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10/26/01  
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RECORD AND RETURN TO:  
THIS INSTRUMENT PREPARED BY:

Eric A. Simon, Esq.  
2825 University Drive  
Suite 300, Coral Springs, Florida 33065



10/26/2001 10:54:45 20010469428  
OR BK 13025 PS 0869  
Palm Beach County, Florida

RETURN TO: **Margie J. Schleifer**  
Gibraltar Title And Escrow Company  
2929 E. Commercial Blvd. #100  
Pt. Lauderdale, FL 33308

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

CROSSWINDS II AT RIVER BRIDGE, A CONDOMINIUM, ADDING PHASE 2

THIS AMENDMENT to Declaration of Condominium, is made by MAJESTY HOMES, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E

CROSSWINDS II AT RIVER BRIDGE, A CONDOMINIUM (the "CONDOMINIUM") was created by the Declaration of Condominium thereof (the "DECLARATION"), recorded in Official Records Book 11575, Page 726, of the Public Records of Palm Beach County, Florida. In the DECLARATION, only Phase 1 was initially included within the CONDOMINIUM and in Paragraph 21 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida Statutes, Section 718.403.

The following phase(s) has previously been added to the CONDOMINIUM pursuant to an Amendment to the Declaration, which Amendment for the respective phase is recorded in the Official Records Book and Page of the Public Records of Palm Beach County, Florida, set forth below for the phase:

<u>Phase</u>	<u>O.R.B.</u>	<u>Page</u>
N/A		

DEVELOPER now desires to amend the DECLARATION to add Phase 2 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. Attached hereto as Exhibit "A" is the legal description of the land which constitutes Phase 2, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 2. Exhibit "A" of the DECLARATION is hereby amended by adding thereto Exhibit "A" of this Amendment, and the fee simple title to the property described in Exhibit "A" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 2, now consists of Exhibit "A" of the DECLARATION, as same may have been previously amended by the addition of prior phases, and Exhibit "A" of this Amendment.

2. With this Amendment, there are a total of 17 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 7 of the DECLARATION, the undivided share in the COMMON ELEMENTS appurtenant to each UNIT in the CONDOMINIUM is 1/17, and pursuant to Paragraph 9 of the DECLARATION each UNIT OWNER will be responsible for a proportionate share of the COMMON EXPENSES and will own a proportionate share of the COMMON SURPLUS equal to such undivided share in the COMMON ELEMENTS.



BOOK 13025 PAGE 0871

RECORD AND RETURN TO:  
THIS INSTRUMENT PREPARED BY:

Eric A. Simon, Esquire  
2825 University Drive, Suite 300  
Coral Springs, Florida 33065

CONSENT OF MORTGAGEE

TO AMENDMENT TO DECLARATION OF CONDOMINIUM OF

CROSSWINDS II AT RIVER BRIDGE, A CONDOMINIUM, ADDING PHASE 2

The undersigned, being the holder of a mortgage encumbering the property submitted to the condominium form of ownership pursuant to the Amendment to Declaration of Condominium of Crosswinds II at River Bridge, a Condominium, Adding Phase 2, to which this Consent is attached, hereby consents to the Amendment, pursuant to Florida Statutes, Section 718.104

WITNESSES:

Union Planters Bank, N.A.

*Cheryl Cooperman*  
Cheryl Cooperman  
*Kim C. Olivas*  
Kim C. Olivas

By: *Donato F. Shiley*  
Senior Vice - President  
Title

STATE OF FLORIDA  
SS:  
COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of October, 2001 by DONATO F. SHILEY, as S.V.P. of Union Planters Bank, N.A. He/she is personally known to me or has produced personally known as identification.

*Cheryl Cooperman*  
Notary Public, State of Florida at Large

My commission expires:

CHERYL COOPERMAN  
Notary Public, State of Florida  
My comm. exp. Jan. 28, 2004  
Comm. No. CC 681748

**EWING AND SHIRLEY, INC.**

SURVEYORS AND MAPPERS  
KENT W. EWING, PSM

EXHIBIT "A"  
PHASE 2

SURVEYOR'S CERTIFICATE

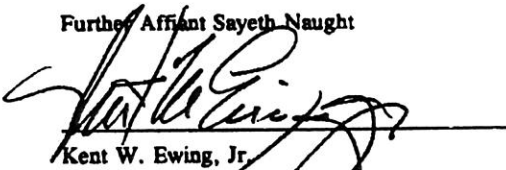
State of Florida )  
County of Palm Beach)

