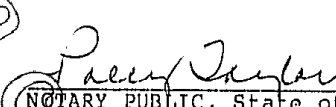
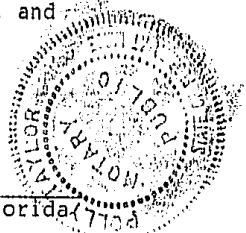
My commission expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPT. 13 1980  
BONDED THRU GENERAL INS. UNDERWRITERS  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

  
NOTARY PUBLIC, State of Florida  


I hereby certify that on this 7th day of March, 1979, before me, the undersigned authority, personally appeared W. P. Storm, President, STORM CONSTRUCTION CO., INC., and Doyle V. Irwin, President, IRWIN CONSTRUCTION CO., INC., General Partners of A.S.I. PROPERTIES, to me known to be the persons described in and who executed the foregoing instrument and severally and duly acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

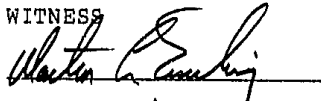

My Commission expires:  
6-27-80

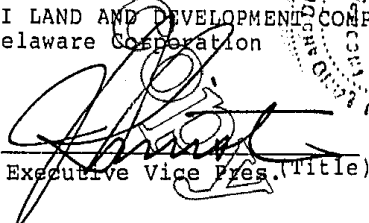
  
NOTARY PUBLIC, State of Florida  


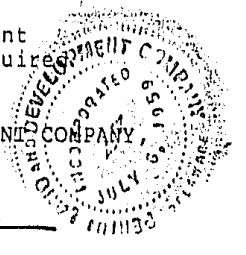
CONSENT TO AMENDMENT

Perini Land And Development Company, as its interest appears, does by these presence, consent to the foregoing Amendment To The Spencer Lakes Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, Perini Land And Development Company has caused these presence to be executed as required by law on this 7 day of March, 1979.

WITNESS  
  


PERINI LAND AND DEVELOPMENT COMPANY  
a Delaware Corporation  
BY:   
Executive Vice Pres. (Title)  
BY: \_\_\_\_\_  
(Title)



STATE OF FLORIDA  
COUNTY OF PALM BEACH

I hereby certify that on this 7 day of March, 1979, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared John P. Linstroth and \_\_\_\_\_, well known to me to be the Executive Vice President and \_\_\_\_\_, respectively, of the corporation named as PERINI LAND AND DEVELOPMENT COMPANY in the foregoing Consent to Amend, and that they severally acknowledged executing the same 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 Corporation.

Witness my hand and official seal the date aforesaid.

My Commission expires:

Notary Public, State of Florida at Large  
My Commission Expires Feb. 25, 1980

*Sorraine De Stefano*  
NOTARY PUBLIC, State of Florida



This is not a certified copy

OFF REC 3031 PG 1969

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