# SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF ISLES OF BOCA CONDOMINIUM, SECTION 1

Made this (34h day of July, 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 5-Phase V located in Palm Beach County, Florida to condominium ownership and use; and

WHEREAS, the construction of Building 5-Phase V 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 5-Phase V 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 Sixth 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 5 - Phase V", or "the Additional Land";
  - (b) The Improvements. One (1) two story multi-unit structure containing a total of Seven (7) 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

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through 74 in the Public Records of Palm Beach County, Florida, as amended by the Fifth 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 5-Phase V are "substantially completed" in compliance with the requirements of Section 718.104(4)(e) Florida Statutes, (1986).

- 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 Fifth Amendment to Declaration of Condominium of Isles of Boca Condominium, Section I, recorded in the Public Records of Palm Beach County, Florida.
- 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,

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

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 13th day of July, 1987.

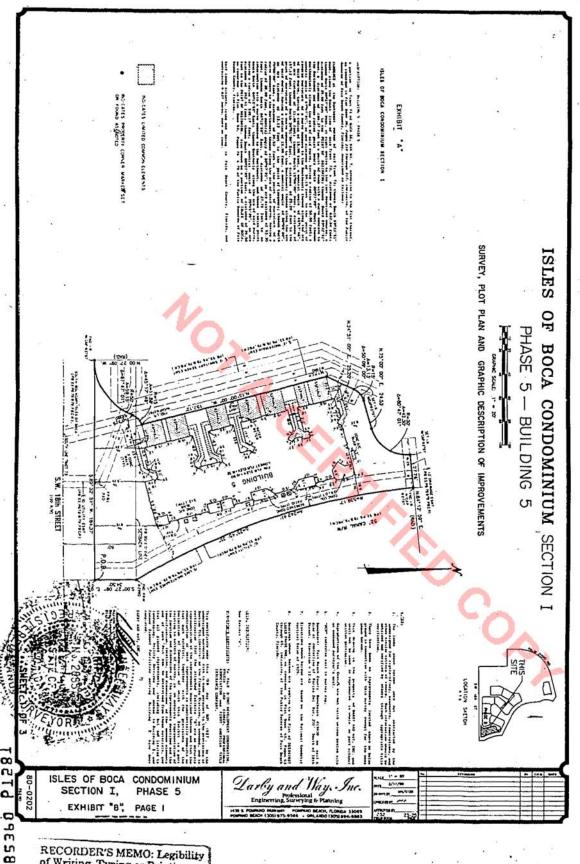
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. JAN. 1, 1990

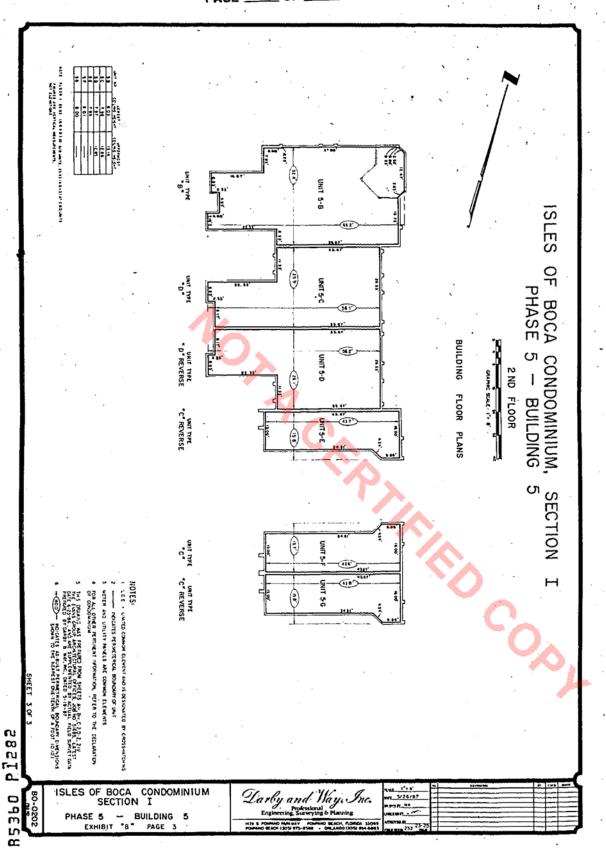
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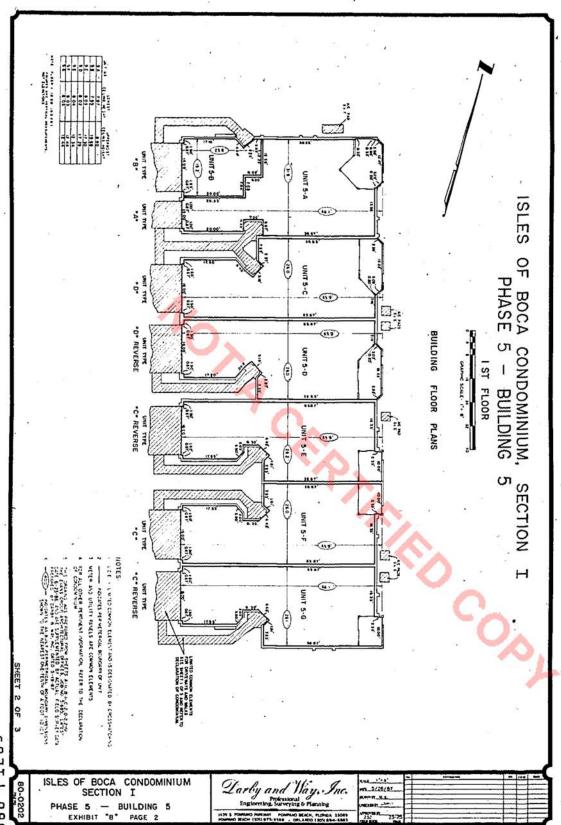
Glenn M. Lee, Esquire √ Stuzin and Camner, P.A. 999 Brickell Avenue Fourth Floor Miami, Florida 33131

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





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# . ISLES OF BOCA CONDOMINIUM, SECTION I

PHASES I, II, III, IV, V, VII AND VIII

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3-C		С	2.1688
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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, of the Public Records of Palm Beach County, Florida, said mortgage encumbering a portion of the property known as Building 5 - Phase V submitted to condominium ownership by the Declaration of Condominium of Isles of Boca Condominium, Section I to which this Joinder and Consent of Mortgagee is attached, hereby consents to and joins in the making of the Sixth Amendment to the Declaration of Condominium of Isles of Boca Condominium, Section I and Mortgagee agrees that its mortgage interest hereinabove stated is subordinate to the Sixth Amendment to the Declaration of Condominium of Isles of Boca Condominium, Section I unless said Sixth 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 Sixth 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

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STATE OF FLORIDA

SS:

COUNTY OF MAXMEN 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

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 13th day of July, 1987.

Notary Public, State of Florida

My Commission Expires:

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

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