CROSSWINDS II AT RIVER BRIDGE  
A CONDOMINIUM

BEFORE ME the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared Kent W. Ewing, Jr., who after being duly cautioned and sworn, deposes and says as follows:


1. THAT he is a duly registered and duly licensed Surveyor and Mapper authorized to practice under the laws of the State of Florida, being Registered Surveyor and Mapper No. 3884.
2. Affiant hereby certifies that the construction of the improvements described in this Exhibit "A", Phase 2, is substantially complete so that this Exhibit "A", Phase 2, together with the Declaration of Condominium of CROSSWINDS II OF RIVER BRIDGE, A CONDOMINIUM, and the Exhibits attached thereto, is an accurate representation of the location and dimensions of the improvements described and that the identification, location and dimensions of the common elements, the limited common elements and each condominium unit therein can be determined from these materials.

Further Affiant Sayeth Naught



Kent W. Ewing, Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 3884

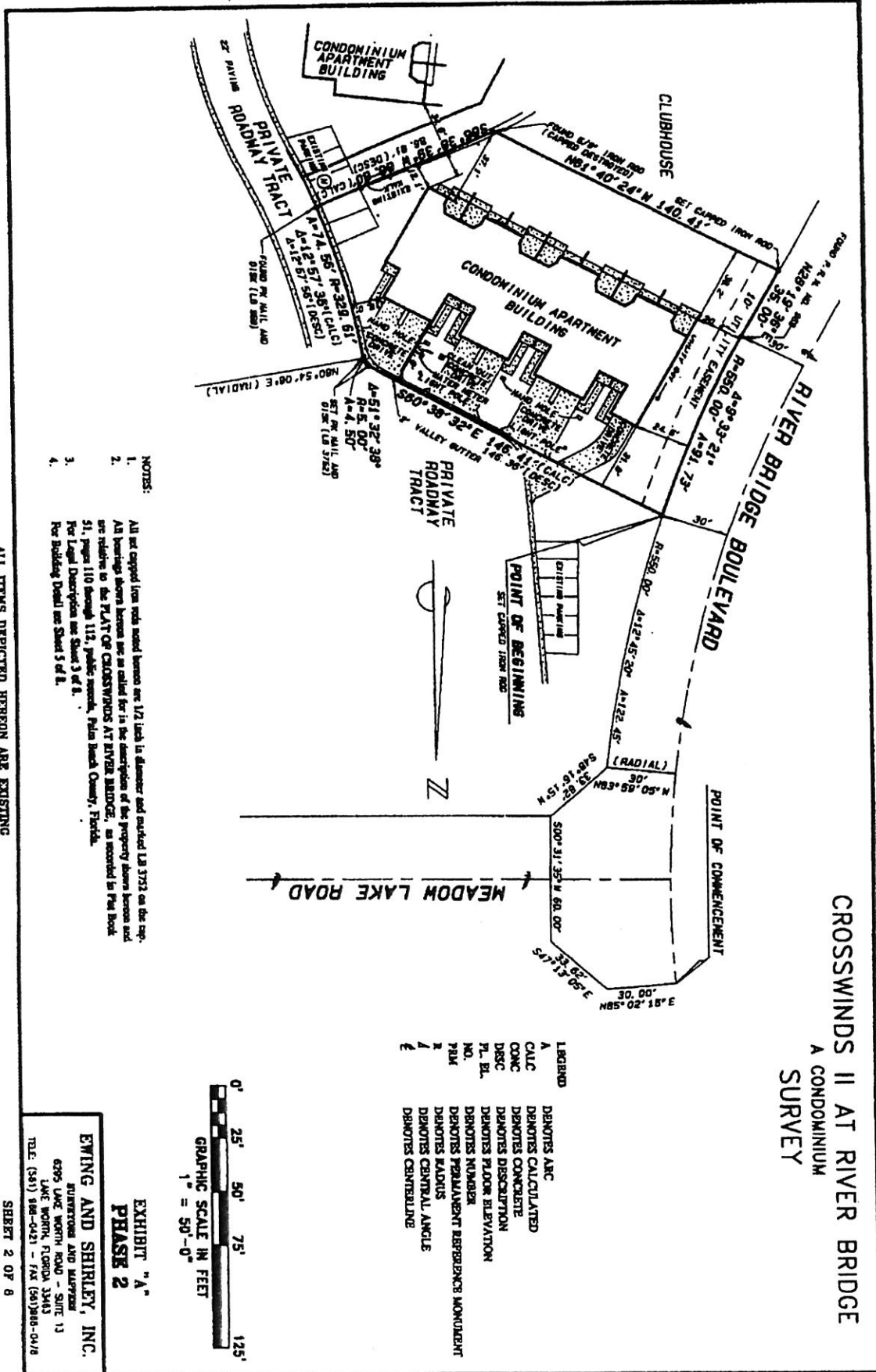
Sworn to and subscribed before me  
this 23<sup>rd</sup> day of October, 2001.

