

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
ISLES OF BOCA CONDOMINIUM, SECTION 1

Made this 31st day of May, 1987, by PALM D'ORO DEVELOPMENT CORPORATION, a Florida corporation, hereinafter called the "Developer".

WITNESSETH:

WHEREAS the Developer submitted to the condominium form of ownership and use a certain parcel of land located in Palm Beach County, Florida by the execution of Declaration of Condominium of ISLES OF BOCA CONDOMINIUM, SECTION 1, which Declaration of Condominium was duly recorded in the Public Records of Palm Beach County, Florida in Official Records Book 4914, at Page 1 on the 19th day of June, 1986 (the "Declaration"); and

WHEREAS the Developer in accordance with the provisions of this Declaration and Chapter 718, Florida Statutes desires to submit those certain parcels of land known as Building 2-Phase II and Building 3-Phase III located in Palm Beach County, Florida to condominium ownership and use; and

WHEREAS, the construction of Building 2-Phase II and Building 3-Phase III and the residential units therein have been substantially completed, the Developer in accordance with the provisions of the Declaration desires to record surveys certified by a registered land Surveyor of the State of Florida showing the construction of Building 2-Phase II and Building 3-Phase III and the residential units therein as "substantially completed".

NOW THEREFORE, the Developer in compliance with the requirements of the Condominium Act of the State of Florida executes this Third Amendment to the Declaration of Condominium of ISLES OF BOCA CONDOMINIUM, SECTION 1 to provide as follows:

1. Property Submitted to Condominium Form of Ownership. The following property is hereby submitted to the condominium form of ownership:

- (a) The Land. The lands, owned by the Developer, being situate in Palm Beach County, Florida, as more particularly set forth in Exhibit "A", attached hereto which lands are herein called "Building 2 - Phase II," and "Building 3-Phase III" or collectively "the Additional Lands";
- (b) The Improvements. Two (2) two story multi-unit structure containing a total of twelve (12) condominium units and all common elements appurtenant thereto.

2. Identification of Units. An identification by letter, name, or number, or a combination thereof, of each unit within the land added to the condominium, shall be as provided in Exhibit "A" attached hereto and shall amend Exhibit "B" of the Declaration. No unit in the condominium, including the units located upon the Additional Lands, bears the same designation as any other unit.

3. Survey Recorded Showing Improvements Substantially Completed. The attached Exhibit "A" is hereby recorded in the Public Records of Palm Beach County, Florida to show the Additional Lands to be added and to show a graphic description of the improvements in which the units are located and the 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. Exhibit "B" of the Declaration of Condominium of ISLES OF BOCA CONDOMINIUM, SECTION 1 recorded in Official Records Book 4914, Pages 57

85316 P0409

COPY

through 74 in the Public Records of Palm Beach County, Florida, as amended by the Second and all prior Amendments to the Declaration of Condominium of Isles of Boca Condominium, Section I, is hereby amended by adding thereto Exhibit "A" consisting of pages 1 through 6, inclusive attached hereto in order to certify that all improvements in Building 2-Phase II and Building 3-Phase III are "substantially completed" in compliance with the requirements of Section 718.104(4)(e) Florida Statutes, (1986).

4. Undivided Share of Common Elements. The undivided share in the common elements appurtenant to each unit in the condominium, stated as a percentage or fraction which, in the aggregate, equals the whole and have been determined in conformance with the manner of allocation set forth in the original Declaration of Condominium, is set forth on Exhibit "B" attached hereto as amended by the Second Amendment to Declaration of Condominium of Isles of Boca Condominium, Section I, recorded in the Public Records of Palm Beach County, Florida.

5. Common Expense/Common Surplus. The proportion or percentage of, and the manner of sharing, common expenses and owning common surplus, shall be the same as the undivided share in the common elements, as provided by Exhibit "B" attached hereto. Exhibit "C" of the Declaration of Condominium of ISLES OF BOCA CONDOMINIUM, SECTION 1 recorded in Official Records Book 4914, page 75 in the Public Records of Palm Beach County, Florida, is hereby amended by deleting said Page 75 and inserting Exhibit "B" attached hereto in its place as Exhibit "C" to the Declaration of Condominium of Isles of Boca Condominium, Section I.

