

RECORD AND RETURN TO:

Name: LEOPOLD, KORN & LEOPOLD, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

THIS INSTRUMENT PREPARED BY:

Name: GARY A. KORN, Esquire
LEOPOLD, KORN & LEOPOLD, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

09/16/2003 11:53:07 20030551469
OR BK 15851 PG 1364
Palm Beach County, Florida

[Space above line reserved for recording office use]

AMENDMENT TO DECLARATION OF CONDOMINIUM

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM (the "Amendment") is made this 18th day of August, 2003 by HYPOLUXO COVE DEVELOPMENT LLC, a Florida limited liability company (the "Developer") and by MARINER'S COVE OF HYPOLUXO CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Condominium Association").

WITNESSETH:

WHEREAS, MARINER'S COVE OF HYPOLUXO, a Condominium (the "Condominium") was created by the recordation of the Declaration of Condominium (the "Declaration") for the Condominium on July 28, 2003 in Official Records Book 15590, at Page 1782 of the Public Records of Palm Beach County, Florida; and

WHEREAS, as of the date of the execution of this Amendment, the Developer holds more than twenty five percent (25.00%) of the total votes of the Condominium Association; and

WHEREAS, the Developer and the Condominium Association wish to amend the Declaration pursuant to the provisions contained within Article VIII of the Declaration;

NOW, THEREFORE, the Developer and the Association hereby amend the Declaration as follows:

1. Exhibit "B" attached to the Declaration as originally recorded is hereby deleted and Exhibit "A" attached to this Amendment is substituted in place and in lieu thereof.
2. Except to the extent that the Declaration is amended and modified herein, each and every one of the terms and provisions contained within the Declaration shall remain unmodified and shall continue in full force and effect.

IN WITNESS WHEREOF, the Developer and the Association have executed this Amendment to Declaration of Condominium this 18th day of August, 2003.

Signed, sealed and delivered
in the presence of:

Print Name: Gary A. Korn
Heidi M. Mitchell
Print Name: Heidi M. Mitchell

HYPOLUXO COVE DEVELOPMENT LLC,
a Florida limited liability company

By: Harvey Birdman
HARVEY BIRDMAN, Managing Member

Address: 307 South 21st Avenue
Hollywood, Florida 33020

LEOPOLD, KORN & LEOPOLD, P.A.

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

**MARINERS COVE OF HYPOLUXO
CONDOMINIUM ASSOCIATION, INC.**, a Florida not-
for-profit corporation

Print Name: Helen M. Mittelman

By: HARVEY BIRDMAN, President

Address: 307 South 21st Avenue
Hollywood, Florida 33020

Print Name: Gary A. Korn

STATE OF FLORIDA)

) : SS

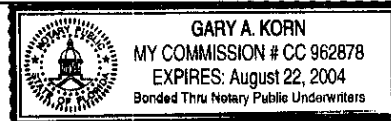
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18th day of August, 2003, by HARVEY BIRDMAN, as Managing Member of HYPOLUXO COVE DEVELOPMENT LLC, a Florida limited liability company, who is personally known to me.

My Commission Expires:

[Signature]
Notary Public, State of Florida

Print Name: _____



STATE OF FLORIDA

) : SS

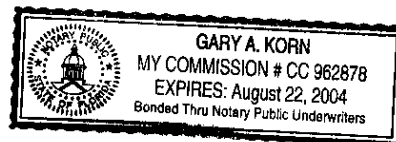
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18th day of August, 2003, by HARVEY BIRDMAN, as President of MARINERS COVE OF HYPOLUXO CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me.

My Commission Expires:

[Signature]
Notary Public, State of Florida

Print Name: _____



LEOPOLD, KORN & LEOPOLD, P.A.

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

MATCHLINE SEE SHEET 3

SHEET 2

SHEET 6	SHEET 5	SHEET 4	SHEET 3
SHEET 7	SHEET 8	SHEET 9	SHEET 2

SHEETS 2-6 KEY PLAN
SCALE ~ NONE

2"E

388.00'

LINE OF NORTH 1291.2' OF
3, SEC 10, T45S, R43E

ROCK JETTY

PIERHEAD LINE
PB 26, PG 89

100.00'

MARINERS COVE OF HYPOLUXO A CONDOMINIUM

SECTION 10, T45S, R43E
HYPOLUXO, FLORIDA

ALTA/ACSM LAND TITLE SURVEY for:
LEOPOLD, KORN, & LEOPOLD, P.A.

SCALE: 1"=50'

DATE: 10 AUG 03

SECTION 10, T45S, R43E
PALM BEACH COUNTY, FLORIDA

DRAWN BY:

WTM

PREPARED
BY:

MIMS SURVEYING & MAPPING, INC. ~ LB7076

8238 FORT THOMAS WAY
ORLANDO, FLORIDA 32822
PH (407) 275-6691

DRAWING NUMBER

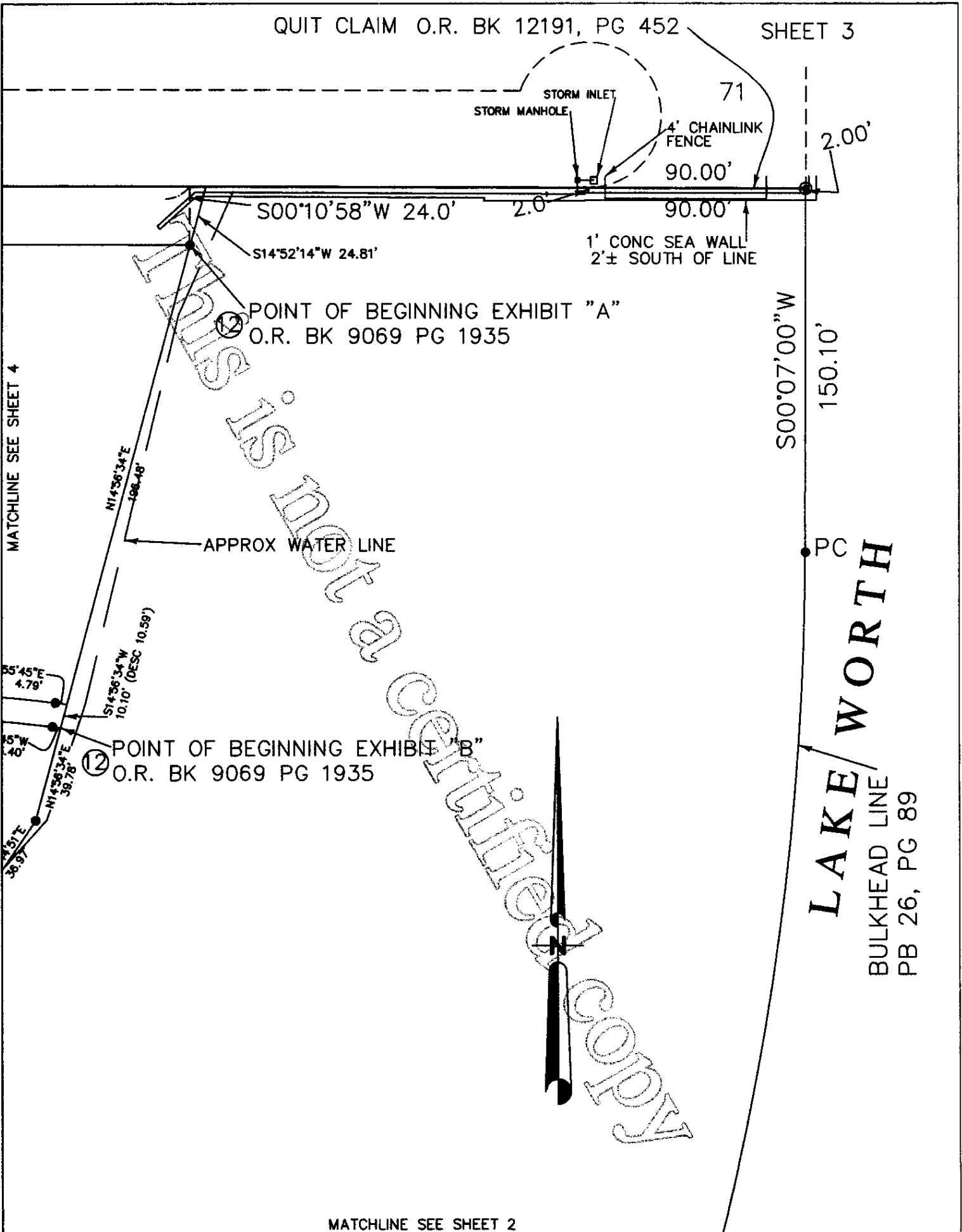
M0316D

DATE OF SURVEY:
23 MAY 03

MATCHLINE SEE SHEET 9

QUIT CLAIM O.R. BK 12191, PG 452

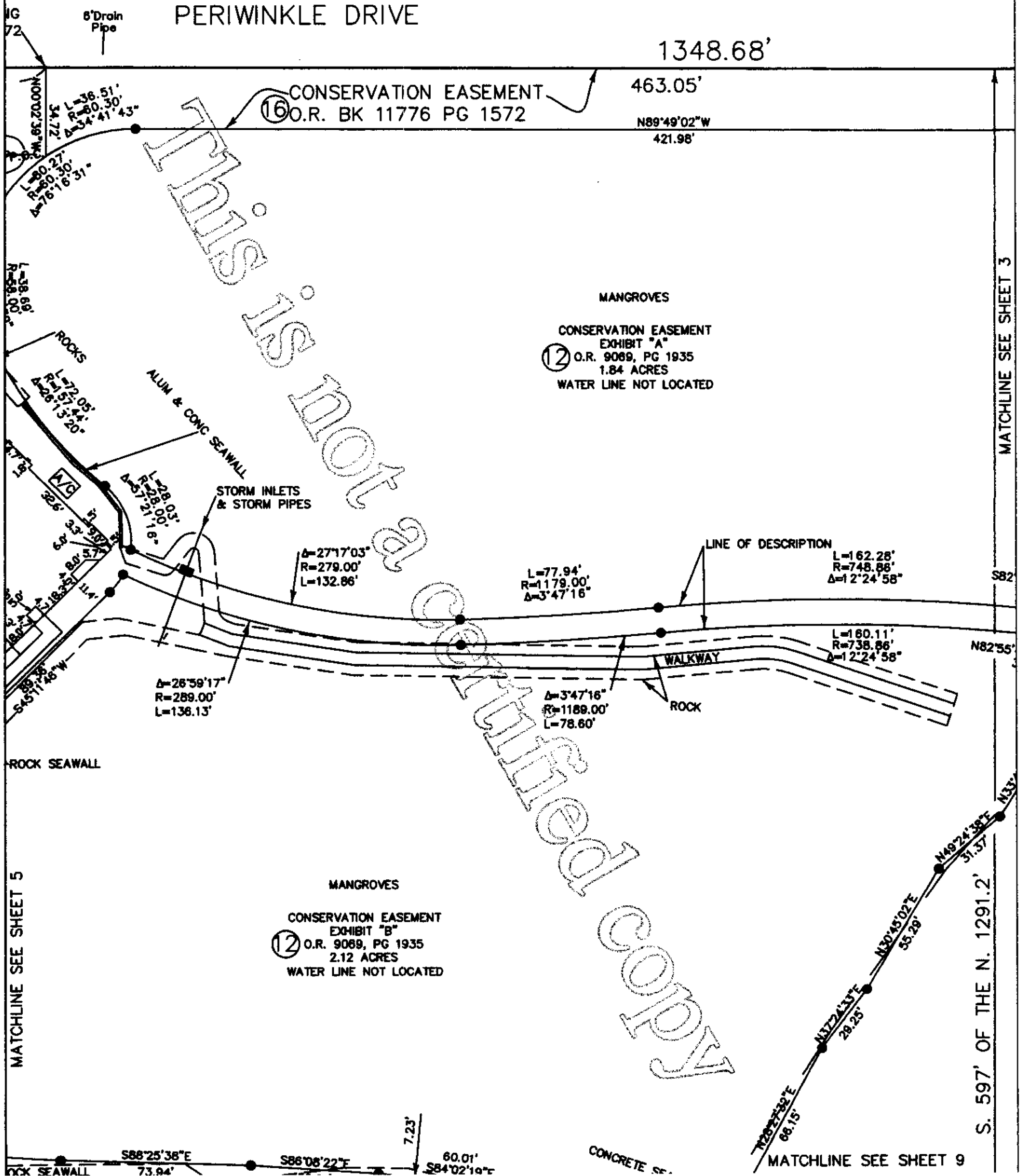
SHEET 3



MATCHLINE SEE SHEET 2

HYPOLUXO PARK
PB 24, PG 198

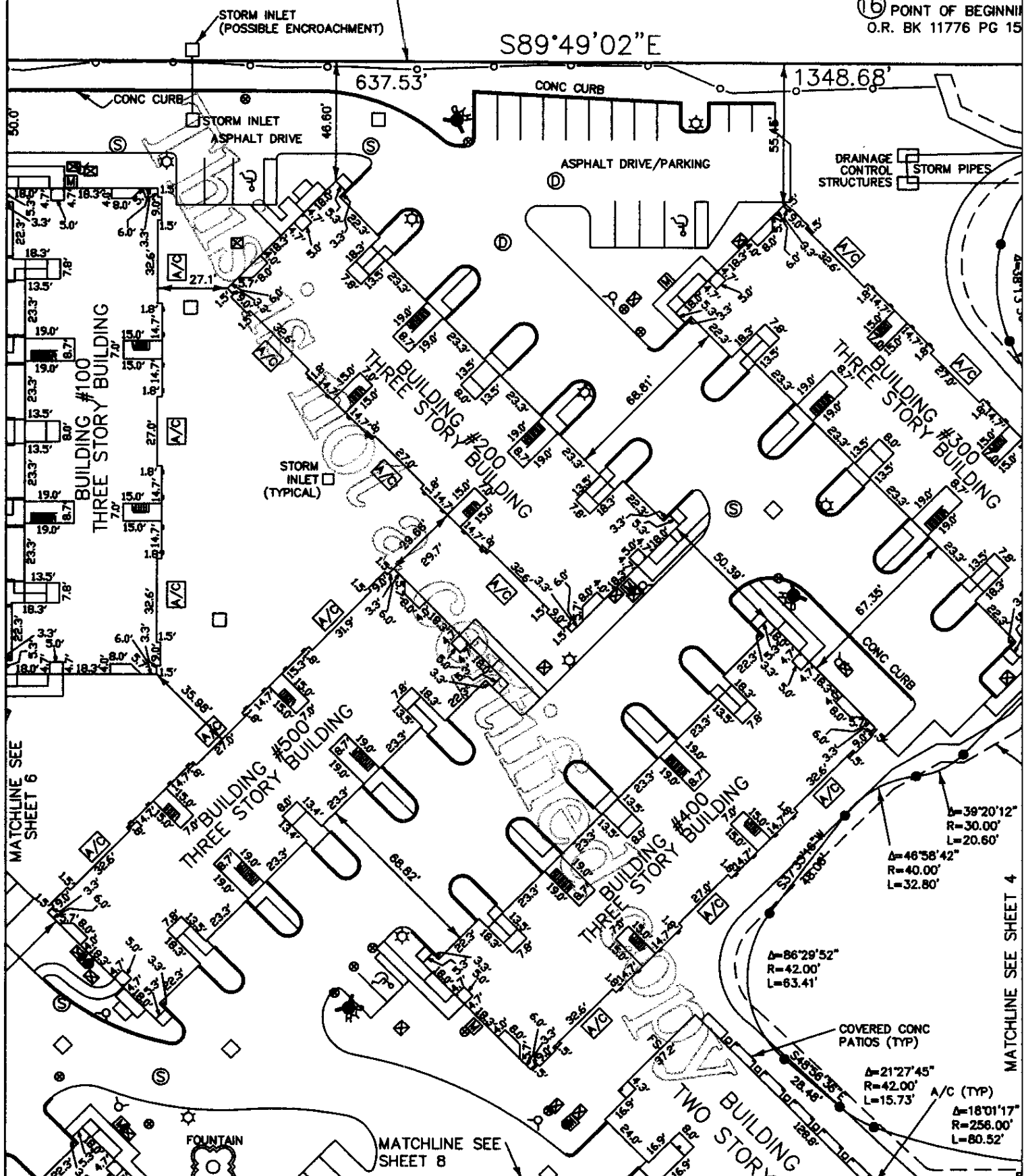
SHEET 4



NORTH LINE OF SOUTH 597' OF NORTH 1291.2'
OF GOV LOT 3, SEC 10, T45S, R43E

SHEET 5

①6 POINT OF BEGINNING
O.R. BK 11776 PG 15

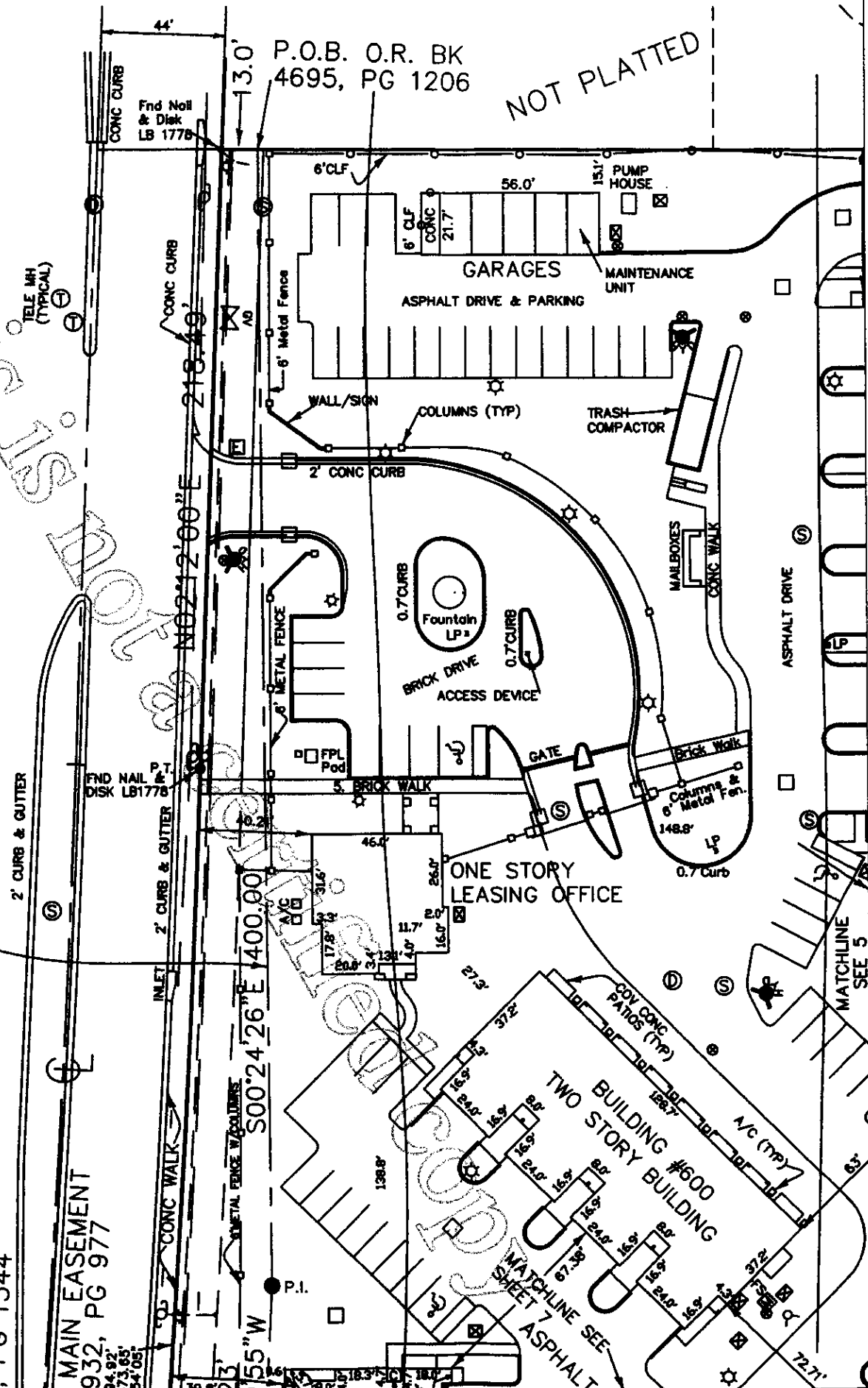


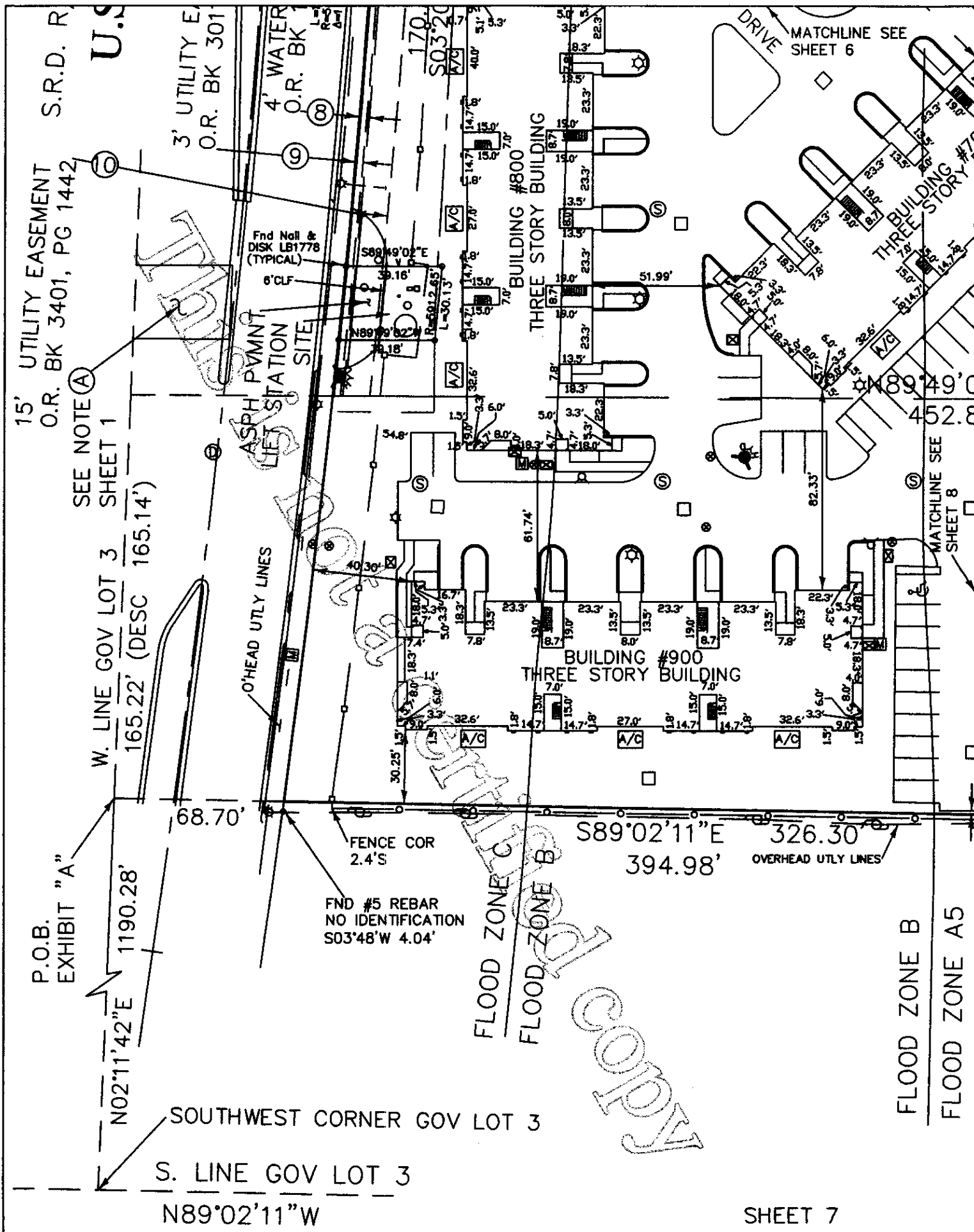
/W MAP 93010-2501, SHEET 4

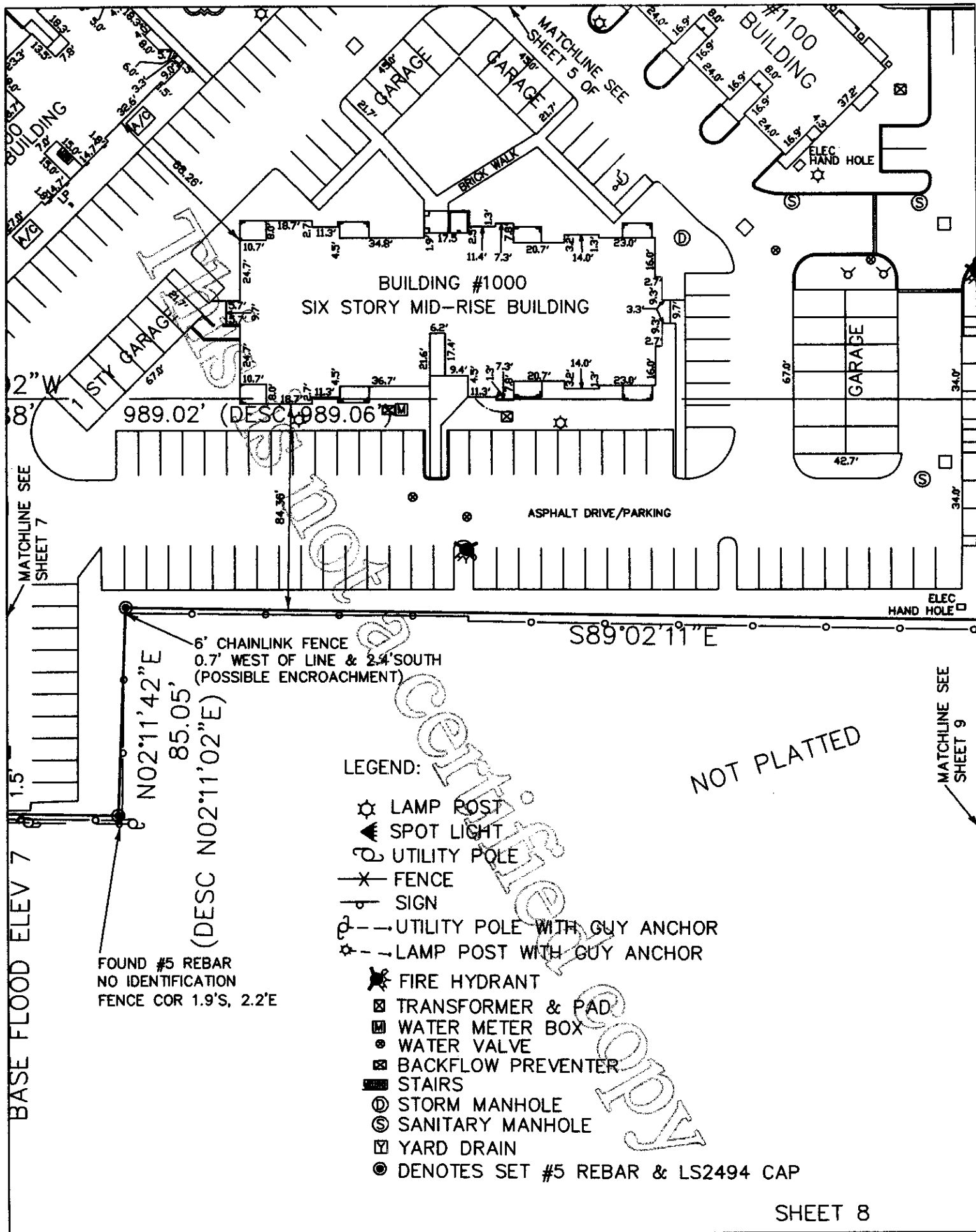
5. HIGHWAY NO. 1
(STATE ROAD 5)

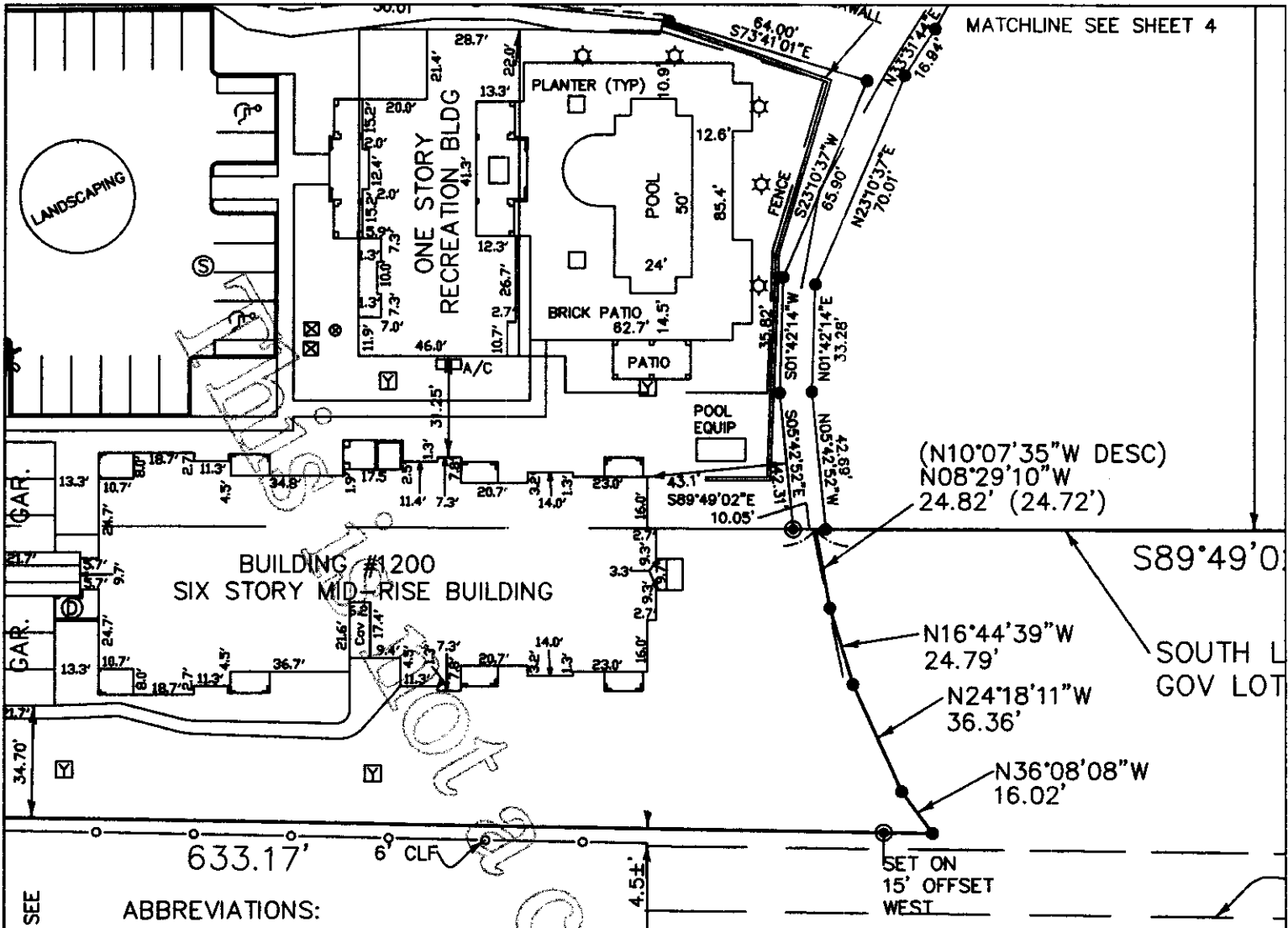
①-SANITARY SEWER ESMNT
O.R. BK 4695, PG 1206
CENTERLINE

ASEMENT
, PG 1544









ABBREVIATIONS:

CONC = CONCRETE
ASPH = ASPHALT
 Δ = DELTA
R = RADIUS
L = LENGTH
CH = CHORD
CB = CHORD BEARING
O.R. = OFFICIAL RECORDS
BK = BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENT
POC = POINT ON CURVE
STA = STATION
PG = PAGE

FF=FINISHED FLOOR ELEVATION
S = SOUTH
E = EAST
W = WEST
N = NORTH
A/C = AIR CONDITIONER
TELE = TELEPHONE
CL = CENTERLINE
GAR. = GARAGE
CLF = CHAINLINK FENCE
O'HEAD = OVERHEAD
UTLY = UTILITY

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SHEET 9

MATCHLINE SEE SHEET 2

MARINERS COVE OF HYPOLUXO

SECTION 10, T45S, R43E
HYPOLUXO, FLORIDA

TYPICAL UNIT & PARKING LEGEND

LCF - LIMITED COMMON ELEMENT
CE - COMMON ELEMENT

UNIT NUMBERS

105 = FIRST FLOOR
205 = SECOND FLOOR
305 = THIRD FLOOR

(1056) - INTERIOR GARAGE
FOR UNIT 105

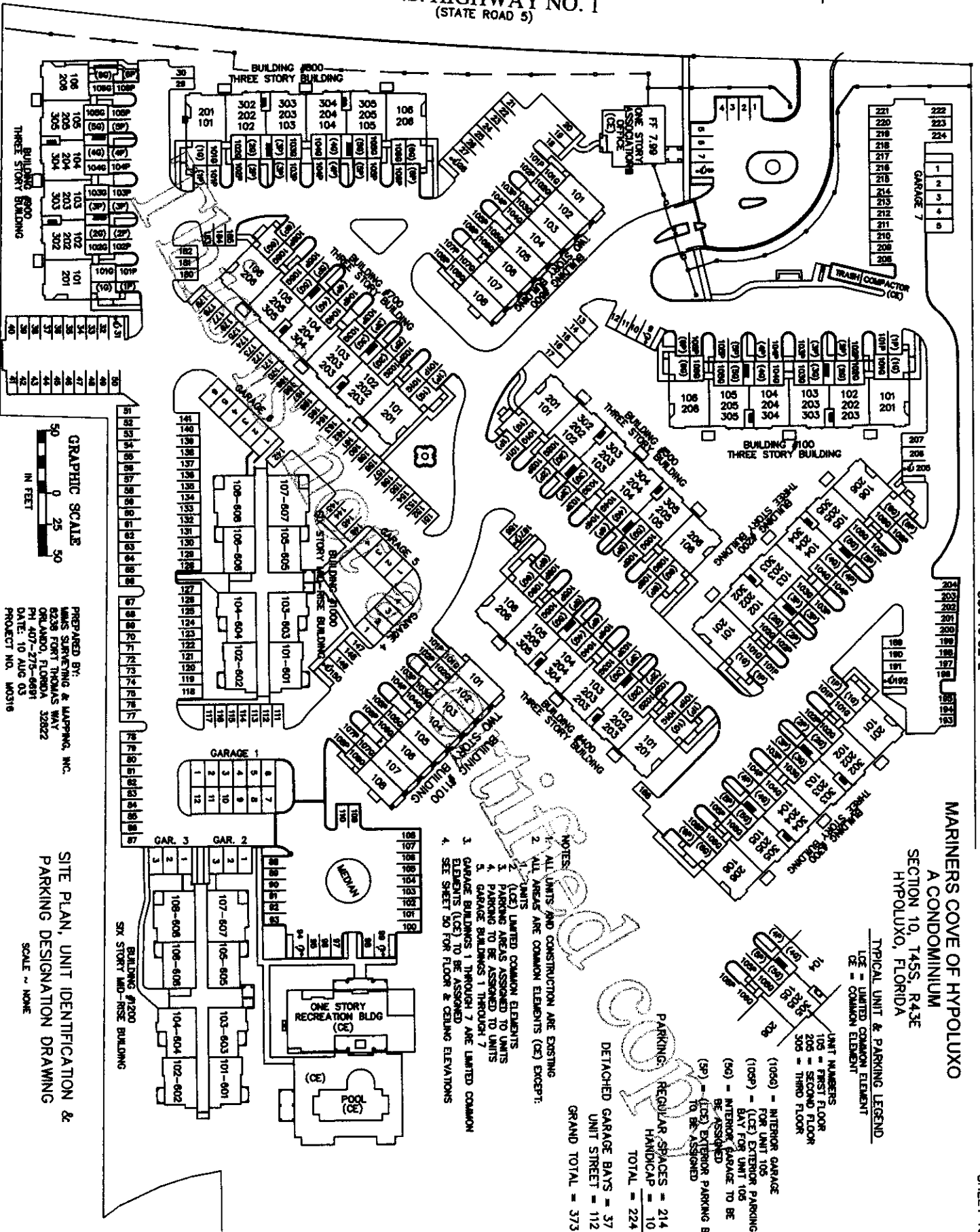
(105P) = (LCE) EXTERIOR PARKING
BAY FOR UNIT 105

(SP) - (LDS) EXTERIOR PARKING BAY
TO BE ASSIGNED

REGULAR SPACES = 214
 HANDICAP = 10
 TOTAL = 224
 DETACHED GARAGE BAYS = 37
 UNIT STREET = 112
 GRAND TOTAL = 373

1. ALL UNITS AND CONSTRUCTION ARE EXISTING
2. ALL AREAS ARE COMMON ELEMENTS (CE) EXCEPT:

1. UNITS
2. (USE) LIMITED COMMON ELEMENTS
3. PARKING AREAS ASSIGNED TO UNITS
4. PATIOING TO BE ASSIGNED TO UNITS
5. GARAGE BUILDINGS 1 THROUGH 7
6. GARAGE BUILDINGS 1 THROUGH 7 ARE LIMITED COMMON ELEMENTS (USE) TO BE ASSIGNED
7. SEE SHEET 50 FOR FLOOR & CEILING ELEVATIONS



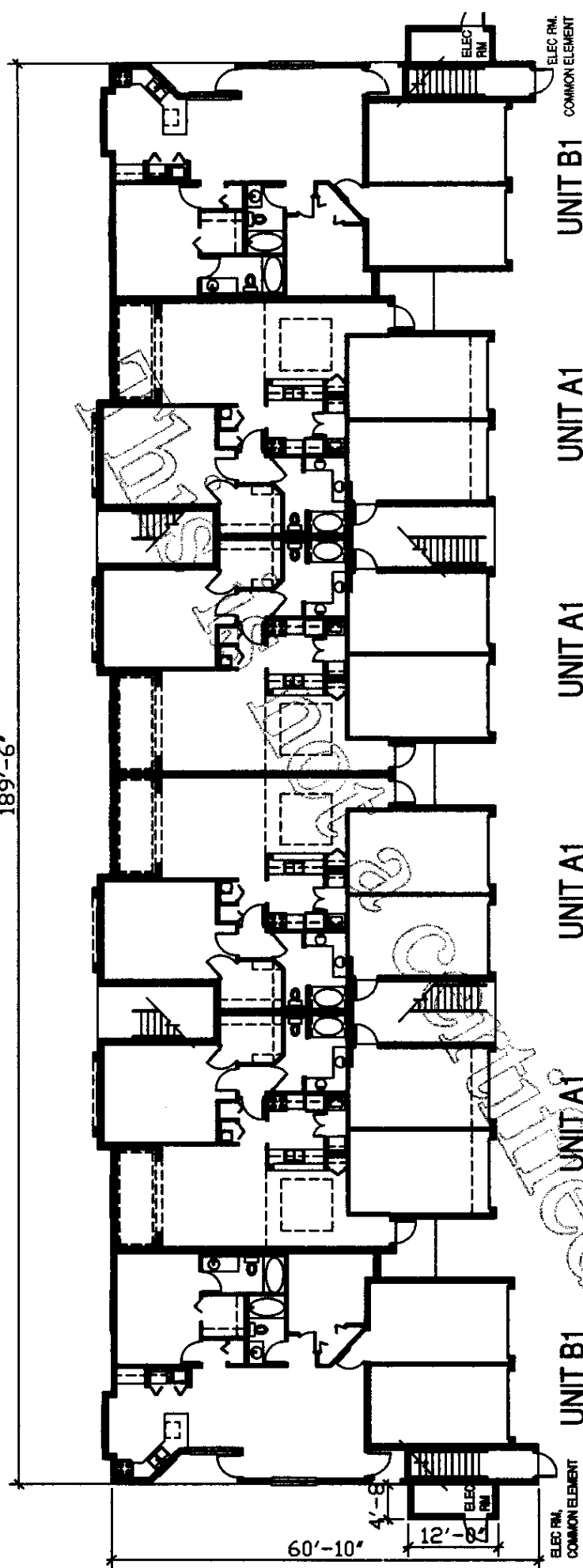
GRAPHIC SCALE

PREPARED BY:
MARKS SURVEYING & MAPPING, INC.

SITE PLAN, UNIT IDENTIFICATION & PARKING DESIGNATION DRAWING

\$SCALE ~ NONE

189'-6"