  
Notary Public State of Florida  
My Commission Expires: 2005



Tolea L. Lewis  
MY COMMISSION # CC993640 EXPIRES  
January 15, 2005  
BONDED BRU TROY FARM INSURANCE, INC.

BOOK 13025 PAGE 0873



- NOTES:
1. All set corners from this record bearing are 1/2 inch in diameter and marked L&S 3712 on the cap.
  2. All bearings shown herein are as called for in the description of the property shown herein and are relative to the PLAT OF CROSSWINDS AT RIVER BRIDGE, as recorded in Plan Book 51, pages 110 through 112, public records, Palm Beach County, Florida.
  3. For Legal Description see Sheet 3 of B.
  4. For Building Detail see Sheet 5 of B.

ALL ITEMS DEPICTED HEREON ARE EXISTING

CROSSWINDS II AT RIVER BRIDGE  
A CONDOMINIUM  
SURVEY

LEGEND

A	DENOTES ARC
▲	DENOTES CALCULATED
□	DENOTES CONCRETE
○	DENOTES DISSOLUTION
□	DENOTES FLOOR ELEVATION
○	DENOTES PERMANENT REFERENCE MONUMENT
○	DENOTES RADIUS
○	DENOTES CENTRAL ANGLE
○	DENOTES CENTRAL LINE



EXHIBIT "A"  
PHASE 2  
EWING AND SHIRLEY, INC.  
SURVEYORS AND MAPPERS  
6295 LAKE WORTH ROAD - SUITE 13  
LAKE WORTH, FLORIDA 33413  
TEL: (561) 988-0421 - FAX (561) 988-0418

SHEET 2 OF 8

BOOK 13025 PAGE 0874

**EWING AND SHIRLEY, INC.**SURVEYORS AND MAPPERS  
KENT W. EWING, PSMEXHIBIT "A"  
PHASE 2LEGAL DESCRIPTION OF PHASE 2  
CROSSWINDS II AT RIVER BRIDGE

A parcel of land lying in Section 15, Township 44 South, Range 42 East, Palm Beach County, Florida, being a portion of Tract 4 of A PLAT OF CROSSWINDS AT RIVER BRIDGE, according to the plat thereof, as recorded in Plat Book 51 at pages 110 through 112 of the public records of said Palm Beach County, being more particularly described as follows:

Commencing at the Northern terminus of the centerline of River Bridge Boulevard dedicated to the River Bridge Property Owner's Association, Inc., as shown on the plat of RIVER BRIDGE P.U.D. PLAT 1B, as recorded in Plat Book 51 at Pages 67 through 69 of the said public records:

Thence, North 85°-02'-15" East, a distance of 30.00 feet;

Thence, South 47°-13'-05" East, a distance of 33.62 feet;

Thence, South 00°-31'-35" West, a distance of 60.00 feet;

Thence, South 48°-16'-15" West, a distance of 33.62 feet to a point on a curve concave to the Northwest, having a radius of 550.00 feet, and from which a radial line bears North 83°-59'-05" West;

Thence, Southerly, along the arc of said curve, subtending a central angle of 12°-45'-20", a distance of 122.45 feet to the POINT OF BEGINNING of the parcel intended to be described, said parcel being labeled as (Parcel "H") in Exhibit "B-1" to the Declaration of Condominium "Crosswinds at River Bridge, a Condominium", of which it is not a part thereof, as recorded in Official Record Book 4912 at Pages 1052 through 1148 of the said public records of Palm Beach County:

From the POINT OF BEGINNING,

Thence, South 60°-38'-32" East, a distance of 146.36 feet to the beginning of a curve concave to the Southwest, having a radius of 5.00 feet, and from which a radial line bears South 29°-21'-28" West;

Thence, Southeasterly, along the arc of said curve, subtending a central angle of 51°-32'-38", a distance of 4.50 feet to a point of reverse curvature of a curve concave to the Northeast, having a radius of 329.61 feet, and from which a radial line bears North 80°-54'-06" East;

Thence, Southwesterly, along the arc of said curve, subtending a central angle of 12°-57'-56", a distance of 74.56 feet to the end of said curve;

Thence, South 66°-38'-39" West, a distance of 86.81 feet;

Thence, North 61°-40'-24" West, a distance of 140.41 feet;

Thence North 28°-19'-36" East, a distance of 35 feet to the beginning of a curve concave to the Northwest, having a radius of 550.00 feet, and from which a radial line bears North 61°-40'-24" West;

Thence, Northeasterly, along the arc of said curve, subtending a central angle of 09°-33'-21", a distance of 91.73 feet back to the POINT OF BEGINNING.


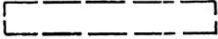

The above described parcel contains 0.482 acres more or less.

SHEET 3 OF 8

BOOK 13025 PAGE 0875

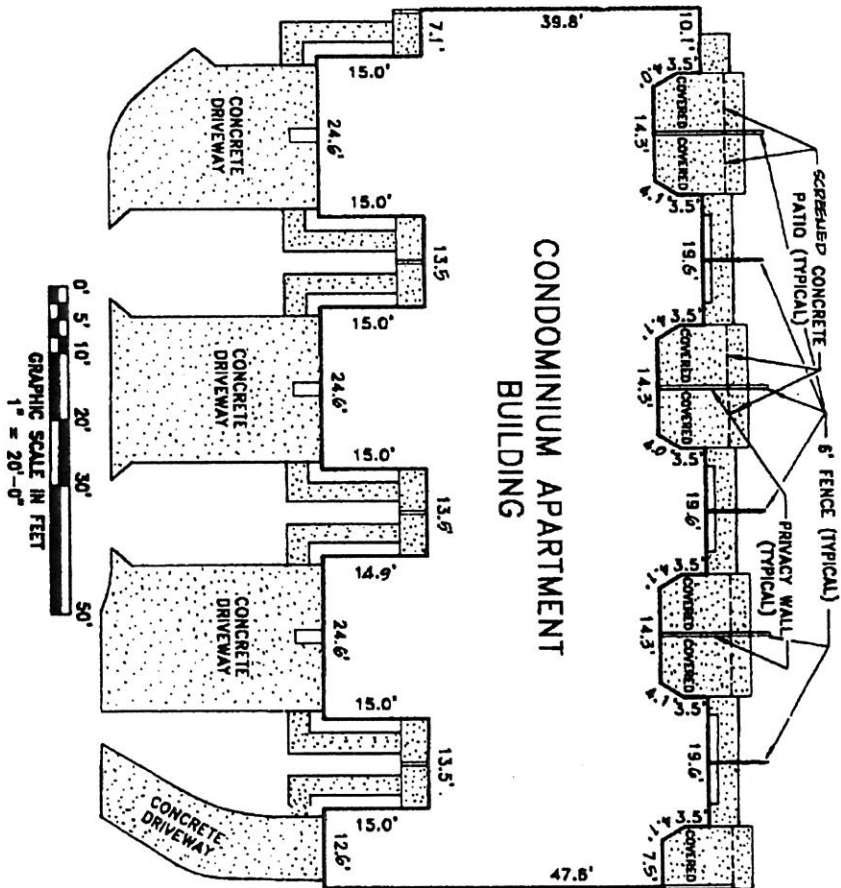
EXHIBIT "A"  
PHASE 2

1. Each condominium unit consists of the space bounded by the vertical projection of the condominium boundary lines (undecorated interior walls) as shown and by the various planes of the undecorated floor and ceiling.
2. The unit dimensions and elevations shown hereon are average and measured to undecorated surfaces, they are intended to show the relative location of the unit boundaries as described in note number one above.
3. The elevation of the floors and ceilings are expressed in feet and decimal parts thereof and are based on National Geodetic Vertical Datum 1929.
4. 

	Denotes Boundary of Condominium Unit
	Denotes Boundary of Common Elements
	Denotes Boundary of Limited Common Elements (L.C.E.)
5. All condominium Units within the building are given identifying numbers, which are delineated within each condominium unit space in this exhibit. The condominium unit numbers are also the condominium parcel designation.
6. Exterior walls are 0.6 feet in width unless otherwise noted.
7. Interior walls are 0.7 feet in width unless otherwise noted.

