

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

Made this 28th 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 a certain parcel of land known as Building 8-Phase VIII located in Palm Beach County, Florida to condominium ownership and use; and

WHEREAS, the construction of Building 8-Phase VIII and the residential units therein have been substantially completed, the Developer in accordance with the provisions of the Declaration desires to record a survey certified by a registered land Surveyor of the State of Florida showing the construction of Building 8-Phase VIII 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 Fourth 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 8 - Phase VIII", or "the Additional Lands";
- (b) The Improvements. One (2) two story multi-unit structure containing a total of Five (5) 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 Land, 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 Land 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 through 74 in the Public Records of Palm Beach County, Florida,

B5316 P0420

as amended by the Third and all prior Amendments to the Declaration of Condominium of Isles of Boca Condominium, Section 1 is hereby amended by adding thereto Exhibit "A" consisting of pages 1 through 3, inclusive attached hereto in order to certify that all improvements in Building 8-Phase VIII 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 Third 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 1.

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

Janice van
Janet Boffarini

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 Rescock
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

4268-8

1240J 91E58
85316 P0421

EXHIBIT "A"

PAGE 1 OF 3 PAGES

ISLES OF BOCA CONDOMINIUM SECTION I PHASE 8 — BUILDING 8

SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS

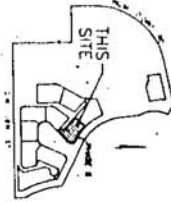
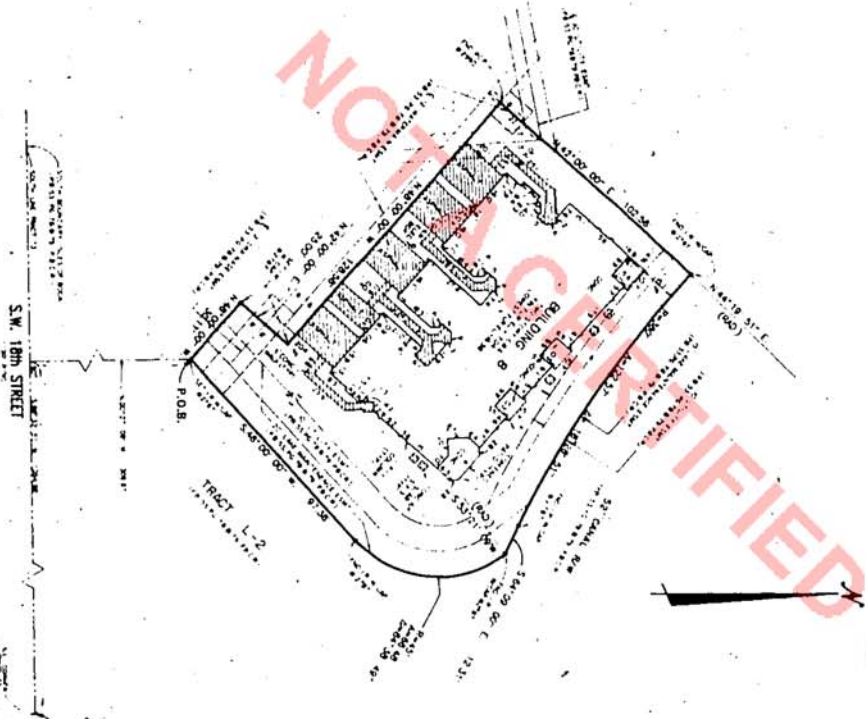


EXHIBIT "A"
CLASS OF BOCA CONDOMINIUM SECTION I

THIS SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS FOR BUILDING 8, PHASE 8, ISLES OF BOCA CONDOMINIUM SECTION I, was prepared by the undersigned on the basis of a survey conducted by the undersigned on the premises shown on the attached plat. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 71, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Florida. The survey was conducted on the premises shown on the attached plat, and the results of the survey are shown on the attached plat. The survey was conducted on the premises shown on the attached plat, and the results of the survey are shown on the attached plat.

NOTICE: THE ENGINEER'S MARKS
SHOWN ON THIS PLAT ARE
THE PROPERTY OF THE ENGINEER



[Handwritten Signature]

THIS SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS FOR BUILDING 8, PHASE 8, ISLES OF BOCA CONDOMINIUM SECTION I, was prepared by the undersigned on the basis of a survey conducted by the undersigned on the premises shown on the attached plat. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 71, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Florida. The survey was conducted on the premises shown on the attached plat, and the results of the survey are shown on the attached plat.

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SHEET 1 OF 3
80-0202

ISLES OF BOCA CONDOMINIUM
SECTION I, PHASE 8
EXHIBIT "B" PAGE 1

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

NO.	DATE	DESCRIPTION
1	11/11/78	PRELIMINARY SURVEY
2	11/11/78	FINAL SURVEY
3	11/11/78	FINAL SURVEY
4	11/11/78	FINAL SURVEY
5	11/11/78	FINAL SURVEY

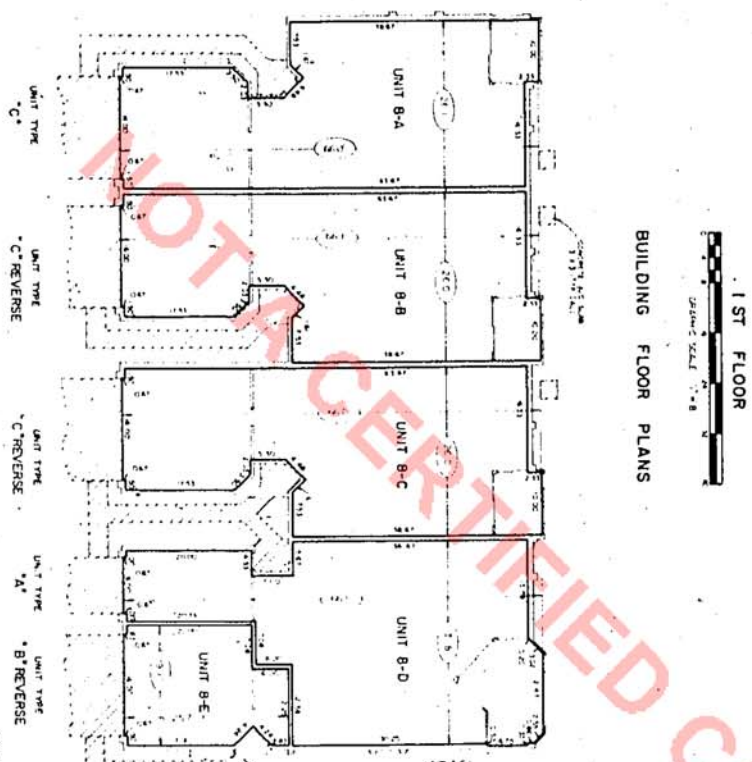
RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

EXHIBIT "A"
 PAGE 2 OF 3 PAGES

NO.	DATE	DESCRIPTION
1	10/15/81	ISSUED FOR PERMIT
2	11/10/81	ISSUED FOR RECORD
3	12/15/81	ISSUED FOR RECORD
4	01/15/82	ISSUED FOR RECORD
5	02/15/82	ISSUED FOR RECORD
6	03/15/82	ISSUED FOR RECORD
7	04/15/82	ISSUED FOR RECORD
8	05/15/82	ISSUED FOR RECORD
9	06/15/82	ISSUED FOR RECORD
10	07/15/82	ISSUED FOR RECORD
11	08/15/82	ISSUED FOR RECORD
12	09/15/82	ISSUED FOR RECORD
13	10/15/82	ISSUED FOR RECORD
14	11/15/82	ISSUED FOR RECORD
15	12/15/82	ISSUED FOR RECORD
16	01/15/83	ISSUED FOR RECORD
17	02/15/83	ISSUED FOR RECORD
18	03/15/83	ISSUED FOR RECORD
19	04/15/83	ISSUED FOR RECORD
20	05/15/83	ISSUED FOR RECORD
21	06/15/83	ISSUED FOR RECORD
22	07/15/83	ISSUED FOR RECORD
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24	09/15/83	ISSUED FOR RECORD
25	10/15/83	ISSUED FOR RECORD
26	11/15/83	ISSUED FOR RECORD
27	12/15/83	ISSUED FOR RECORD
28	01/15/84	ISSUED FOR RECORD
29	02/15/84	ISSUED FOR RECORD
30	03/15/84	ISSUED FOR RECORD
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40	01/15/85	ISSUED FOR RECORD
41	02/15/85	ISSUED FOR RECORD
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66	03/15/87	ISSUED FOR RECORD
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95	08/15/89	ISSUED FOR RECORD
96	09/15/89	ISSUED FOR RECORD
97	10/15/89	ISSUED FOR RECORD
98	11/15/89	ISSUED FOR RECORD
99	12/15/89	ISSUED FOR RECORD
100	01/15/90	ISSUED FOR RECORD



ISLES OF BOCA CONDOMINIUM, SECTION I
 PHASE 8 — BUILDING 8



NOTES

1. UNIT DOWN, ELEVATOR AND DISCONNECT RELOCATED.
2. UNITS PERMITTED UNDER PLAN.
3. VERTICAL CURBS AND ELEVATOR SHAFTS TO BE CONFORMED TO.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS SUCH.
5. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS SUCH.
6. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS SUCH.
7. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS SUCH.
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SHEET 2 OF 3

80-0202

ISLES OF BOCA CONDOMINIUM
 SECTION I
 PHASE 8 — BUILDING 8
 EXHIBIT "B" PAGE 2

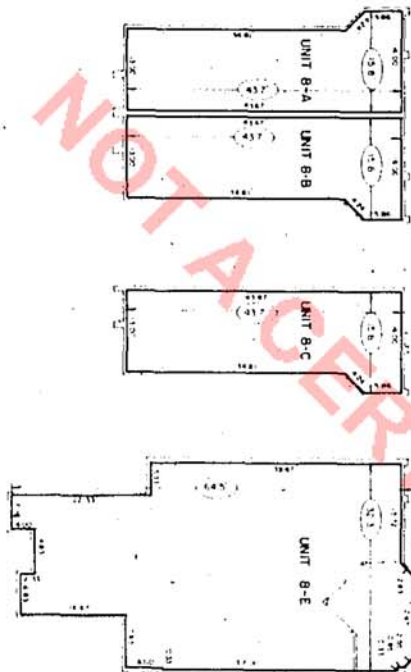
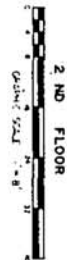
Darby and Way, Inc.
 Professional
 Engineering, Surveying & Planning
 1436 S. POMERAY PARKWAY - TITUSVILLE, FLORIDA 32081
 TITUSVILLE, FLORIDA 32081
 TITUSVILLE, FLORIDA 32081

DATE	5-12-81
BY	DDP
APPREVED	DDP
DATE	10-22-81

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

ISLES OF BOCA CONDOMINIUM, SECTION I
PHASE 8 — BUILDING 8

BUILDING FLOOR PLANS



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

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

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
3. ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS OTHERWISE NOTED.
5. ALL CEILING ARE 8'0" HIGH UNLESS OTHERWISE NOTED.
6. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS OTHERWISE NOTED.
7. ALL ROOFS ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR WALLS ARE 12" CONCRETE ON 4" GRAVEL UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR WALLS ARE 12" CONCRETE ON 4" GRAVEL UNLESS OTHERWISE NOTED.