IN WITNESS WHEREOF, the Developer has caused the foregoing instrument to be executed and its corporate seal affixed on the date set forth above.

In the presence of:

PALM D'ORO DEVELOPMENT CORPORATION

Jessie Kim
Janet B. Huron

By: Anthony V. Salvati
Anthony V. Salvati, President

STATE OF FLORIDA)
):SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Anthony V. Salvati as President of Palm D'Oro Development Corporation, a Florida corporation, to me known to be the individual who executed the foregoing instrument on behalf of the said corporation and he acknowledged said execution.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 28th day of May, 1987.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 1, 1990
BONDED THRU GENERAL INS. UND.

David Pessoch
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

This Instrument Prepared By:

Glenn M. Lee, Esquire
Stuzin and Camner, P.A.
999 Brickell Avenue
Fourth Floor
Miami, Florida 33131

4268-5

85316 P0410



ISLES OF BOCA CONDOMINIUM SECTION I
PHASE 2, BUILDING 2
SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS

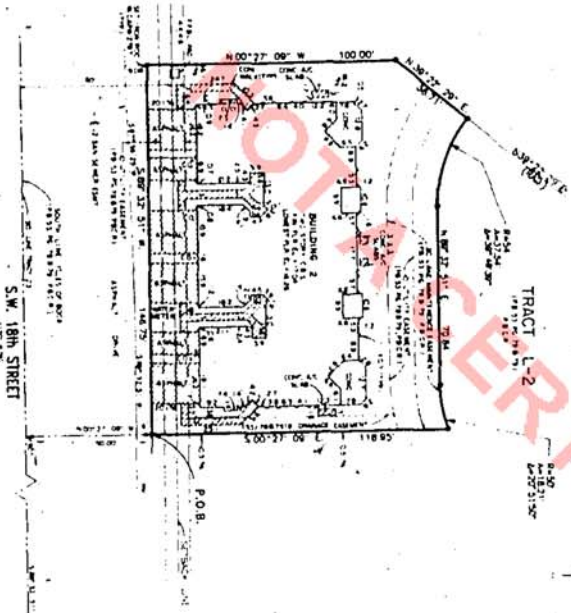


EXHIBIT "A"
SECTION I OF BOCA CONDOMINIUM SECTION I
RESOLUTION NUMBER 1, 2002
... (Detailed legal text regarding the condominium declaration and the specific improvements shown in the plot plan.)

NO DATE, LIMITED COMPANY, LIMITED
NOTICE SET FORTH WITH CASE 8787

... (Additional descriptive text and notes related to the survey and improvements.)

Gregory B. Darby
By: Gregory B. Darby
Registered Land Surveyor No. 1228
State of Florida

SHEET 1 OF 3
2140D 91E58
80-0202

ISLES OF BOCA CONDOMINIUM
SECTION I, PHASE 2
EXHIBIT "B", PAGE 1

Darby and Way, Inc.
Professional
Engineering, Surveying & Planning
1430 S. FOREST PARKWAY, FORT LAUDERDALE, FLORIDA 33404
FORT LAUDERDALE, FLORIDA 33404

NO.	REVISION	DATE
1	AS SHOWN	11/15/02
2	REVISED	11/15/02
3	REVISED	11/15/02
4	REVISED	11/15/02
5	REVISED	11/15/02
6	REVISED	11/15/02
7	REVISED	11/15/02
8	REVISED	11/15/02
9	REVISED	11/15/02
10	REVISED	11/15/02