BOOK 13025 PAGE 0876

CROSSWINDS II AT RIVER BRIDGE  
A CONDOMINIUM  
BUILDING DETAIL



ALL ITEMS DEPICTED HEREON ARE EXISTING

EXHIBIT "A"  
PHASE 2

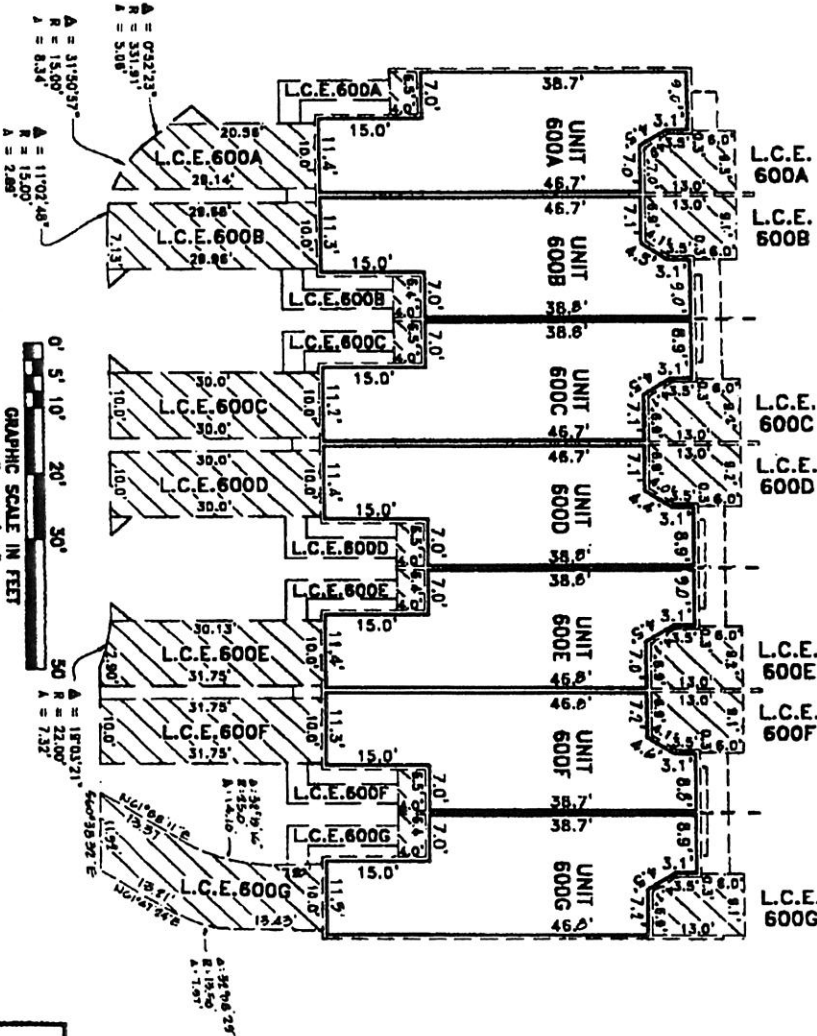
EWING AND SHIRLEY, INC.  
SURVEYORS AND MAPPERS  
6385 LAKE WORTH ROAD - SUITE 13  
LAKE WORTH, FLORIDA 33463  
TEL: (561) 866-0221 - FAX (561) 966-0478

SHEET 6 OF 8



BOOK 13025 PAGE 0877

**CROSSWINDS II AT RIVER BRIDGE**  
 A CONDOMINIUM  
**FIRST FLOOR PLAN**  
 LOCATION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS  
 AND CONDOMINIUM UNITS 600A THRU 600G