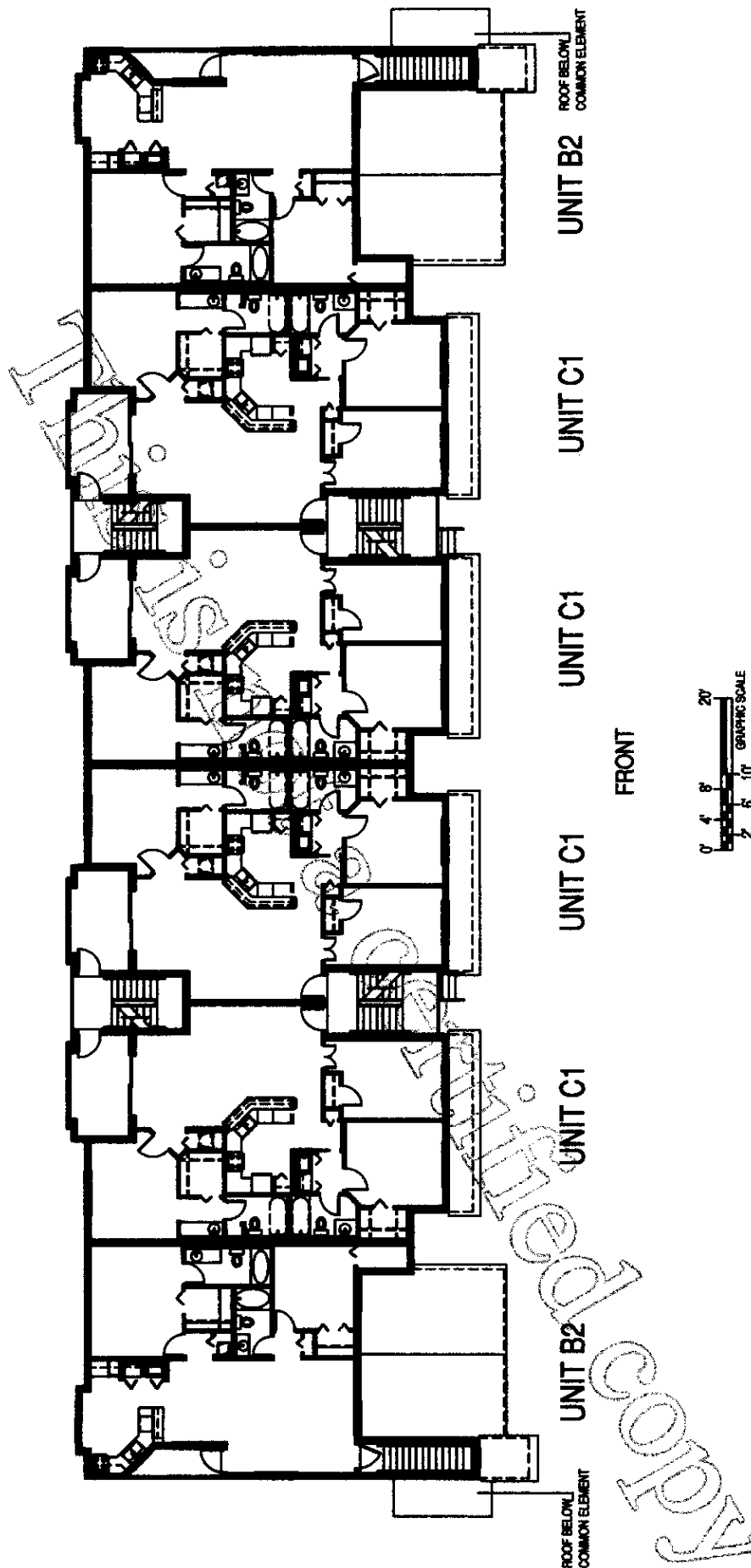


ENTRANCE / FRONT



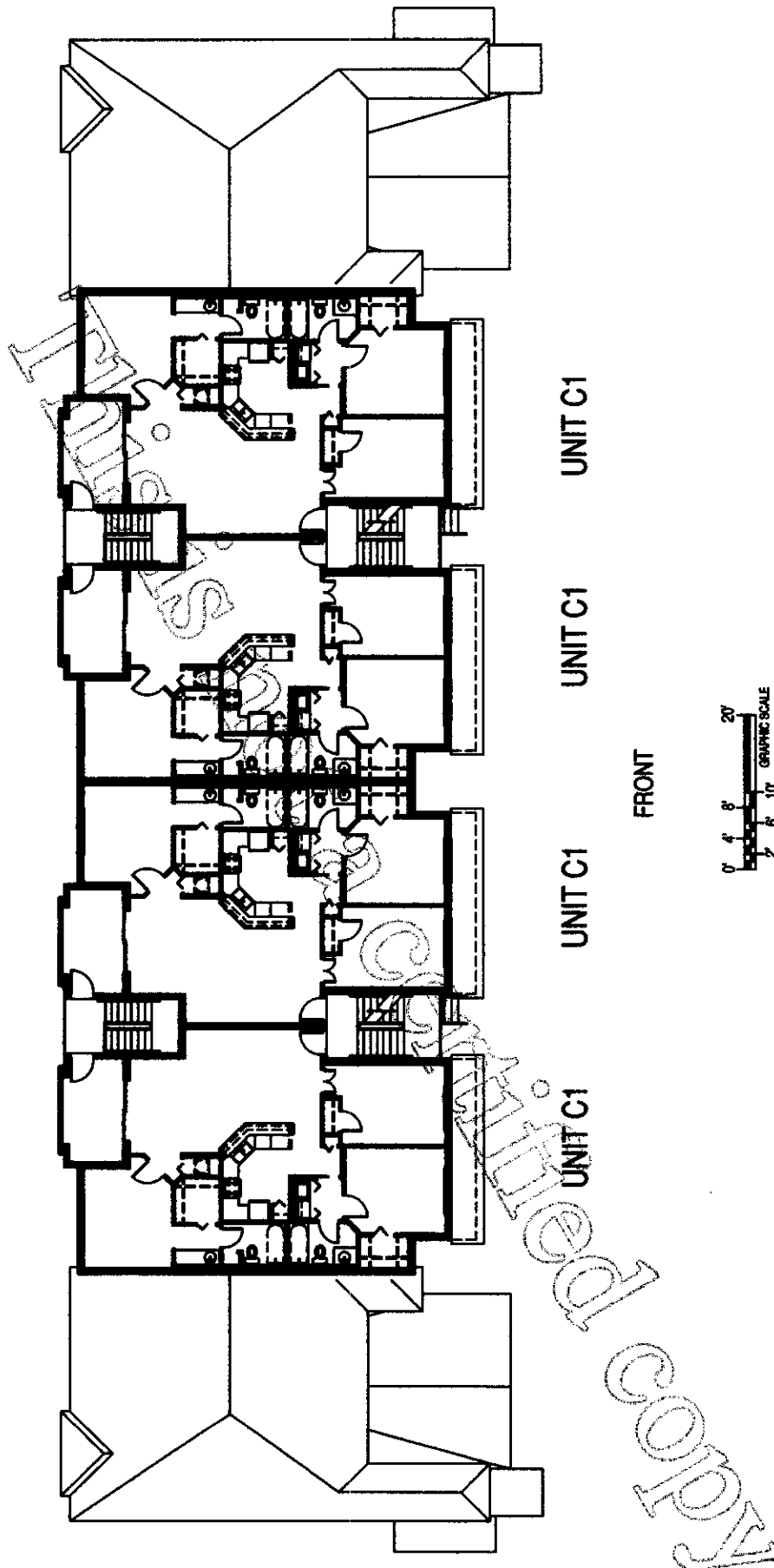
Sheet Number 11

GROUND LEVEL BLDG 100, 200, 300, 400, 500, 700, 800, & 900 PLANS

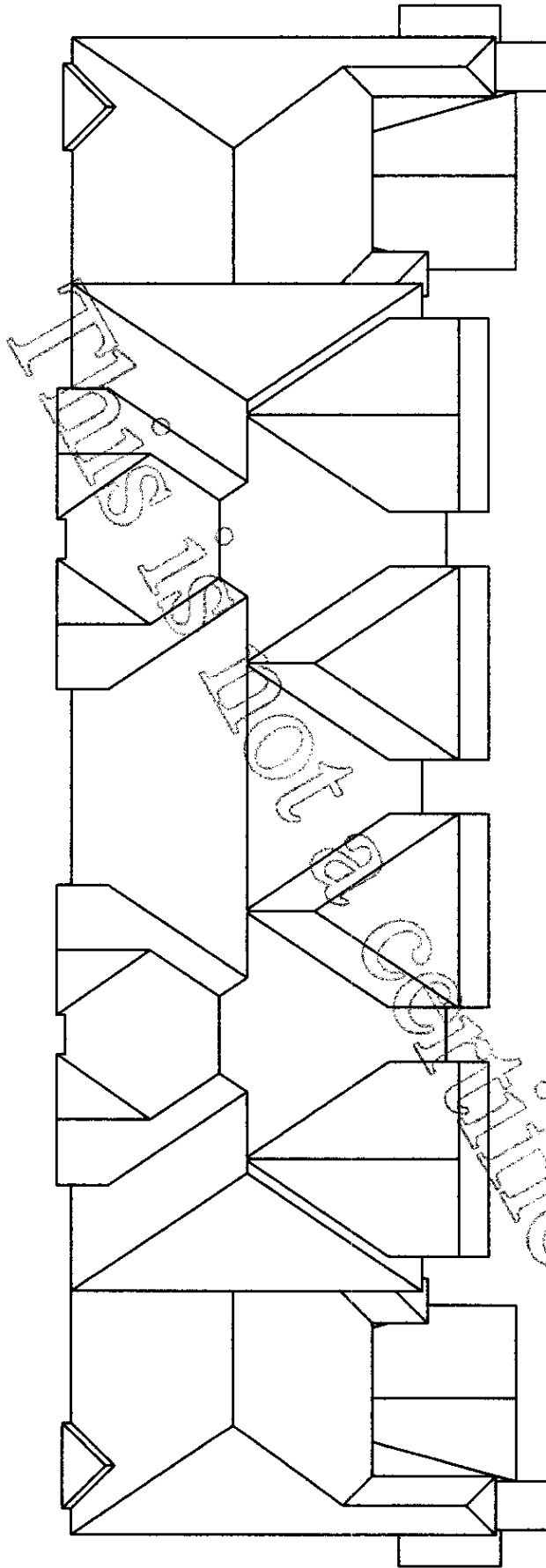


SECOND LEVEL BLDG 100, 200, 300, 400, 500, 700, 800, & 900 PLANS

Sheet Number 12



THIRD LEVEL BLDG 100, 200, 300, 400, 500, 700, 800, & 900 PLANS



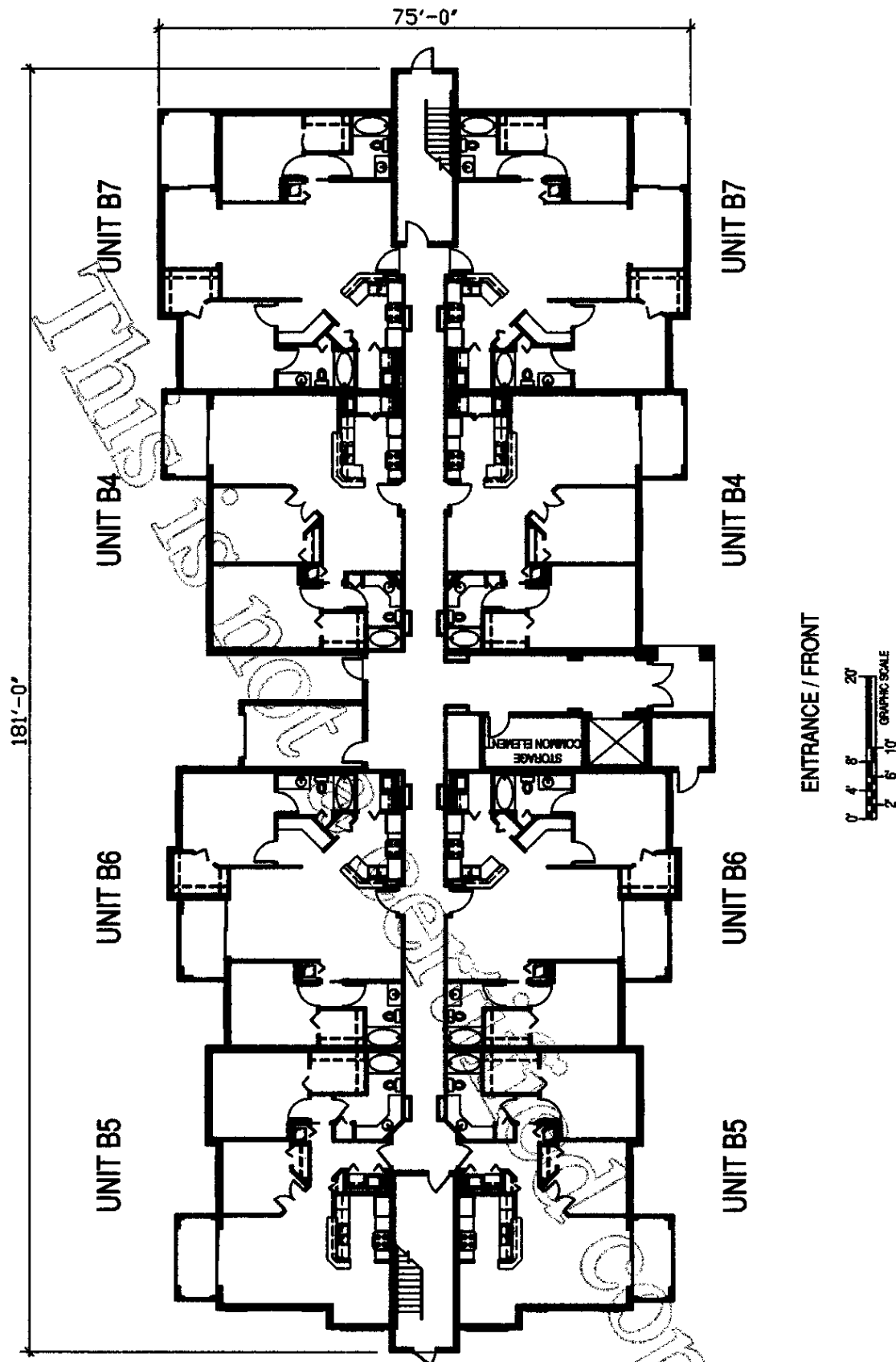
FRONT



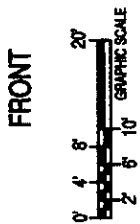
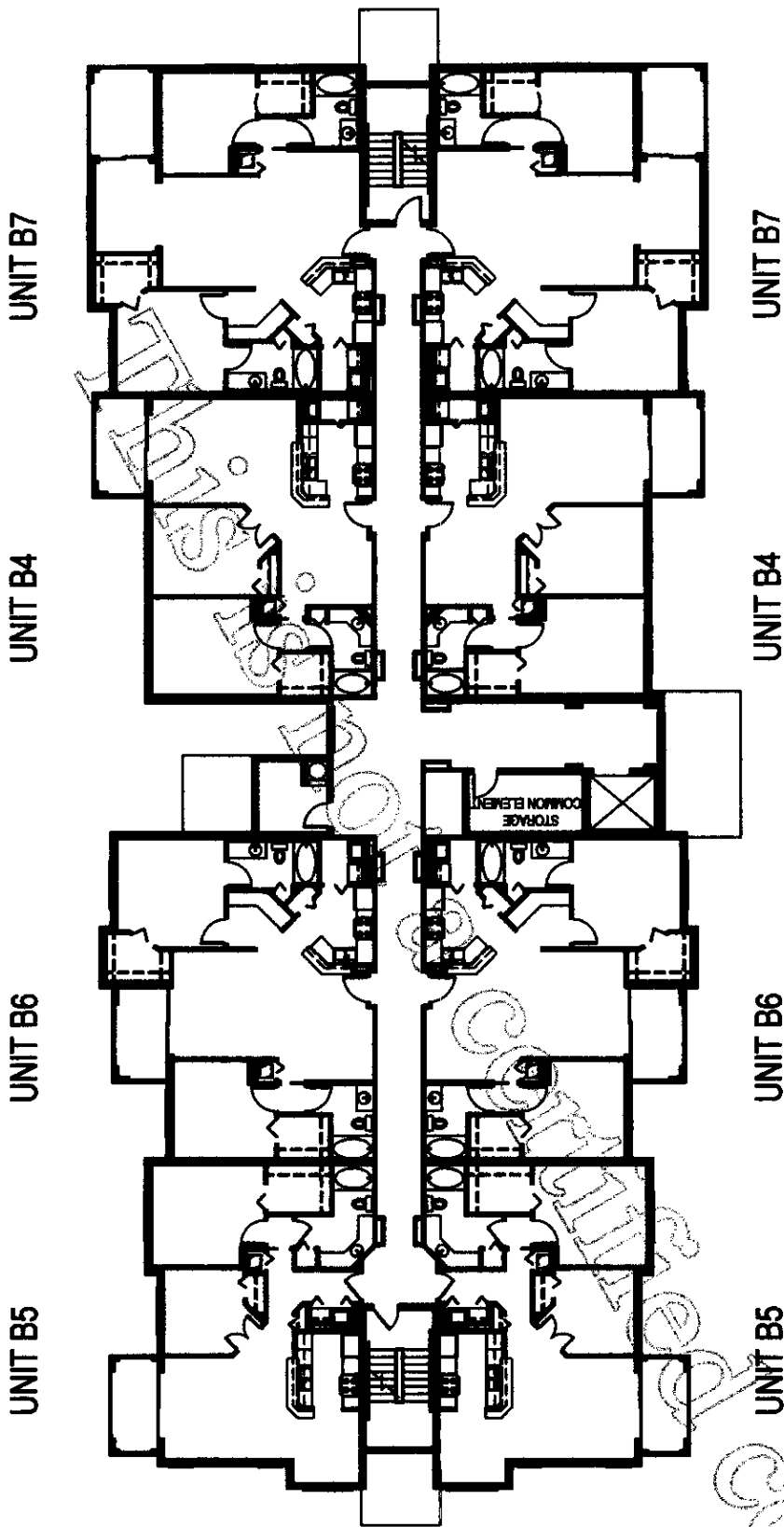
NOTE: COMMON ELEMENT

BLDG 100, 200, 300, 400, 500, 600.

700, 800, & 900 ROOF PLAN

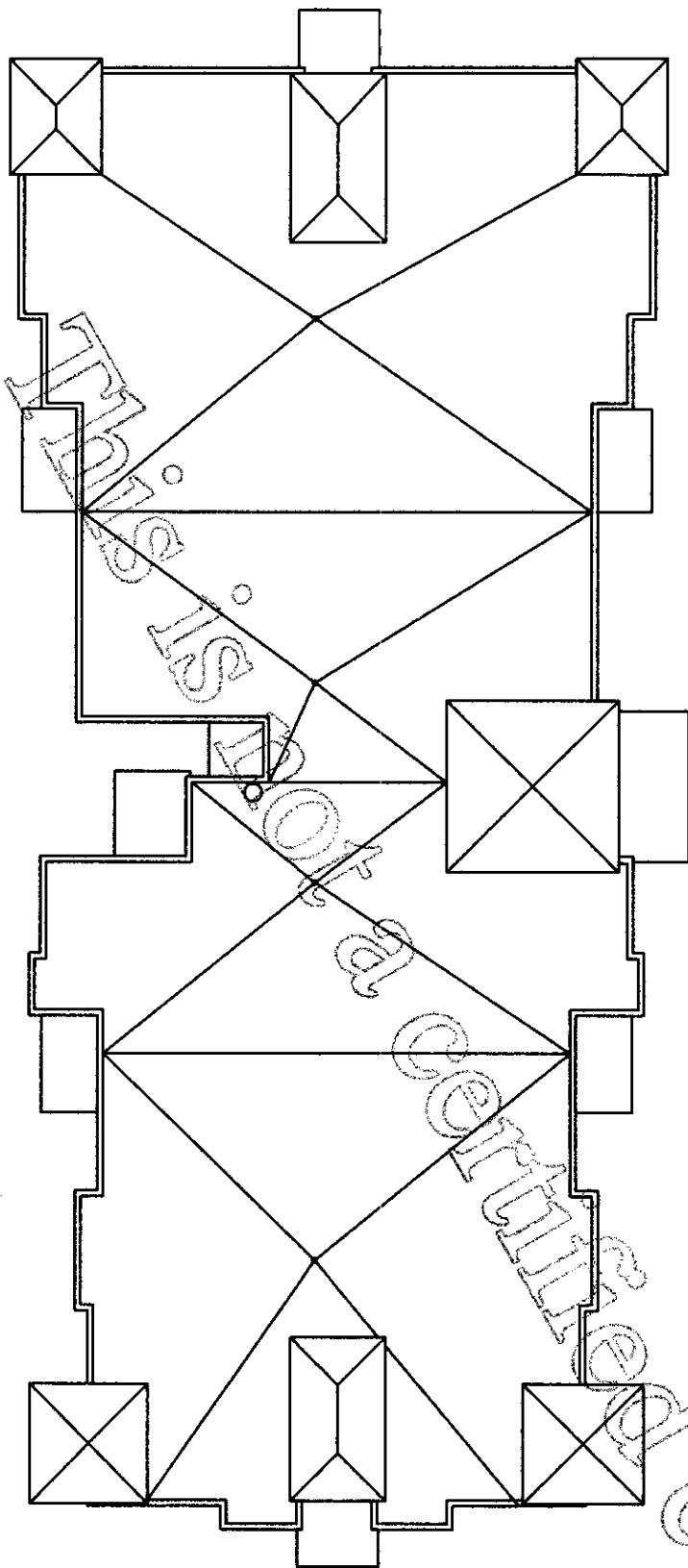


GROUND LEVEL BLDG 1000 & 1200 PLANS



SECOND THRU SIXTH LEVEL

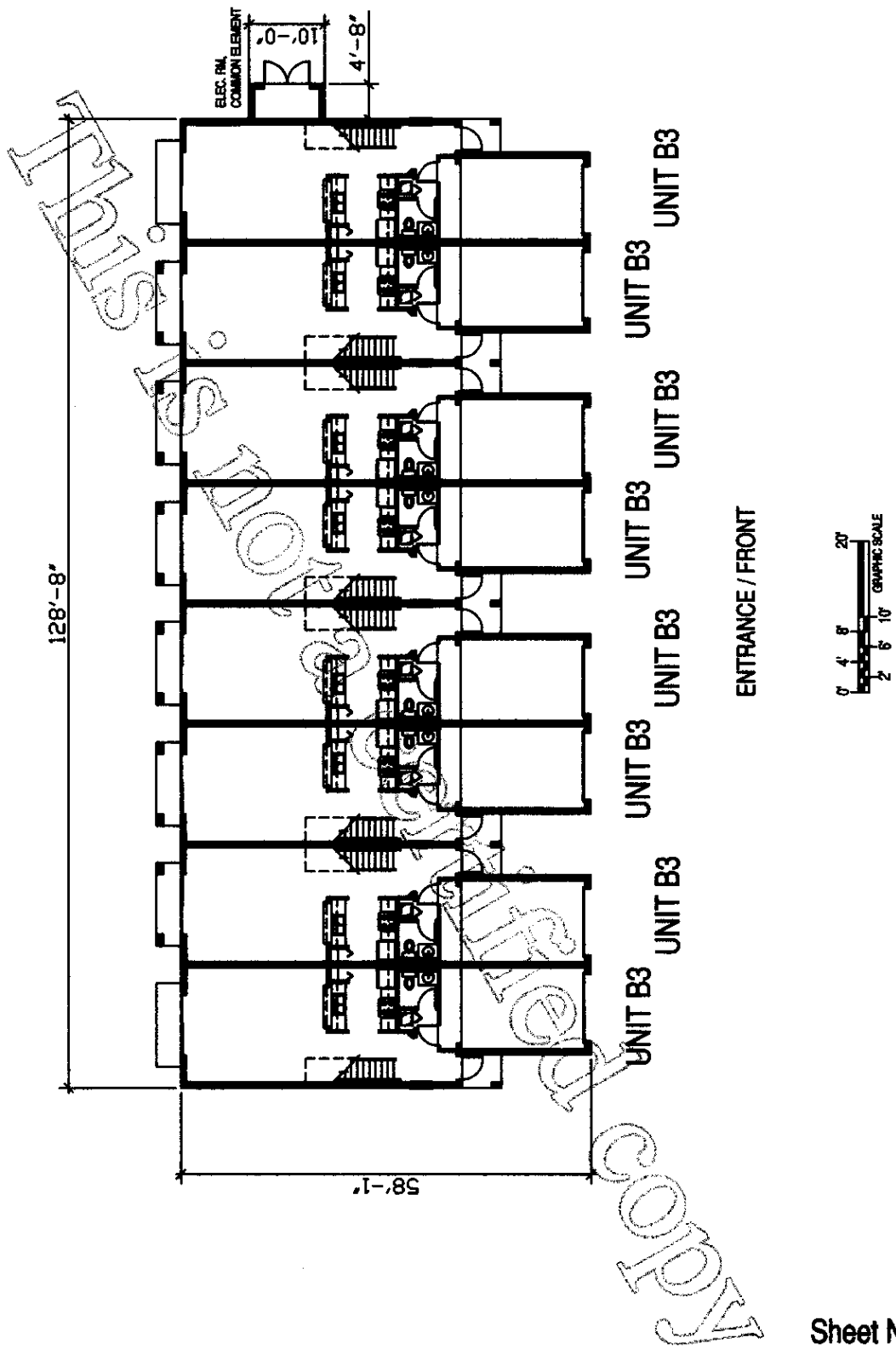
BLDG 1000 & 1200 PLANS



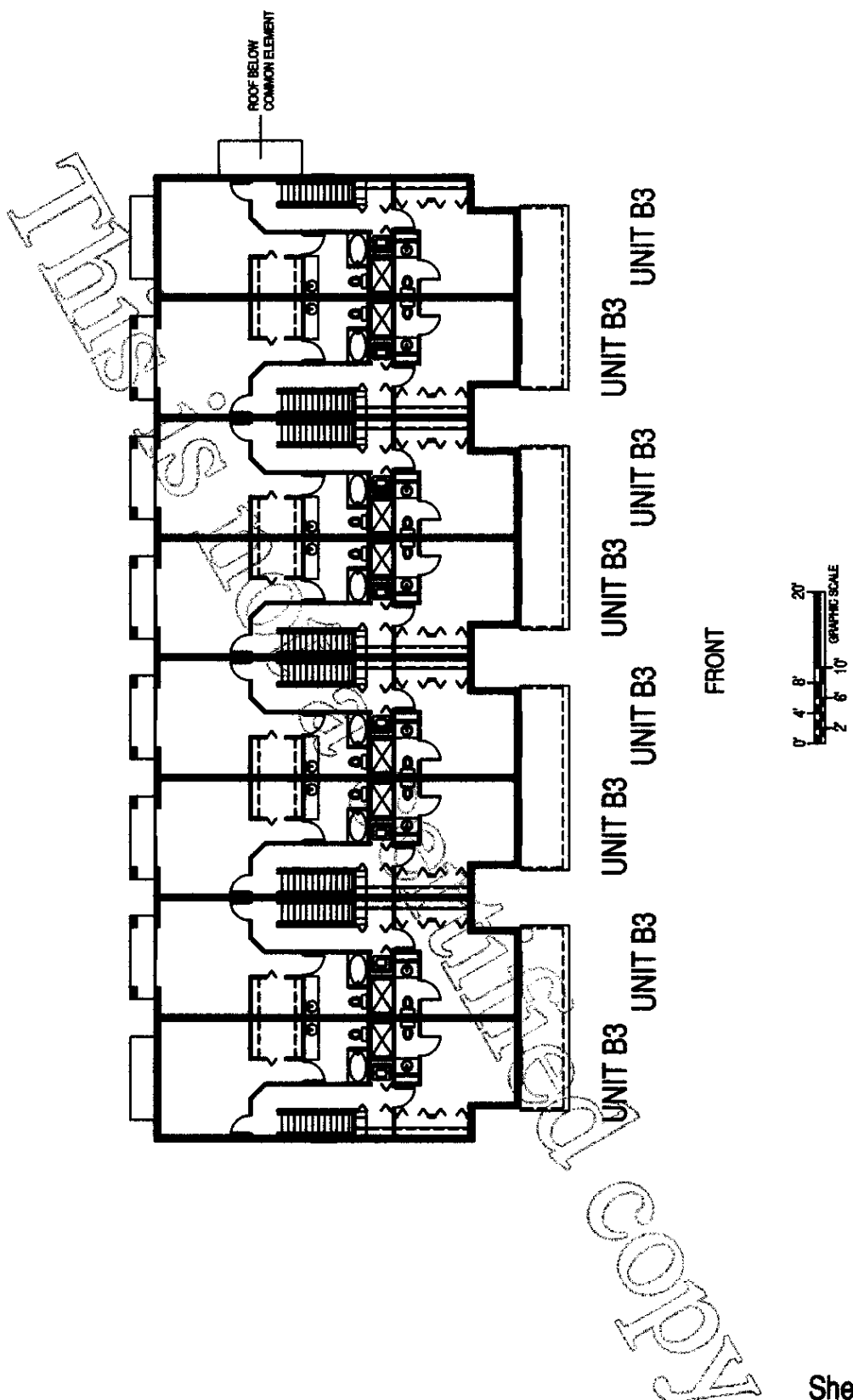
FRONT



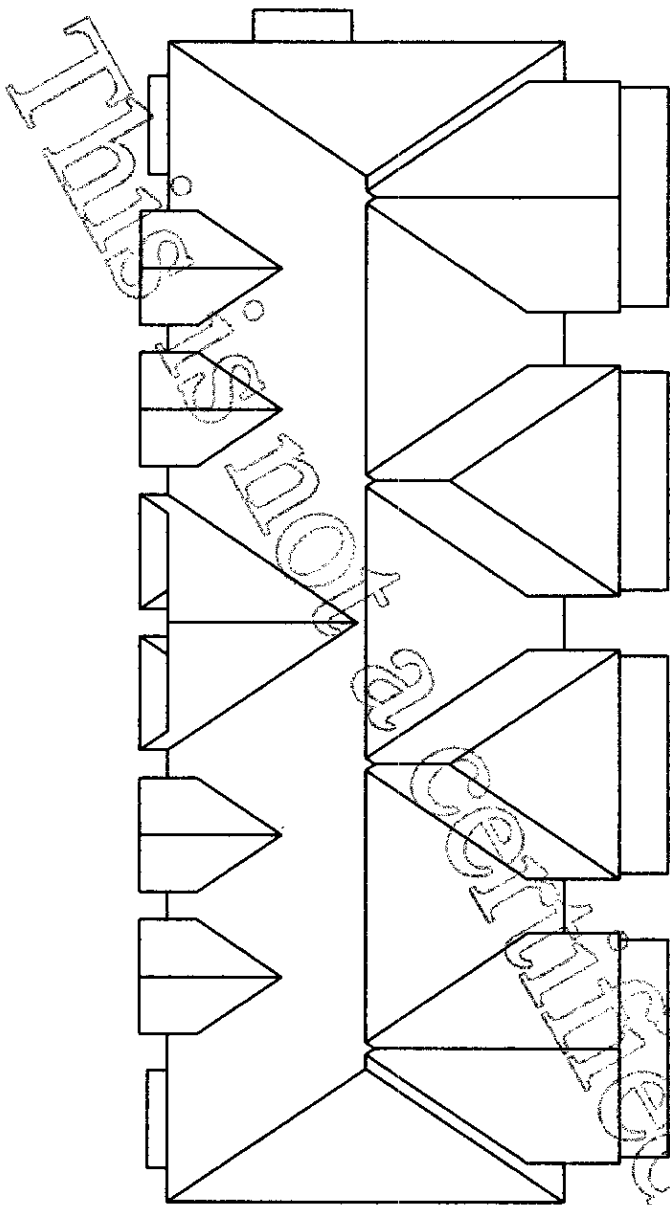
BLDG 1000 & 1200 ROOF PLAN



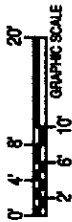
GROUND LEVEL BLDG 600 & 1100 PLANS



SECOND LEVEL BLDG 600 & 1100 PLANS

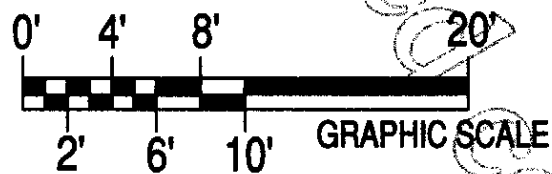
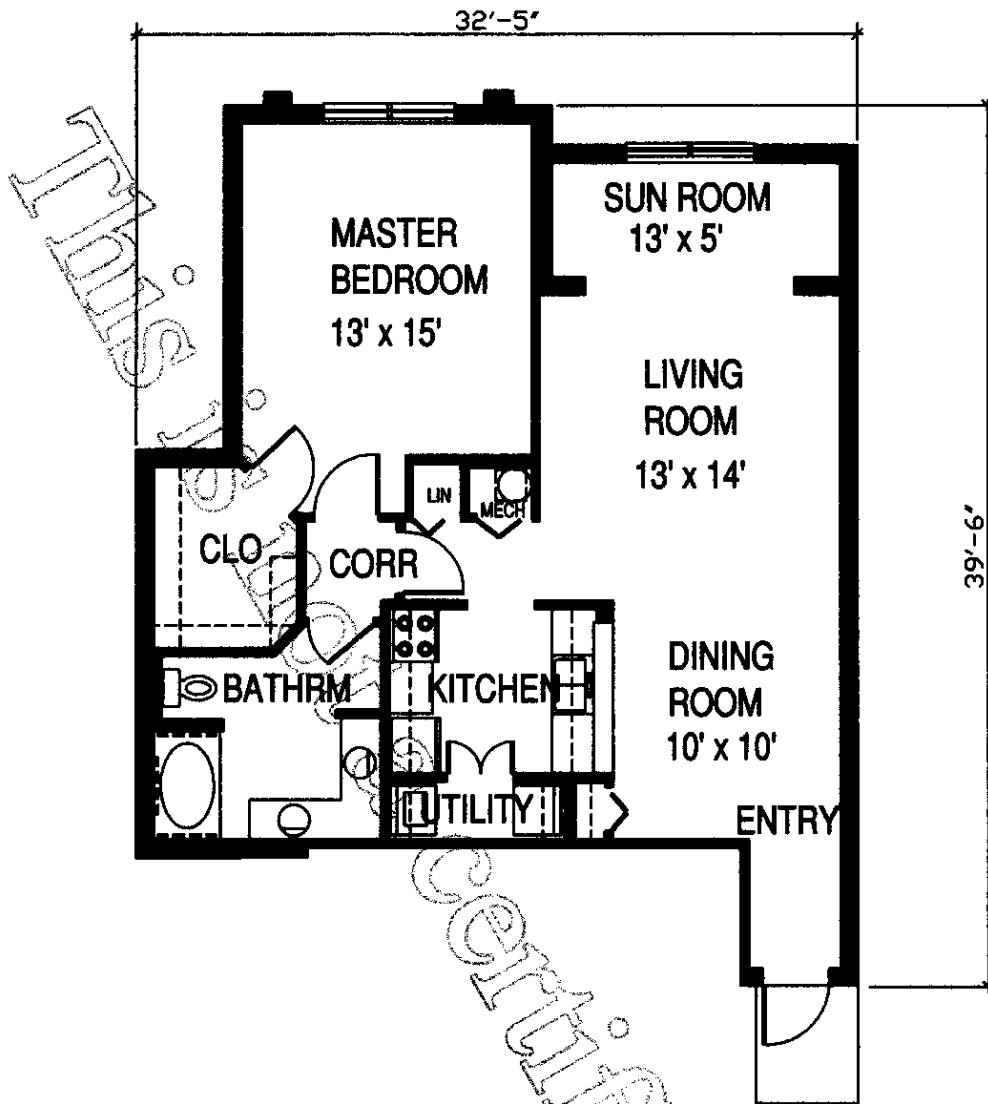


FRONT



NOTE: COMMON ELEMENT

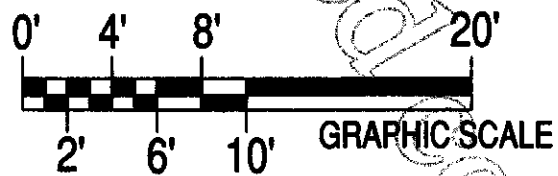
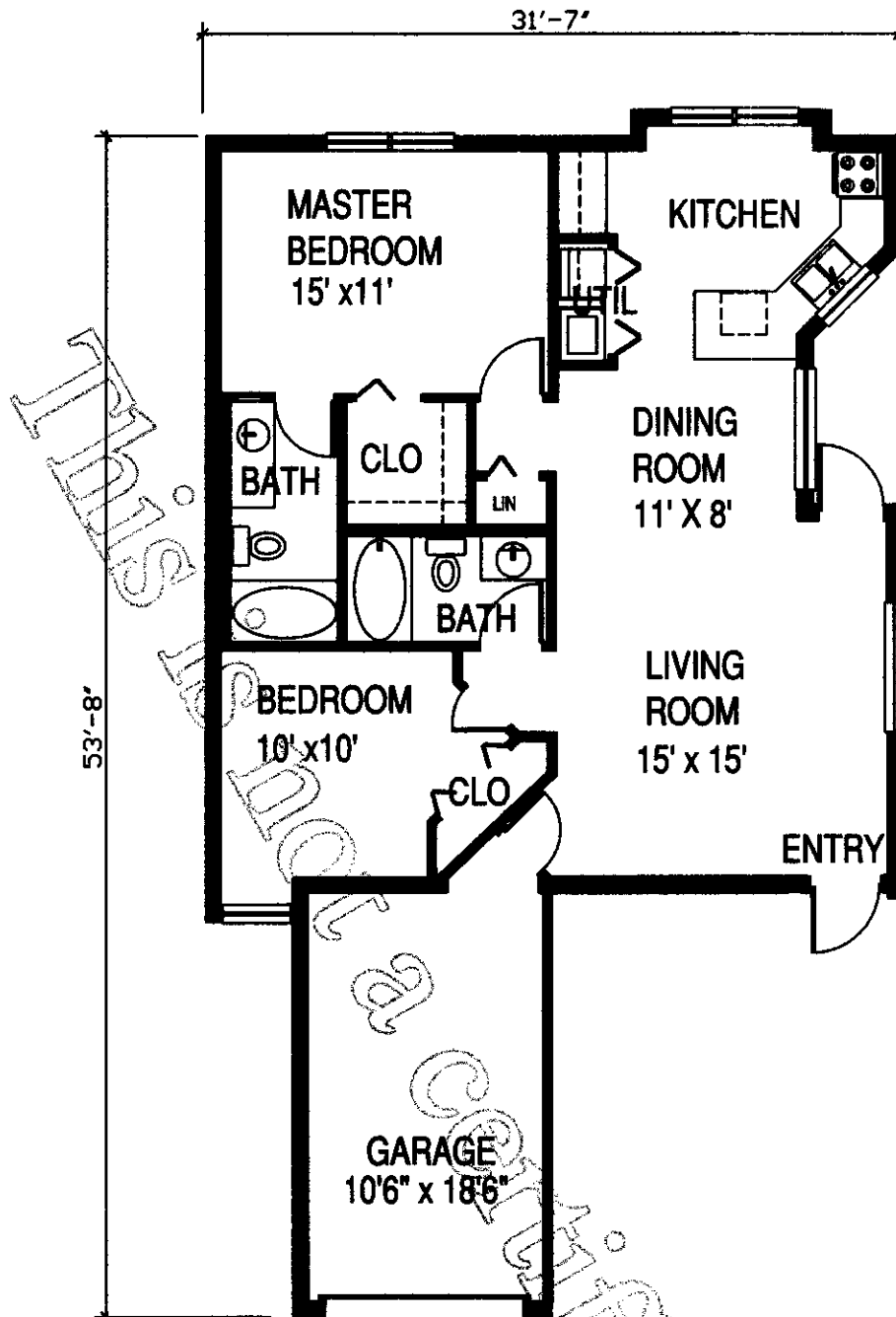
BLDG 600 & 1100 ROOF PLAN



UNIT A1

UNIT TYPE A1		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	102, 103, 104,105	4
200	102, 103, 104,105	4
300	102, 103, 104,105	4
400	102, 103, 104,105	4
500	102, 103, 104,105	4
600	None	--
700	102, 103, 104,105	4
800	102, 103, 104,105	4
900	102, 103, 104,105	4
1000	None	--
1100	None	--
1200	None	--
		32

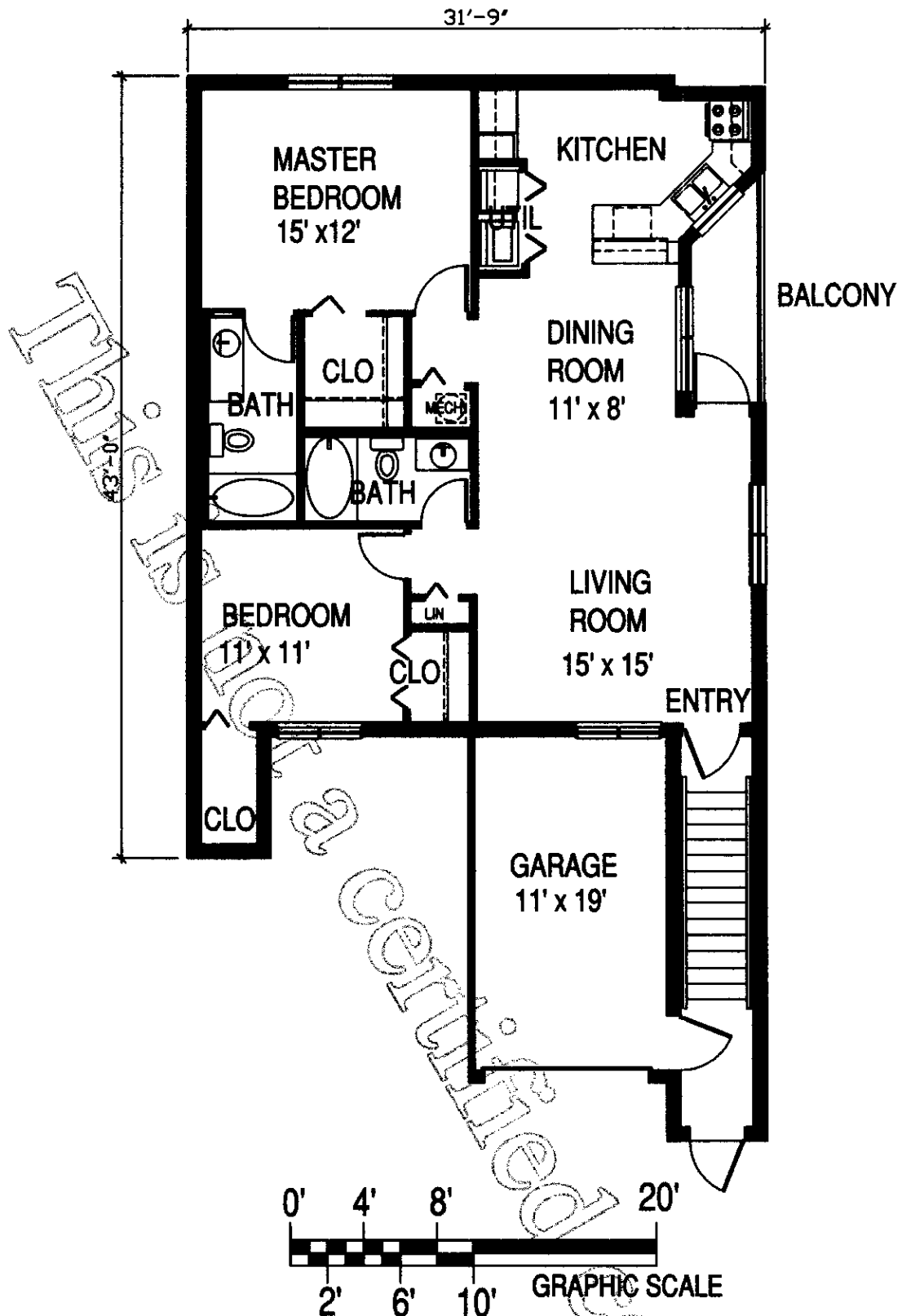
Sheet Number 22



UNIT B1

UNIT TYPE B1		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	101, 106	2
200	101, 106	2
300	101, 106	2
400	101, 106	2
500	101, 106	2
600	None	--
700	101, 106	2
800	101, 106	2
900	101, 106	2
1000	None	--
1100	None	--
1200	None	--
		16