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

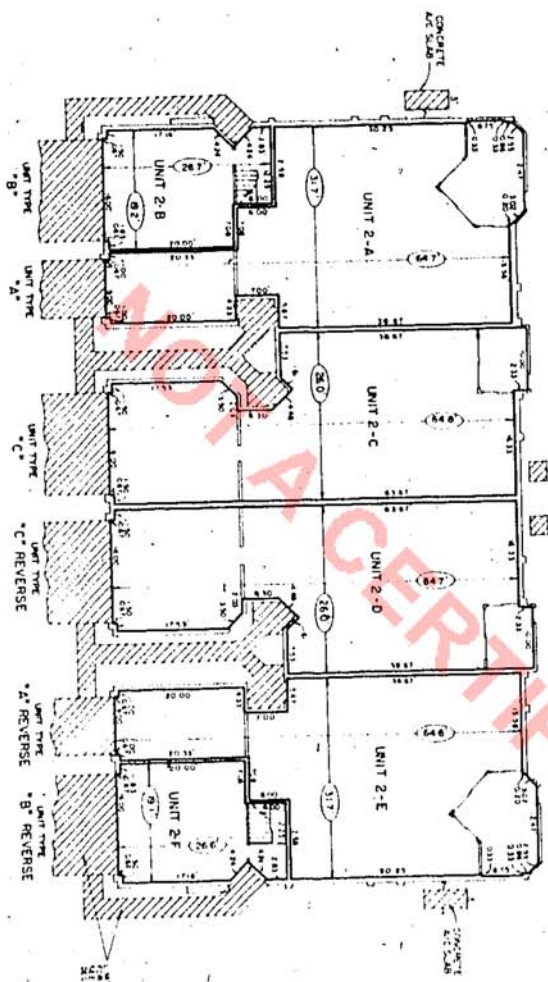
EXHIBIT "A"

PAGE 2 OF 6 PAGES

ISLES OF BOCA CONDOMINIUM, SECTION I PHASE 2 - BUILDING 2

BUILDING FLOOR PLANS

1ST FLOOR
GRAPHIC SCALE 1" = 8'



NO.	DATE	BY	REVISION
1	11/14/81	JW	ISSUED FOR PERMITS
2	11/14/81	JW	ISSUED FOR PERMITS
3	11/14/81	JW	ISSUED FOR PERMITS
4	11/14/81	JW	ISSUED FOR PERMITS
5	11/14/81	JW	ISSUED FOR PERMITS
6	11/14/81	JW	ISSUED FOR PERMITS

NOTES:
1. REFER TO SHEET 80-0201 FOR EXHIBIT "A" AND EXHIBIT "B" FOR PERMITS AND RECORDING.

NOTES

1. ALL COMMON ELEMENTS ARE DISCLOSED IN CROSS-SECTION 2.
2. NOTES PERTAINING TO COMMON ELEMENTS ARE COMMON ELEMENTS.
3. WITH INDOOR FINISHES ARE COMMON ELEMENTS.
4. FOR FINISHES IN COMMON ELEMENTS, REFER TO THE OCCUPATION CODE.
5. ALL COMMON ELEMENTS ARE TO BE FINISHED TO THE OCCUPATION CODE.
6. NOTES ABOUT PERMITS AND RECORDING ARE TO BE OBTAINED FROM THE CITY OF BOCA RATON.

ET40D 91E58

SHEET 2 OF 3

ISLES OF BOCA CONDOMINIUM
SECTION I
PHASE 2 - BUILDING 2
EXHIBIT "B" PAGE 2

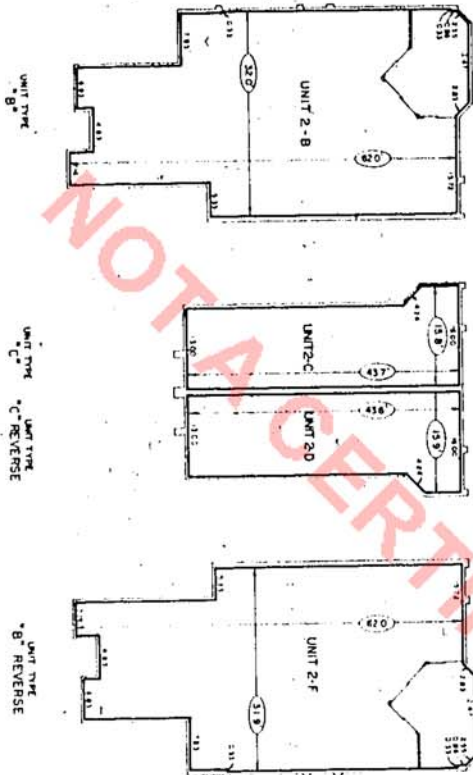
Larby and Way, Inc.
Professional
Engineering, Surveying & Planning
1430 S. FEDERAL ROAD, SUITE 100, BOCA RATON, FLORIDA 33432
TELEPHONE (305) 994-4444

