CERTIFICATE OF AMENDMENT TO AMENDED AND RESTATED

DECLARATION OF CONDOMINIUM

<u>of</u>

VIILA SONRISA THREE CONDOMINIUM

WITNESSETH:

WHEREAS the Amended and Restated Declaration of Condominium of Villa Sonrisa Three Condominium ("Declaration") was recorded on November 28, 1995 in Official Records Book 9015, Page 1085, of the Public Records of Palm Beach County, Florida; and

WHEREAS, Article 8, Sub-Paragraph D(1) of the Amended and Restated Declaration provides that the Declaration may be amended:

"(1) Notwithstanding anything to the contrary herein, and unless otherwise prohibited by the Act, the Developer reserves the right to amend the Declaration and its Exhibits so as to correct any errors or omissions, or any legal description contained herein, which legal description may have been incorrect by reason of a scrivener's or surveyor's error, so long as such amendments do not increase the maximum number of Units or materially affect the rights of Unit Owners, lienors or mortgagees. Such amendment need be executed and acknowledged by the Developer only, and need not be approved by the Association, Unit Owners, lienors or Mortgagees of Units, whether or not elsewhere required for amendments."

NOW, THEREFORE, the Declaration is hereby amended as set forth on Exhibit "A" attached hereto. The Declaration Amendment shall run with the land known as Villa Sonrisa Three Condominium, a Condominium pursuant to the Amended and Restated Declaration of Condominium recorded in Official Records Book 9015, Page 1085, of the Public Records of Palm Beach County, Florida, and shall be binding on all parties having any right, title or interest in said real property or any part thereof, their heirs, successors and assigns, and shall enure to the benefit of each owner thereof.

WE HEREBY CERTIFY that the attached Consent of Mortgagee to Declaration of Condominium of Villa Sonrisa Three Condominium is adopted as Amendment to Amended and Restated Declaration of Condominium of Villa Sonrisa Three Condominium, a Condominium.

Robert baker 8181 w browerd and Ste 300 Plantation, 154 33324

IN WITNESS WHEREOF, Developer has hereunto set Developer's hand and seal the day and year first above-written.

Signed, sealed and delivered in the presence of:

Printed Signature

Dinda

Signature

LIUNA.

Printed Signature

WATERMARK-KLEMOW GROUP II, LTD., a Florida limited partnership

By: HARJOR, INC., a Florida corporation, as General

Partner

HAROLD KLEMOW, PRESIDENT

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this day of February, 1996, by HAROLD KLEMOW, PRESIDENT OF HARJOR, INC., a Florida corporation, as General Partner of WATERMARK-KLEMOW GROUP II, LTD., a Florida limited partnership, who is personally known to

WITNESS my hand and official seal, this 1/1 day of February, 1996.

NOTARY PUBLIC

Or FLOR

<u>Commis</u>sion Expires:

PARY PUD OFFICIAL NOTARY SEAL LAURIE J GOLDMAN COMMISSION NUMBER CC238488 MY COMMISSION EXP.

NOV. 13.1996

CONSENT OF MORTGAGEE TO DECLARATION OF CONDOMINIUM OF VILLA SONRISA THREE CONDOMINIUM

WHEREAS, the undersigned ("Mortgagee") is the holder of a Mortgage, upon land in Palm Beach County, Florida (the "Mortgage"), executed by WATERMARK/KLEMOW GROUP II, LTD., a Florida limited partnership ("Mortgagor").

WHEREAS, the Mortgage is a lien upon that certain tract of land more fully described in the Mortgage and in Exhibit "A" to the Declaration of Condominium of Villa Sonrisa Three Condominium (the "Declaration").

WHEREAS, Mortgagee has agreed to consent to the Declaration.

NOW, THEREFORE, for good and valuable consideration, Mortgagee agrees and declares as follows:

- 1. Mortgagee hereby consents to the making, execution and recordation of the Declaration.
- 2. By consenting to the recordation of the Declaration, Mortgagee does not undertake or assume any of the obligations or responsibilities of the Mortgagor or anyone else under the Declaration or the Condominium Act of any owner of a Condominium Unit.

IN WITNESS WHEREOF, Mortgagee had executed this Consent this day of November, 1995.

Signed, sealed and delivered in the presence of

BANKATLANTIC

By: / / WWW / F Bee Vice President

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF PALM BEACH

NOTARY PUBLIC
PRINT/STAMP/TYPE NAME:
COMMISSION EXPIRES:
COMMISSION NUMBER:

OFFO OFFICIEL NOTRRY SELL

