

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

Made this 26th day of May 1988, 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 6, Phase VI located in Palm Beach County, Florida to condominium ownership and use; and

WHEREAS, the construction of Building 6, Phase VI 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 6-Phase VI 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 Seventh 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 6, Phase VI", or "the Additional Land";
- (b) The Improvements. One (1) two story multiunit structure containing a total of six (6) 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 Sixth 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 6, Phase VI 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.

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

*Jack B. ...*  
*Glenn M. Lee*

By: *Richard M. Hawkshead*  
Richard M. Hawkshead, President

STATE OF FLORIDA )  
                                  ):SS  
COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, personally appeared Richard M. Hawkshead, 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 26th day of May 1988.

*David Percock*  
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

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

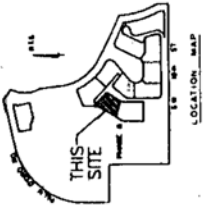
This Instrument Prepared By:  
Glenn M. Lee, Esquire  
Stuzin and Camner, P.A.  
999 Brickell Avenue  
Fourth Floor  
Miami, Florida 33131

7-AMEND.CON

# ISLES OF BOCA CONDOMINIUM SECTION I PHASE 6 - BUILDING 6



SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS



ISLES OF BOCA CONDOMINIUM, SECTION I, PAGE 1 OF 3  
TO THE SEVENTH AMENDMENT TO THE DECLARATION OF  
EXHIBIT "A" BUREAU 5703 229

DATE: 11/18/88	PROJECT: ISLES OF BOCA CONDOMINIUM SECTION I, PHASE 6
BY: [Signature]	FOR: [Signature]
CHECKED: [Signature]	DATE: 11/18/88
SCALE: 1" = 20'	PROJECT NO: 5703 229

**Darby and Wynn, Inc.**  
Engineering, Surveying & Planning

1120 N. FORTWORTH PARKWAY, FORTWORTH, TEXAS 76104  
PHONE: 817-335-1100 FAX: 817-335-1101

1. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

2. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

3. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

4. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

5. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

6. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

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10. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

11. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

12. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

13. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

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17. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

18. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

19. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

20. This is a true and correct copy of the original as shown to the undersigned on 11/18/88.

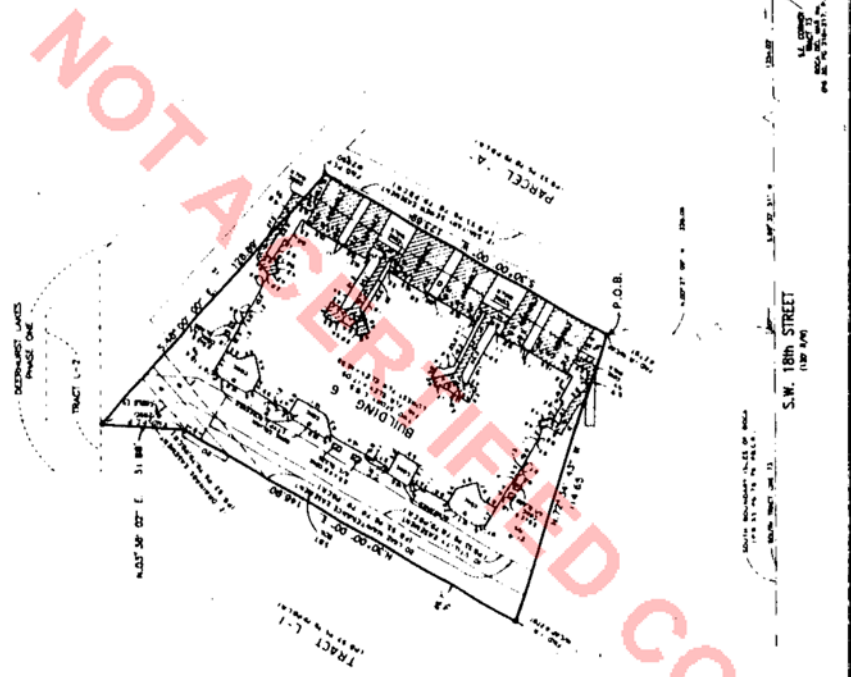


EXHIBIT "A"  
ISLES OF BOCA CONDOMINIUM SECTION I

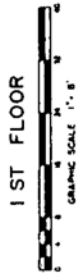
REGISTERED SURVEYOR

By: Douglas M. Davis  
Registered Land Surveyor No. 4343  
State of Florida

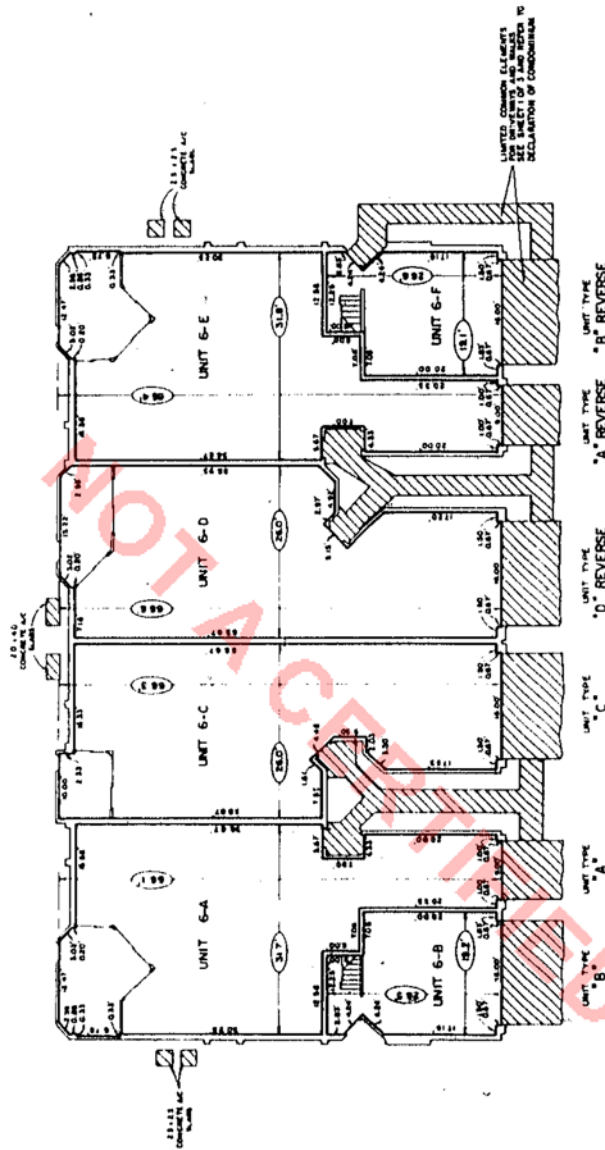
5-2-88

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

# ISLES OF BOCA CONDOMINIUM, SECTION I PHASE 6 - BUILDING 6



BUILDING FLOOR PLANS



UNIT TYPE "A" REVERSE    UNIT TYPE "B" REVERSE    UNIT TYPE "C" REVERSE    UNIT TYPE "D" REVERSE    UNIT TYPE "E" REVERSE    UNIT TYPE "F" REVERSE

UNIT NO.	SQ. FT.	COMMON ELEMENTS
6-A	1,278	
6-B	1,280	
6-C	1,306	
6-D	1,306	
6-E	1,306	
6-F	1,306	

NOTE: PLANS SHOWN IN 8-1-121  
SHOULD BE REVIEWED FOR  
ANY ERRORS.

- NOTES
1. L.C.E. - LIMITED COMMON ELEMENT AND IS DESIGNATED BY CROSS-HATCHING
  2. --- INDICATES PERMETRICAL BOUNDARY OF UNIT
  3. METER AND UTILITY PANELS ARE COMMON ELEMENTS
  4. FOR ALL OTHER PERTINENT INFORMATION, REFER TO THE DECLARATION OF CONDOMINIUM
  5. THIS DRAWING WAS PREPARED FROM SURVEY DATA BY S. G. & S. G. INC. THE SURVEY DATA WAS OBTAINED FROM SURVEY DATA FOR ISLES OF BOCA, PHASE 6, SURVEY DATED 5-20-88, PREPARED BY SURVEY & MAPPING, INC., DATED 5-20-88.
  6. DIMENSIONS OF COMMON ELEMENTS ARE SHOWN IN DIMENSIONS SHOWN TO THE NEAREST ONE-TENTH OF A FOOT (10/100').