NO.	DATE	DESCRIPTION
1	11/14/81	ISSUED FOR PERMITS
2	11/14/81	ISSUED FOR PERMITS
3	11/14/81	ISSUED FOR PERMITS
4	11/14/81	ISSUED FOR PERMITS
5	11/14/81	ISSUED FOR PERMITS
6	11/14/81	ISSUED FOR PERMITS

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

ISLES OF BOCA CONDOMINIUM, SECTION I
PHASE 2 - BUILDING 2
2ND FLOOR

BUILDING FLOOR PLANS



UNIT	TYPE	AREA (SQ. FT.)	PERMITS
2-B	B	1,118	1118
2-C	C	437	437
2-D	C	438	438
2-F	B	1,118	1118

NOTES:
1. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA BUILDING CODE, 2003 EDITION, AS AMENDED.
2. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA FIRE CODE, 2003 EDITION, AS AMENDED.
3. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA PLUMBING CODE, 2003 EDITION, AS AMENDED.
4. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA ELECTRICAL CODE, 2003 EDITION, AS AMENDED.
5. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA MECHANICAL CODE, 2003 EDITION, AS AMENDED.
6. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA GAS CODE, 2003 EDITION, AS AMENDED.
7. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA SAFETY CODE, 2003 EDITION, AS AMENDED.
8. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA HEALTH CODE, 2003 EDITION, AS AMENDED.
9. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA ENVIRONMENTAL CODE, 2003 EDITION, AS AMENDED.
10. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA ENERGY CODE, 2003 EDITION, AS AMENDED.

UNIT TYPE "B" REVERSE
UNIT TYPE "C" REVERSE
UNIT TYPE "B" REVERSE

NOT A CERTIFIED COPY

NOTES

1. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA BUILDING CODE, 2003 EDITION, AS AMENDED.
2. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA FIRE CODE, 2003 EDITION, AS AMENDED.
3. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA PLUMBING CODE, 2003 EDITION, AS AMENDED.
4. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA ELECTRICAL CODE, 2003 EDITION, AS AMENDED.
5. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA MECHANICAL CODE, 2003 EDITION, AS AMENDED.
6. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA GAS CODE, 2003 EDITION, AS AMENDED.
7. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA SAFETY CODE, 2003 EDITION, AS AMENDED.
8. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA HEALTH CODE, 2003 EDITION, AS AMENDED.
9. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA ENVIRONMENTAL CODE, 2003 EDITION, AS AMENDED.
10. ALL UNITS SHALL BE CONFORMANT WITH THE BOCA ENERGY CODE, 2003 EDITION, AS AMENDED.

SHEET 3 OF 3

4140D 9T55B

ISLES OF BOCA CONDOMINIUM
SECTION I
PHASE 2 - BUILDING 2
EXHIBIT "B" PAGE 3

Looby and Way, Inc.
Professional
Engineering, Surveying & Planning
1430 S. FOREST PARKWAY - PORTLAND, OREGON, FLORIDA 32089
PHONE: 386-251-1111 FAX: 386-251-1112

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	4-23-07	ML
2	REVISED PER COMMENTS	5-1-07	ML
3	REVISED PER COMMENTS	5-1-07	ML
4	REVISED PER COMMENTS	5-1-07	ML
5	REVISED PER COMMENTS	5-1-07	ML
6	REVISED PER COMMENTS	5-1-07	ML
7	REVISED PER COMMENTS	5-1-07	ML
8	REVISED PER COMMENTS	5-1-07	ML
9	REVISED PER COMMENTS	5-1-07	ML
10	REVISED PER COMMENTS	5-1-07	ML