ALL ITEMS DEPICTED HEREON ARE EXISTING



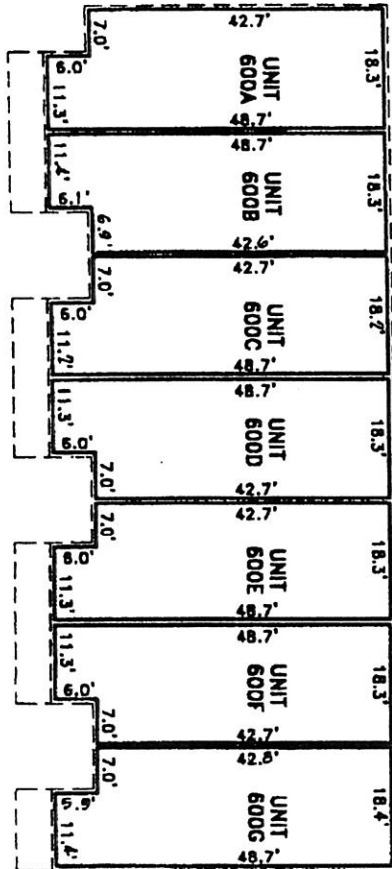
**EXHIBIT "A"**  
**PHASE 2**

**EWING AND SHIRLEY, INC.**  
 SURVEYORS AND MAPPERS  
 6265 LAKE WORTH ROAD - SUITE 13  
 LAKE WORTH, FLORIDA 33413  
 TEL: (561) 988-0421 - FAX (561) 988-0478

SHEET 6 OF 8

BOOK 13025 PAGE 0878

**CROSSWINDS II AT RIVER BRIDGE**  
 A CONDOMINIUM  
**SECOND FLOOR PLAN**  
 LOCATION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS  
 AND CONDOMINIUM UNITS 600A THRU 600G



ALL ITEMS DEPICTED HEREON ARE EXISTING

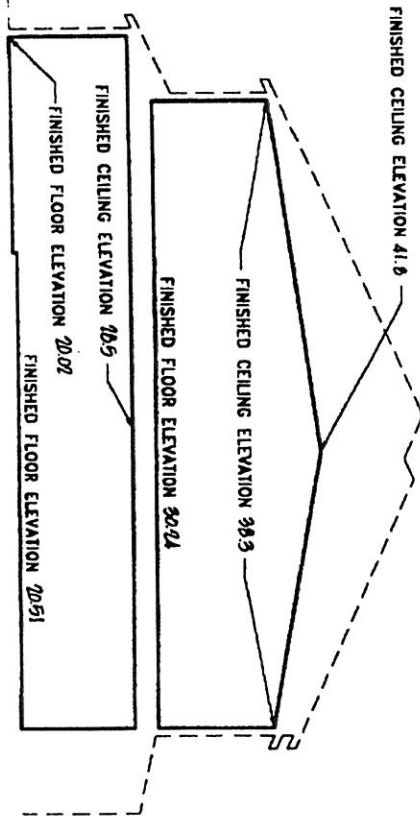
**ERING AND SHIRLEY, INC.**  
 SURVEYING AND MAPPING  
 6295 LAKE WORTH ROAD - SUITE 113  
 LAKE WORTH, FLORIDA 33413  
 TEL: (561) 886-0421 - FAX (561) 988-0418

EXHIBIT "A"  
**PHASE 2**

SHEET 7 OF 8

BOOK 13025 PAGE 0879  
Dorothy H. Wilken, Clerk

CROSSWINDS II AT RIVER BRIDGE  
A CONDOMINIUM  
ELEVATION VIEW  
LOCATION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS  
AND CONDOMINIUM UNITS 600A THRU 600G



ALL ITEMS DEPICTED HERON ARE EXISTING

EWING AND SHIRLEY, INC.  
SURVEYORS AND MAPPERS  
6280 WET WOOD ROAD - SUITE 13  
FORT WORTH, TEXAS 76116  
TEL: (817) 640-0421 - FAX (817) 640-0478

EXHIBIT "A"  
PHASE 2

SHEET 8 OF 8

**INDEX TO CERTAIN "DOCUMENTS" FOR  
CROSSWINDS II AT RIVER BRIDGE**

- A. Plat of Crosswinds at River Bridge recorded on January 26, 2000 in Plat Book 51 at Page 110;
- B. Cross-Use and Maintenance Agreement recorded on July 30, 1996 in Book 9374 at Page 846;
- C. Declaration of Condominium of Crosswinds II at River Bridge with exhibits including the Association's Articles of Incorporation and Bylaws recorded on January 26, 2000 in Book 11575 at page 726;
- D. Amendment to Declaration of Condominium of Crosswinds II at River Bridge, a Condominium, Adding Phase 2 recorded on October 26, 2001 in Book 13025 at Page 869;
- E. Amendment to Declaration of Condominium of Crosswinds II at River Bridge recorded on January 11, 2002 in Book 13299 at Page 1100; and
- F. Agreement Modifying Cross-Use & Maintenance Agreement recorded on March 28, 2002 in Book 13551 at Page1306.

Note: All documents recorded in Public Records of Palm Beach County, Florida as of January 31, 2002. This is not a title search. This does not include River Bridge documents

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