

THIRD AMENDMENT TO RESTRICTIVE COVENANTS AND RESERVATIONS

ANTIQUERS AERODROME, INC. has this day declared and executed these amendments to the restrictive covenants and reservations of ANTIQUERS AERODROME, INC. for the purpose of adding paragraph 41 and amending paragraphs 10, 28 and 29 of the restrictive covenants and reservations dated April 1, 1968 and recorded April 24, 1968 in Official Record Book 1651, page 151 and amended October 11, 1968 and recorded November 27, 1968 in Official Record Book 1687, page 1245 and further amended January 6, 1975 and recorded April 17, 1975 in Official Record Book 2409, page 1329, which restrictive covenants apply to ANTIQUERS AERODROME, a subdivision of Sections 15 and 16, Township 46 South, Range 42 East, and which is legally described as:

The NW quarter of the NW quarter and the NE quarter of the NW quarter of Section 15, Township 46 South, Range 42 East, and the south half of the NW quarter of the NE quarter and the south half of the NE quarter and of the NE quarter in Section 16, Township 46 South, Range 42 East, said land lying and being situate in Palm Beach County, Florida.

These restrictive covenants and the amendments thereto are hereby amended so that the following numbered paragraphs shall read in their entirety as follows:

"10. The erection of signs by individual property owners is expressly prohibited except that the owner may display on his property a name and address sign referring only to the premises on which displayed. However nothing contained herein shall preclude ANTIQUERS AERODROME, INC. from erecting such signs as may be deemed necessary and proper incident to the utilization of the easements, taxiways and airstrips and related facilities, and nothing contained herein shall prohibit any property owner from erecting a sign for the purpose of selling his property so long as such sign does not exceed 2' x 3' in size."

"26. Requirements for transfer of property shall be as follows:

(a) No residence or hangar space may be leased.

(b) No lot or any part thereof shall be sold or conveyed to anyone other than a stockholder of ANTIQUERS AERODROME, INC. without the approval of the Directors, of Committee appointed by the Directors of ANTIQUERS AERODROME, INC., and any such purchaser must have agreed to abide by all of the rules, regulations and provisions and by-laws of ANTIQUERS AERODROME, INC. as the same are or may be amended from time to time.

(c) An owner intending to make a bonafide sale of his property shall give the board of directors of Antiquers Aerodrome, Inc. notice of that intention together with a copy of the contract for sale including the name and address of the intended purchaser; and such other information concerning the intended purchaser as the board may reasonably require. Within thirty (30) days after receipt of the notice at a board meeting, the contract, and other required information the board must either approve or disapprove the proposed transaction. If approved the approval shall be stated in a certificate executed by the President and Secretary of the association in recordable form. The certificate shall be recorded in the Public Records of Palm Beach County, Florida at the expense of the purchaser. If disapproved, then within forty (40) days after receipt of the notice and contract and required information, the board shall deliver to the property owner an agreement signed by a purchaser approved by the board and obligating the purchaser to buy the property upon the same terms and conditions set forth in the original contract with the same time period for closing as in the original contract

82 198185

DEC 13 PM 2:37

This instrument was prepared by:
H. CASSELY SUMRALL, JR., Secretary
Antiquers Aerodrome, Inc.
355 Northeast Fifth Avenue, Suite Eight
Delray Beach, Florida 33444-5689

Return to:
B3842 P0742

13.60

except that the time periods shall run from the date of execution of the contract by the seller.

(d) No lot may be owned in co-tenancy, either legal or equitable, with any person other than the spouse of the owner, without the express written consent of ANTIQUERS AERODROME, INC.

(e) Corporate ownership may be permitted but since this is a single-family residential community, the approval of the corporation is not to be construed as approval of any particular occupant of the property owned by the corporation. All persons who occupy the property must first be approved by the Board of Directors. Transient occupancy will not be approved and requests for approval of the new occupants may not be submitted more than once a year and shall include not more than one family. Any corporate purchaser agrees to submit together with its request for initial approval proof of corporate status and authority satisfactory to ANTIQUERS AERODROME'S board of directors including, but not limited to, the following:

- A. Certificate of good standing from the Secretary of State of the State of Incorporation.
- B. Certified copies of the Articles of Incorporation, Bylaws, and all amendments thereto.
- C. List of current officers, directors, stockholders and their residence addresses."

"28. No motor vehicles shall at any time be parked or operated on any of the taxiways or runways, except as may be necessary for the maintenance of the taxiways and runways and towing of gliders to or from the runway. Rotor-craft are allowed the use of runways or taxiways provided use of established traffic pattern is adhered to. The established traffic pattern will be the standard FAA approved traffic pattern."

"29. No aircraft of any kind shall be parked on any of the common taxiways or runways. A violation of this provision shall be considered a nuisance."

"41. Additional requirements for construction shall be as follows:

- A. Prior to beginning construction or moving heavy equipment onto any lot, two 12" diameter culverts must be installed in the swail area alongside the road where vehicle access to the lot is to be made. These culverts must be buried in crushed rock to a depth of 4 inches. A gravel driveway or equivalent must be installed for the first 50 feet to avoid breakage of the edge of the road.
- B. Metal houses and hangars are expressly prohibited.
- C. Each lot owner is responsible to see that all vehicles use the driveway because each lot owner will be held monetarily responsible for road damage. It is also the responsibility of each person building to see that no vehicle trespasses on adjacent lots.
- D. Before building two prints must be submitted for approval to the Board of Directors after having first been approved by the County Building and Zoning Board. The one with the county seal will be signed by the Board and returned, the other will be signed by the board and kept on file. In the event of doubt of approval by the board, plans may be submitted for tentative approval prior to obtaining county approval. If building of house and hangar is to be done in two stages, prints for each must be submitted prior to each construction."

IN WITNESS WHEREOF, ANTIQUERS AERODROME, INC. has hereunto set its' seal this 14th day of November, 1982.

ANTIQUERS AERODROME, INC.

Carol J. Mays
WITNESS

By: J. M. Boyd
PRESIDENT

John D. Sewall
WITNESS

Attest: John D. Sewall
SECRETARY

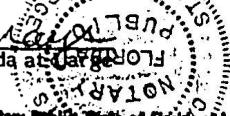


B3842 P0743

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN M. BYRD and H. CASSEY SUMRALL, JR., well known to me to be the President and Secretary, respectively of the corporation named in the foregoing Third Amendment to Restrictive Covenants and Reservations, 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 in the County and State last aforesaid this the 14th day of NOVEMBER, 1982.


Carol J. M...
Notary Public, State of Florida at Large
My Commission Expires: May 28, 1983
Bonded By American Fire & Casualty Company

B3842 P0744

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT