

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

Made this 22nd day of June, 1987, by PALM D'ORO DEVELOPMENT CORPORATION, a Florida corporation, hereinafter called the "Developer".

W I T N E S S E T H:

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 7-Phase VII located in Palm Beach County, Florida to condominium ownership and use; and

WHEREAS, the construction of Building 7-Phase VII 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 7-Phase VII 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 Fifth 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 7 - Phase VII", or "the Additional Land";
- (b) The Improvements. One (1) 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, as amended by the Fourth 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 7-Phase VII 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 Fourth 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

Jillie Kern
Mary Keas

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 22nd day of June, 1987.

David Perovich
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

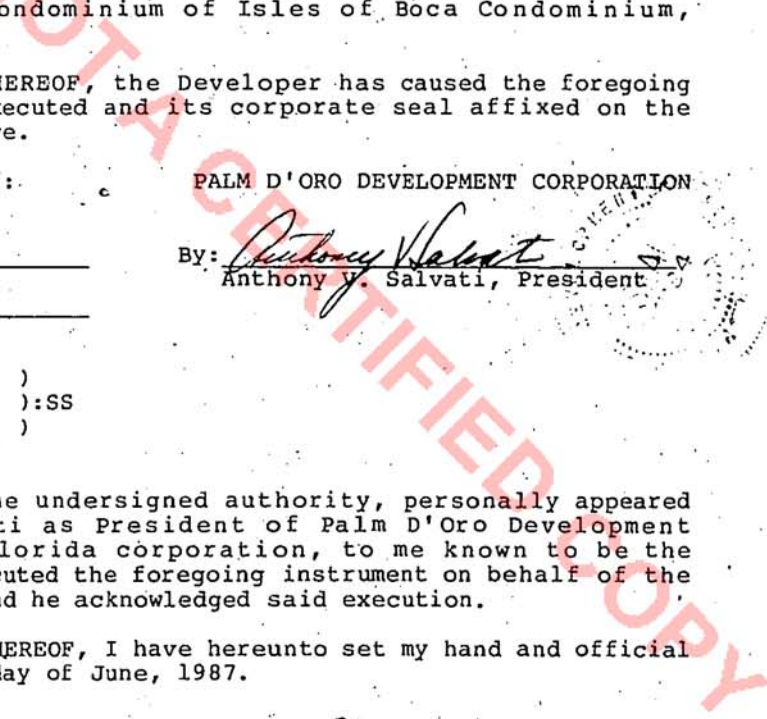
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 1, 1990
BONDED THRU GENERAL INS. UND.

This Instrument Prepared BY:

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

4358-1.1

85330 P0970



**ISLES OF BOCA CONDOMINIUM SECTION I
PHASE 7 — BUILDING 7**

SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS

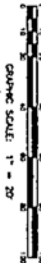


EXHIBIT "A"
ISLES OF BOCA CONDOMINIUM SECTION I

RESOLUTION - PASSED 7/11/76
A RESOLUTION OF THE BOARD OF DIRECTORS OF ISLES OF BOCA CONDOMINIUM SECTION I, PHASE 7, INC., a Florida corporation, adopted on July 11, 1976, at a meeting held at the office of the President of the Corporation, 1111 North Orange Avenue, Suite 1100, Miami, Florida 33132, and the text of which is hereby incorporated by reference into this Survey, Plot Plan and Graphic Description of Improvements, and the same is hereby approved and confirmed by the undersigned.

INDICATES LIMITED COMMON ELEMENTS



1. The land shown herein was not obstructed by the building shown hereon.
2. There have been no improvements, including any building shown hereon, on the land shown hereon since the date of the last recorded plat of the land shown hereon.
3. The land shown hereon is not subject to any other recorded plat of the land shown hereon.
4. The land shown hereon is not subject to any other recorded plat of the land shown hereon.
5. The land shown hereon is not subject to any other recorded plat of the land shown hereon.
6. The land shown hereon is not subject to any other recorded plat of the land shown hereon.
7. The land shown hereon is not subject to any other recorded plat of the land shown hereon.
8. The land shown hereon is not subject to any other recorded plat of the land shown hereon.
9. The land shown hereon is not subject to any other recorded plat of the land shown hereon.
10. The land shown hereon is not subject to any other recorded plat of the land shown hereon.

LEGAL INTERESTS:
None known.

ESSENTIAL CERTIFICATES:
None known.

NOTARIAL PUBLIC
STATE OF FLORIDA
COUNTY OF DADE
I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

[Signature]
Notary Public

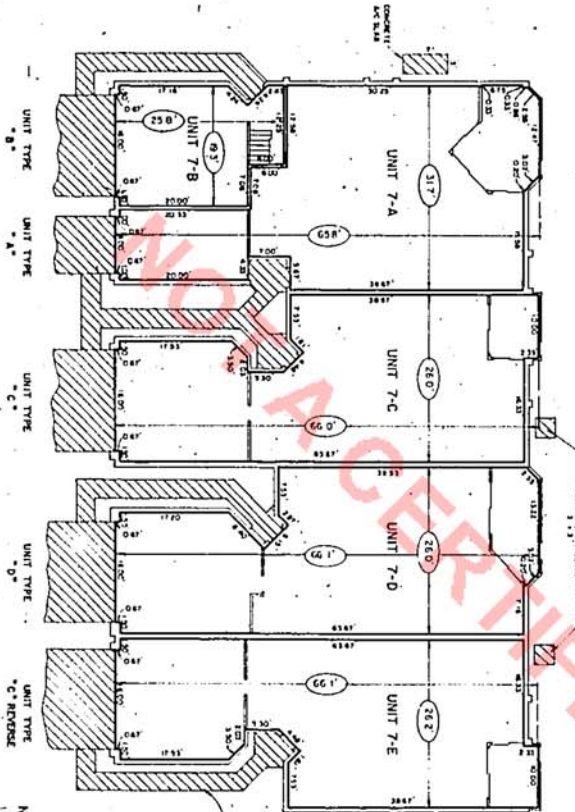
ISLES OF BOCA CONDOMINIUM SECTION I, PHASE 7 EXHIBIT "B", PAGE 1 80-0202	Carthy and Wray, Inc. Professional Engineering, Surveying & Planning 1625 S. POMEROY PARKWAY POMPANO BEACH, FLORIDA 33069 POMPANO BEACH (305) 876-8566 - ORLANDO (305) 894-4883	DATE: 7/11/76 DRAWN BY: MW/170 CHECKED BY: DWD APPROVED BY: [Signature] TITLE: [Signature]	SHEET NO. 11 OF 15 TOTAL SHEETS: 15
		DATE: 7/11/76 DRAWN BY: MW/170 CHECKED BY: DWD APPROVED BY: [Signature] TITLE: [Signature]	SHEET NO. 11 OF 15 TOTAL SHEETS: 15

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

7160 P 0358

ISLES OF BOCA CONDOMINIUM, SECTION I
 PHASE 7 - BUILDING 7

1ST FLOOR
 BUILDING FLOOR PLANS



UNIT NO.	SQ. FT.	CONTRACT NO.	DATE
7-A	317	1001	11/11/81
7-B	283	1002	11/11/81
7-C	280	1003	11/11/81
7-D	280	1004	11/11/81
7-E	282	1005	11/11/81

NOTE: REFER TO THE ARCHITECT'S RECORD DRAWINGS FOR ELEVATIONS AND FINISHES.

- NOTES:
1. C.E. - LIVED COMMON ELEMENT AND IS DESIGNATED BY CROSS-HATCHING
 2. - INDICATES PERMITTED ROOFS OR UNIT
 3. - UNITS AND UNITS' PARTS ARE COMMON ELEMENTS
 4. FOR ALL OTHER PERMITTED INFORMATION, REFER TO THE DECLARATION OF CONDOMINIUM
 5. THE COMMON AREAS AND UNITS' PARTS ARE COMMON ELEMENTS AS DEFINED BY CHAPTER 718, F.S., AND CHAPTER 718.01, F.S. (AS AMENDED BY CHAPTER 88, W.S., AND CHAPTER 88.01, F.S.)
 6. - INDICATES AS-BUILT PERMANENT ROOFS OR UNITS' PARTS AS SHOWN TO THE NEAREST DIMENSION OF A FOOT (12")

SEE PLAN FOR UNIT AND UNIT PARTS WHICH ARE COMMON ELEMENTS

ISLES OF BOCA CONDOMINIUM
 SECTION I
 PHASE 7 - BUILDING 7
 EXHIBIT "B" PAGE 2

Early and Wags, Inc.
 Professional
 Engineering, Surveying & Planning
 1415 E. POMERAY PARKWAY POMPANO BEACH, FLORIDA 33069
 POMPANO BEACH (305) 977-6188 - ORLANDO (305) 854-6883