NAME	S. G. & S. G. INC.
DATE	12/12/87
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	

*Larby and Wray, Inc.*  
Professional Engineering & Planning  
1429 S. POMONA AVENUE, POMONA BEACH, FLORIDA 32069  
TELEPHONE (305) 875-1155    FAX (305) 875-1155

ISLES OF BOCA CONDOMINIUM  
SECTION I  
PHASE 6 - BUILDING 6  
EXHIBIT "B" PAGE 2

80-0202

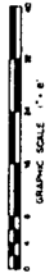
EXHIBIT "A"  
PAGE 2 OF 3

627 64 3075 BRB

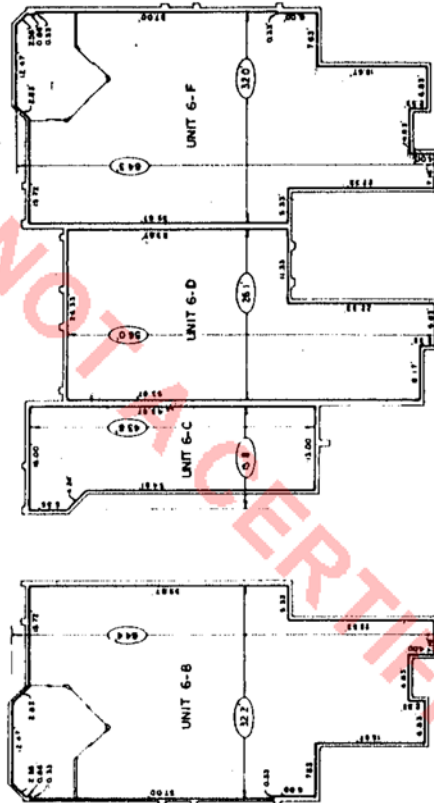
**RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.**

# ISLES OF BOCA CONDOMINIUM, SECTION I PHASE 6 - BUILDING 6

2ND FLOOR



BUILDING FLOOR PLANS



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

UNIT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
6-B	1,100	11.00
6-C	1,100	11.00
6-D	1,100	11.00
6-F	1,100	11.00
TOTAL	4,400	44.00

NOTE: 1. THIS PLAN IS BASED UPON THE SURVEY OF THE ISLES OF BOCA CONDOMINIUM, SECTION I, PHASE 6, BUILDING 6, AS SHOWN ON THE PLANS AND SURVEY DATED 5-20-88 PREPARED BY DUBBY & WATSON, INC. DATED 5-20-88.

- NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
  3. FOR ALL OTHERS REFERENCE TO DRAWINGS, REFER TO THE DRAWINGS OF THE CONDOMINIUM.
  4. THIS DRAWING WAS PREPARED FROM THE RECORD PLANS AND SURVEY DATED 5-20-88.
  5. DATE 5-20-88 AND ANY SUPPLEMENTAL DATED 5-20-88.
  6. PREPARED BY DUBBY & WATSON, INC. DATED 5-20-88.
  7. INDICATES AS-BUILT DIMENSIONS. REFER TO THE PLANS DATED 5-20-88.

SHEET 3 OF 3

80-0202

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

*Darby and Wong, Inc.*  
Architectural & Planning  
Engineering, Surveying & Planning  
1400 S. PALM BEACH BLVD., SUITE 2000  
PALM BEACH, FLORIDA 33480  
TEL: (561) 833-8888 FAX: (561) 833-8888

EXHIBIT "B"  
TO THE SEVENTH AMENDMENT TO THE  
DECLARATION OF ISLES OF BOCA CONDOMINIUM, SECTION I

"EXHIBIT 'C'  
TO THE DECLARATION OF  
ISLES OF BOCA CONDOMINIUM, SECTION I  
PHASES I, II, III, IV, V, VI, VII AND VIII"