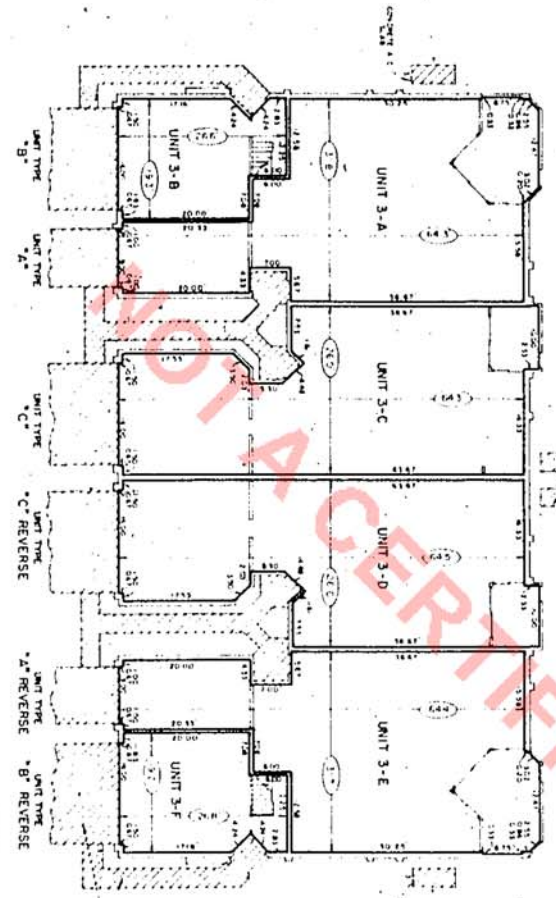
RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

EXHIBIT "A"

PAGE 5 OF 6 PAGES

ISLES OF BOCA CONDOMINIUM, SECTION I PHASE 3 - BUILDING 3 1ST FLOOR

BUILDING FLOOR PLANS



UNIT NO.	SQ. FT.	NO. OF ROOMS	NO. OF BATHS	NO. OF CLOSETS	NO. OF BALCONIES
3-A	1,100	3	1	2	1
3-B	1,100	3	1	2	1
3-C	1,100	3	1	2	1
3-D	1,100	3	1	2	1
3-E	1,100	3	1	2	1

DATE: 10/15/80
BY: [Signature]
FOR: [Signature]

NOTES

1. SEE COMMON ELEMENTS AND SCHEDULES BY CONSTRUCTION.
2. INCLUDES FURNITURE, ROOFS, AND CEILING.
3. UNIT AND COMMON AREAS ARE COMMON ELEMENTS.
4. SEE ALL OTHER DRAWINGS FOR SPECIFICATIONS WITHIN THE SECTION.
5. THE EXISTING AND PROPOSED DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE METRIC EQUIVALENTS. DIMENSIONS IN METRIC EQUIVALENTS ARE SHOWN IN PARENTHESES.

SHEET 2 OF 3
 9140D 9155B
 80-0202

ISLES OF BOCA CONDOMINIUM
SECTION I
PHASE 3 - BUILDING 3
EXHIBIT "B" PAGE 2

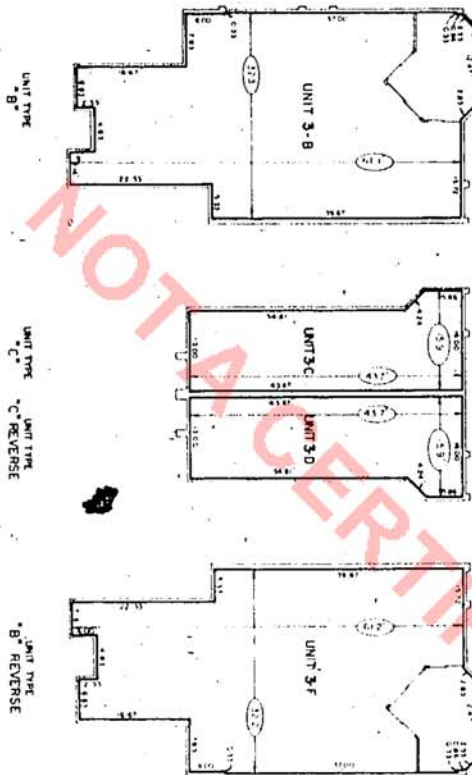
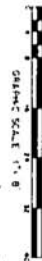
Darby and Way, Inc.
Professional
Engineering, Surveying & Planning