NO.	REVISION	BY	DATE
1	AS SHOWN	END	11/11/81

21690 D 00358 B

SHEET 2 OF 3

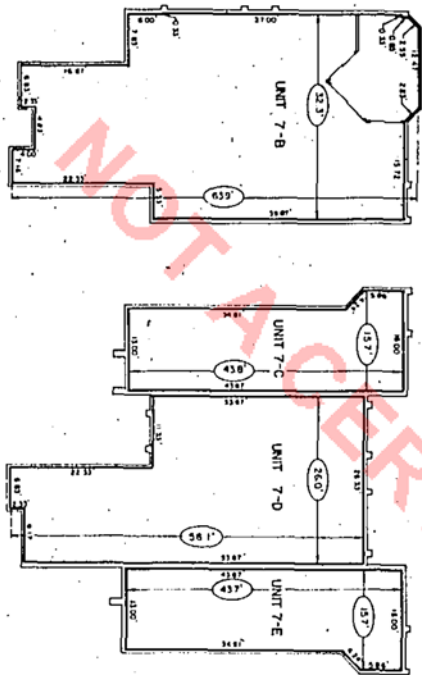
BD-0202

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ISLES OF BOCA CONDOMINIUM, SECTION I
 PHASE 7 - BUILDING 7



2 ND FLOOR
 GRAPHIC SCALE: 1" = 8'
 BUILDING FLOOR PLANS



UNIT NO.	CONTRACT NO.	DATE	REVISION
7-B	830	11/18/87	
7-C	831	11/18/87	
7-D	832	11/18/87	
7-E	833	11/18/87	

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

UNIT TYPE: B
 UNIT TYPE: C
 UNIT TYPE: D
 UNIT TYPE: C REVERSE

- NOTES:
1. SEE UNIT DRAWING ELEMENT AND IS DESIGNATED BY CROSS-HATCHING.
 2. NO OTHER FINISHES, MATERIALS, OR METHODS ARE TO BE USED.
 3. VIEW AND QUALITY SHALL BE COMMON ELEMENTS.
 4. SEE ALL OTHER FINISHES, MATERIALS, OR METHODS REFER TO THE REGULATION.
 5. THE DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF DARBY AND WAY, INC. AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DARBY AND WAY, INC. (D&W). DIMENSIONS SHALL PREVAIL OVER NOTES.

SHEET 3 OF 3
 EL60D 0E65B
 80-0202

ISLES OF BOCA CONDOMINIUM
 SECTION I
 PHASE 7 - BUILDING 7
 EXHIBIT "B" PAGE 3

Darby and Way, Inc.
 Professional
 Engineering, Surveying & Planning
 1130 S. POMEROY PARKWAY POMPANO BEACH, FLORIDA 33066
 POMPANO BEACH (305) 875-8748 • ORLANDO (305) 894-4443

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

SCALE: 1" = 8'
 DATE: 5-14-87
 PROJECT: B.P.
 DRAWING NO.: 012
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

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 ,VII 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	1.8461
1-B	B	2.4801
1-C	C	2.5378
1-D	D	2.5378
1-E	D Reverse	2.5378
1-F	A Reverse	1.8461
1-G	B Reverse	2.4801

Building No. 11

Unit

11-A	E Reverse	2.0069
11-B	E Reverse	2.0069
11-C	F Reverse	1.6712
11-D	E	2.0069
11-E	E	2.0069
11-F	F Reverse	1.6712
11-G	E Reverse	2.0069
11-H	E	2.0069

Phase II, Building No. 2

Unit

2-A	A	1.8461
2-B	B	2.4801
2-C	C	2.5378
2-D	C Reverse	2.5378
2-E	A Reverse	1.8461
2-F	B Reverse	2.4801

Phase III, Building No. 3

Unit

3-A	A	1.8461
3-B	B	2.4801
3-C	C	2.5378
3-D	C Reverse	2.5378
3-E	A Reverse	1.8461
3-F	B Reverse	2.4801

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Unit

4-A	C	2.5378
4-B	D	2.5378
4-C	C	2.5378
4-D	C Reverse	2.5378
4-E	C Reverse	2.5378
4-F	A Reverse	1.8461
4-G	B Reverse	2.4801

Phase VII, Building No. 7

Unit

7-A	A	1.8461
7-B	B	2.4801
7-C	C	2.5378
7-D	D	2.5378
7-E	C Reverse	2.5378

Phase VIII, Building No. 8

Unit

8-A	C	2.5378
8-B	C Reverse	2.5378
8-C	C Reverse	2.5378
8-D	A	1.8461
8-E	B Reverse	2.4801

5348-2

NOT A CERTIFIED COPY

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