85316 P0424
SHEET 3 OF 3
BO-0202

ISLES OF BOCA CONDOMINIUM
SECTION I
PHASE 8 — BUILDING 8
EXHIBIT "B" PAGE 2

Larby and Wigg, Inc.
Professional
Engineering, Surveying & Planning
1433 S. PLUMMER ROAD (FRANK) BEACH, FLORIDA 33434
PHONOS: BEACH (305) 975-8788 • GULF BEACH (305) 994-8883

NO.	REVISION	DATE	BY	DESCRIPTION
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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, IV AND VIII

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	2.0962
1-B	B	2.8163
1-C	C	2.8821
1-D	D	2.8821
1-E	D Reverse	2.8821
1-F	A Reverse	2.0962
1-G	B Reverse	2.8163

Building No. 11

Unit

11-A	E Reverse	2.2790
11-B	E Reverse	2.2790
11-C	F Reverse	1.8977
11-D	E	2.2790
11-E	E	2.2790
11-F	F Reverse	1.8977
11-G	E Reverse	2.2790
11-H	E	2.2790

Phase II, Building No. 2

Unit

2-A	A	2.0962
2-B	B	2.8163
2-C	C	2.8821
2-D	C Reverse	2.0962
2-E	A Reverse	2.8163
2-F	B Reverse	2.8163

Phase III, Building No. 3

Unit

3-A	A	2.0962
3-B	B	2.8163
3-C	C	2.8821
3-D	C Reverse	2.8821
3-E	A Reverse	2.0962
3-F	B Reverse	2.8163

85316 P0425

Phase IV, Building No. 4

Unit

4-A	C	2.8821
4-B	D	2.8821
4-C	C	2.8821
4-D	C Reverse	2.8821
4-E	C Reverse	2.8821
4-F	A Reverse	2.0963
4-G	B Reverse	2.8164

Phase VIII, Building No. 8

Unit

8-A	C	2.8821
8-B	C Reverse	2.8821
8-C	C Reverse	2.8821
8-D	A	2.0963
8-E	B Reverse	2.8164

4268-9

NOT A CERTIFIED COPY

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JOINDER AND CONSENT OF MORTGAGEE

CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, herein called "Mortgagee", the owner and holder of a mortgage executed by PALM D'ORO DEVELOPMENT CORPORATION, a Florida corporation, in favor of Mortgagee, dated July 15, 1986, filed September 4, 1986, as recorded in Official Records Book 4993, Page 279 of the Public Records of Palm Beach County, Florida, said mortgage encumbering a portion of the property known as Building 8 - Phase VIII submitted to condominium ownership by the Declaration of Condominium of Isles of Boca Condominium, Section 1 to which this Joinder and Consent of Mortgagee is attached, hereby consents to and joins in the making of the Fourth Amendment to the Declaration of Condominium of Isles of Boca Condominium, Section 1 and Mortgagee agrees that its mortgage interest hereinabove stated is subordinate to the Fourth Amendment to the Declaration of Condominium of Isles of Boca Condominium, Section 1 unless said Fourth Amendment provides otherwise and that the lien of said mortgage shall hereafter be upon each and every Condominium Unit set forth and referred to in said Fourth Amendment to the Declaration of Condominium. This Joinder and Consent of Mortgagee is made without representation or warranty, expressed or implied, by law, statute, decision or otherwise, and does not effect the rights and remedies of Mortgagee as set forth in the mortgages except as specifically provided for herein.

Signed, sealed and delivered in the presence of:

CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America.

Janice Kern
Janet B. Harrison

By: Dennis B. Holthaus
Title: Senior V.P.

STATE OF FLORIDA)
) SS:
COUNTY OF ~~DAD~~ (BROWARD)

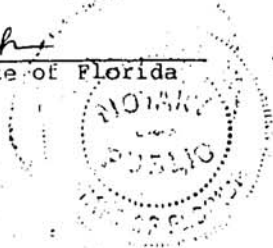
BEFORE ME, the undersigned authority, personally appeared Dennis B. Holthaus, as Senior Vice President of CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, and who acknowledged before me that he, as an officer of said corporation, executed this Joinder and Consent of Mortgagee and affixed the seal of said corporation, and that the same is the act and deed of said corporation, on behalf of said corporation.

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

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

My Commission Expires:

David Peracchi
Notary Public, State of Florida



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

85316 P0427