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

<u>BUILDING AND UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>PERCENTAGE OWNERSHIP</u>
<u>Building No. 1</u>		
1A	A	1.4119
1B	B	1.8968
1C	C	1.9412
1D	D	1.9412
1E	D Reverse	1.9412
1F	A Reverse	1.4119
1G	B Reverse	1.8968
<u>Building No. 11</u>		
<u>Unit</u>		
11A	E Reverse	1.5349
11B	E Reverse	1.5349
11C	F Reverse	1.2781
11D	E Reverse	1.5349
11E	E Reverse	1.5349
11F	F	1.2781
11G	E	1.5349
11H	E	1.5349
<u>Building No. 2</u>		
<u>Unit</u>		
2A	A	1.4119
2B	B	1.8968
2C	C	1.9412
2D	C Reverse	1.9412
2E	A Reverse	1.4119
2F	B Reverse	1.8968
<u>Building No. 3</u>		
<u>Unit</u>		
3A	A	1.4119
3B	B	1.8968
3C	C	1.9412
3D	C Reverse	1.9412
3E	A Reverse	1.4119
3F	B Reverse	1.8968

EXHIBIT "B" -CONTINUED-

"EXHIBIT 'C'  
TO THE DECLARATION OF  
ISLES OF BOCA CONDOMINIUM, SECTION I  
PHASES I, II, III, IV, V, VI, VII AND VIII"

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

<u>BUILDING AND UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>THE PERCENTAGE OWNERSHIP OF THE UNDIVIDED SHARE ON THE COMMON ELEMENTS APPURTENANT TO EACH CONDOMINIUM UNIT AND EACH CONDOMINIUM UNIT'S PER- CENTAGE SHARE OF THE COMMON SURPLUS AND EACH CONDOMINIUM UNIT'S PERCENTAGE SHARE OF THE COMMON EXPENSES OF THE CONDOMINIUM.</u>
Building No. 4		
<u>Unit</u>		
4A	C	1.9412
4B	D	1.9412
4C	C	1.9412
4D	C Reverse	1.9412
4E	C	1.9412
4F	A Reverse	1.4119
4G	B Reverse	1.8968
Building No. 5		
<u>Unit</u>		
5A	A	1.4119
5B	B	1.8968
5C	D	1.9412
5D	D Reverse	1.9412
5E	C Reverse	1.9412
5F	C	1.9412
5G	C Reverse	1.9412
Building No. 6		
<u>Unit</u>		
6A	A	1.4119
6B	B	1.8968
6C	C	1.9412
6D	D	1.9412
6E	A Reverse	1.4119
6F	B Reverse	1.8968
Building No. 7		
<u>Unit</u>		
7A	A	1.4119
7B	B	1.8968
7C	C	1.9412
7D	D	1.9412
7E	C Reverse	1.9412

EXHIBIT "B" -CONTINUED-

"EXHIBIT 'C'  
TO THE DECLARATION OF  
ISLES OF BOCA CONDOMINIUM, SECTION I  
PHASES I, II, III, IV, V, VI, VII AND VIII"

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

<u>BUILDING AND UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>PERCENTAGE</u>
Building No. 8		
<u>Unit</u>		
8A	C	1.9412
8B	C Reverse	1.9412
8C	C Reverse	1.9412
8D	A	1.4119
8E	B Reverse	1.8968

NOT A CERTIFIED COPY



JOINDER AND CONSENT OF MORTGAGEE

CITIZENS FEDERAL BANK, A FEDERAL SAVINGS BANK f/k/a 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 Citizens Financial Services, Inc., a Florida corporation, in favor of Mortgagee, recorded in Official Records Book 4261, Page 473 of the Public Records of Palm Beach County, Florida, said mortgage encumbering the property submitted to condominium ownership by the Seventh Amendment to 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 Seventh 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 Declaration of Condominium of Isles of Boca Condominium, Section I unless said Declaration 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 Seventh 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 mortgage except as specifically provided for herein.

Signed, sealed and delivered  
in the presence of:

CITIZENS FEDERAL BANK, A FEDERAL SAVINGS BANK f/k/a CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION

*James B. Har...*  
*Clifford A. Hope*

By: *Clifford A. Hope*  
Clifford A. Hope, Senior Vice President

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, personally appeared Clifford A. Hope, as Senior Vice President President of CITIZENS FEDERAL BANK, A FEDERAL SAVINGS BANK f/k/a 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State, this 26th day of May, 1988.

*David Pescok*  
Notary Public, State of Florida

My commission expires:

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

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