NO.	DESCRIPTION	DATE	BY	CHKD.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

ISLES OF BOCA CONDOMINIUM, SECTION I
PHASE 3 - BUILDING 3
2ND FLOOR

BUILDING FLOOR PLANS



UNIT	TYPE	SQ. FT.	NO. OF BDRM.	NO. OF BATHS	NO. OF GARAGE
3-A	1-B	1,250	2	1	1
3-B	1-B	1,250	2	1	1
3-C	1-C	1,250	2	1	1
3-D	1-C	1,250	2	1	1
3-E	1-C	1,250	2	1	1
3-F	1-B	1,250	2	1	1

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

UNIT TYPE "B"
UNIT TYPE "C"
UNIT TYPE "C" REVERSE
UNIT TYPE "B" REVERSE

NOTES

1. ALL COMMON ELEMENTS AND SECTIONS BY DISPOSITION.
2. INDICATES REVERSE SIDE OF UNIT.
3. WRITE ALL UNIT TYPES AND COMMON ELEMENTS.
4. FOR FURTHER INFORMATION REFER TO THE DECLARATION.
5. FOR FURTHER INFORMATION REFER TO THE DECLARATION.
6. FOR FURTHER INFORMATION REFER TO THE DECLARATION.
7. FOR FURTHER INFORMATION REFER TO THE DECLARATION.
8. FOR FURTHER INFORMATION REFER TO THE DECLARATION.
9. FOR FURTHER INFORMATION REFER TO THE DECLARATION.
10. FOR FURTHER INFORMATION REFER TO THE DECLARATION.

LT40D 9T55B

SHEET 3 OF 3

80-0202

ISLES OF BOCA CONDOMINIUM
SECTION I
PHASE 3 - BUILDING 3
EXHIBIT "B" PAGE 3

Carly and Way, Inc.
Professional
Engineering, Surveying & Planning

1875 S. PULASKI STREET, SUITE 100, CHICAGO, ILLINOIS 60608
PHONE: (312) 462-1100 FAX: (312) 462-1101

NO.	REVISION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

EXHIBIT "B"

ISLES OF BOCA CONDOMINIUM, SECTION I

PHASES I, II, III AND IV

THE PERCENTAGE OWNERSHIP OF THE UNDIVIDED SHARE ON THE COMMON ELEMENTS APPURTENANT TO EACH CONDOMINIUM UNIT AND EACH CONDOMINIUM UNIT'S PERCENTAGE SHARE OF THE COMMON SURPLUS AND EACH CONDOMINIUM UNIT'S PERCENTAGE SHARE OF THE COMMON EXPENSES OF THE CONDOMINIUM.

BUILDING AND UNIT NUMBER

UNIT TYPE

Phase I, Building No. 1

Unit

1-A	A	2.4251
1-B	B	3.2581
1-C	C	3.3340
1-D	D	3.3340
1-E	D Reverse	3.3340
1-F	A Reverse	2.4251
1-G	B Reverse	3.2581

Building No. 11

Unit

11-A	E Reverse	2.6365
11-B	E Reverse	2.6365
11-C	F Reverse	2.1953
11-D	E	2.6365
11-E	E	2.6365
11-F	F Reverse	2.1953
11-G	E Reverse	2.6365
11-H	E	2.6365

Phase II, Building No. 2

Unit

2-A	A	2.4251
2-B	B	3.2581
2-C	C	3.3340
2-D	C Reverse	3.3340
2-E	A Reverse	2.4251
2-F	B Reverse	3.2581

Phase III, Building No. 3

Unit

3-A	A	2.4251
3-B	B	3.2581
3-C	C	3.3340
3-D	C Reverse	3.3340
3-E	A Reverse	2.4251
3-F	B Reverse	3.2581

B5316 P0418

NOT A CERTIFIED COPY

Phase IV, Building No. 4

Unit

4-A	C	3.3340
4-B	D	3.3340
4-C	C	3.3340
4-D	C Reverse	3.3340
4-E	C Reverse	3.3340
4-F	A Reverse	2.4251
4-G	B Reverse	3.2581

4268-7

NOT A CERTIFIED COPY

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

B5316 P0419