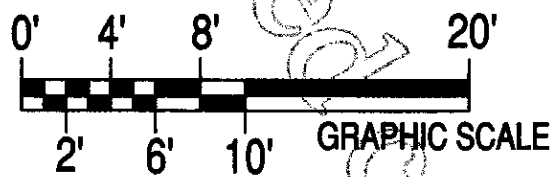
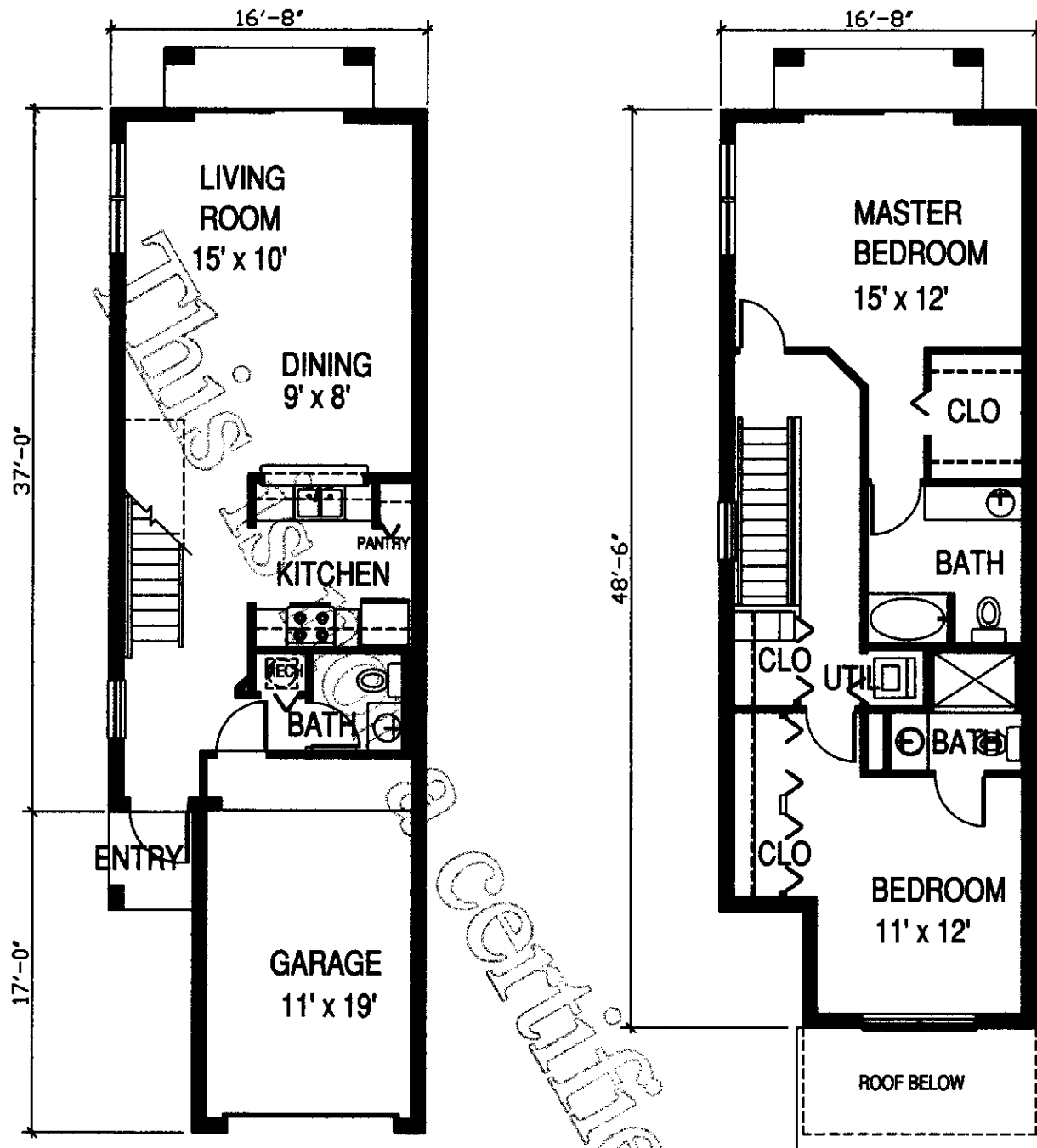
Sheet Number 24



UNIT B2

UNIT TYPE B2		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	201, 206	2
200	201, 206	2
300	201, 206	2
400	201, 206	2
500	201, 206	2
600	None	--
700	201, 206	2
800	201, 206	2
900	201, 206	2
1000	None	--
1100	None	--
1200	None	--
		16

Sheet Number 26

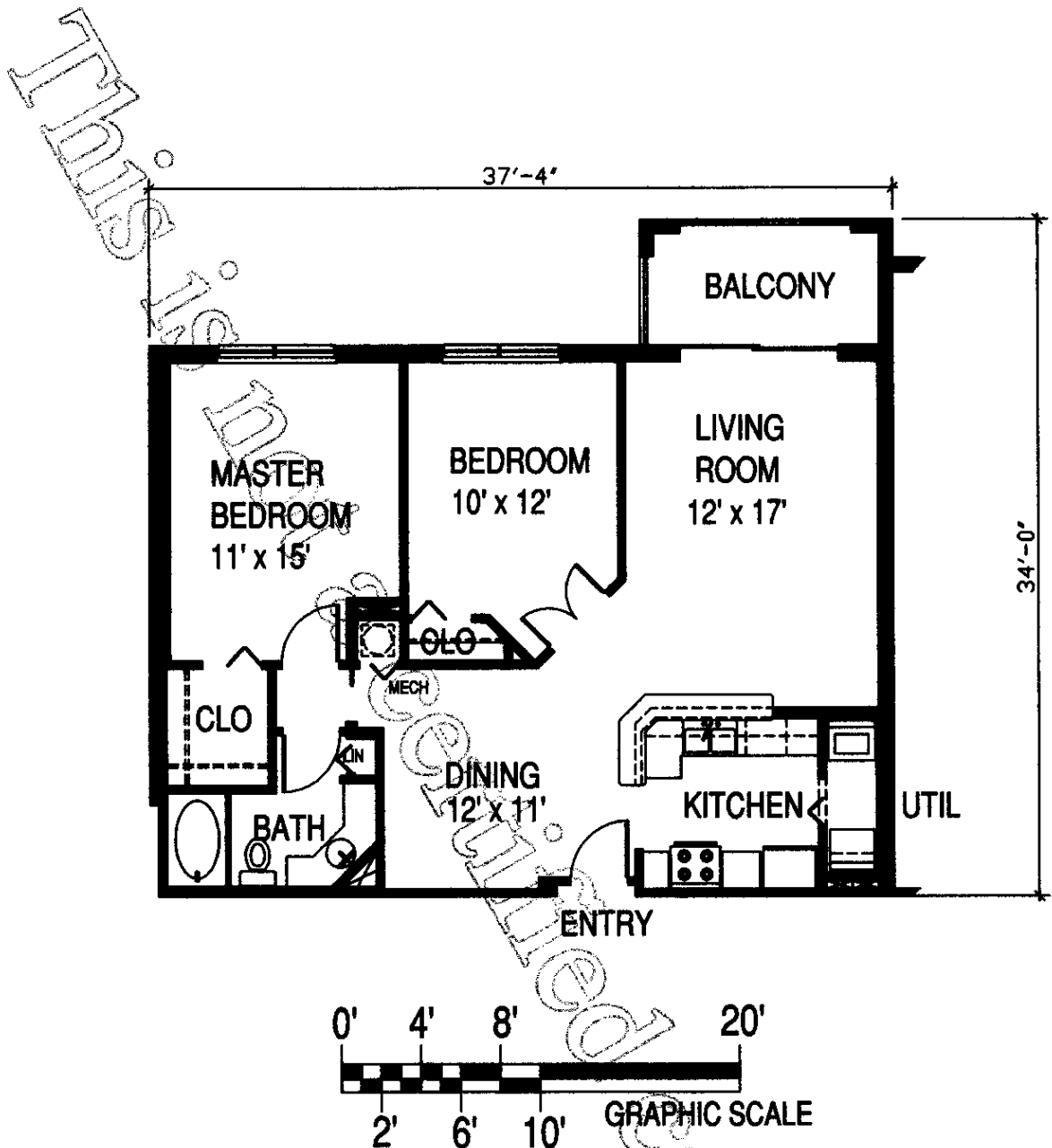


UNIT B3

Sheet Number 27

UNIT TYPE B3		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	None	--
200	None	--
300	None	--
400	None	--
500	None	--
600	101, 102, 103, 104, 105, 106, 107, 108	8
700	None	--
800	None	--
900	None	--
1000	None	--
1100	101, 102, 103, 104, 105, 106, 107, 108	8
1200	None	--
		16

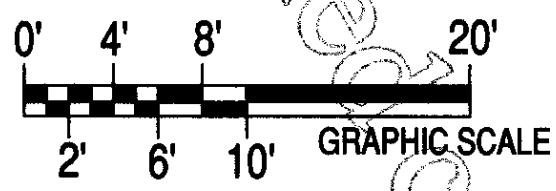
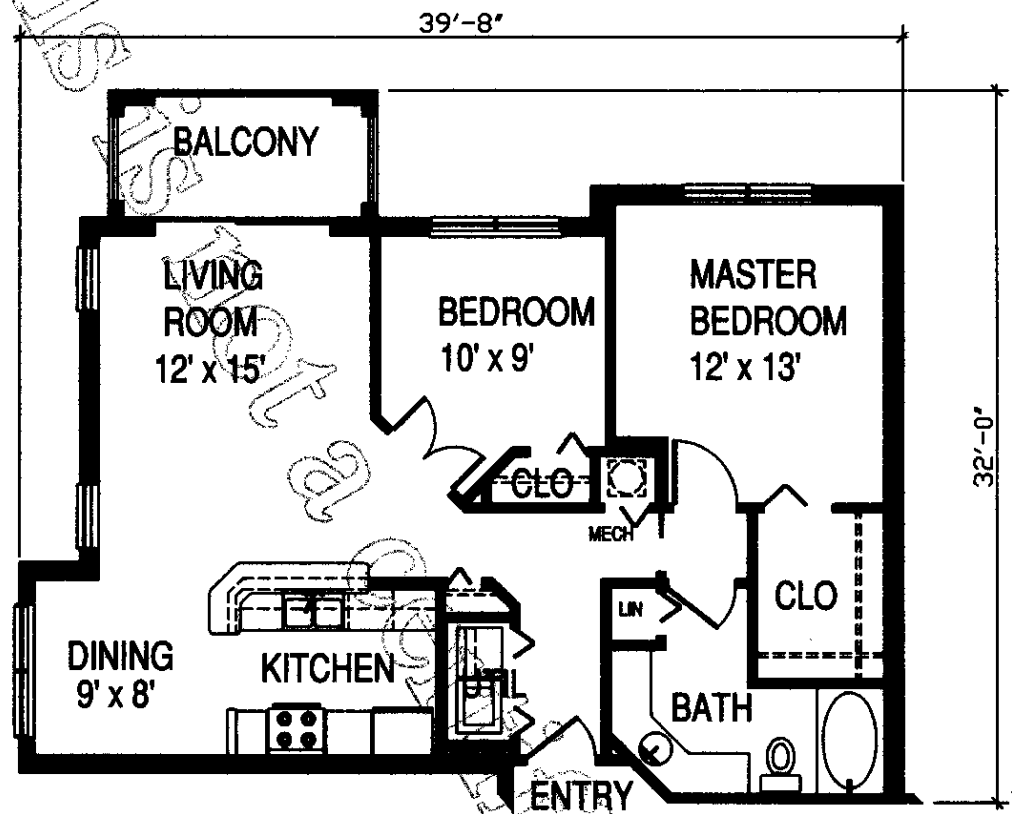
Sheet Number 28



UNIT B4

UNIT TYPE B4		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	None	--
200	None	--
300	None	--
400	None	--
500	None	--
600	None	--
700	None	--
800	None	--
900	None	--
1000	105, 106, 205, 206, 305, 306 405, 406, 505, 506, 605, 606	12
1100	None	--
1200	105, 106, 205, 206, 305, 306 405, 406, 505, 506, 605, 606	12
		24

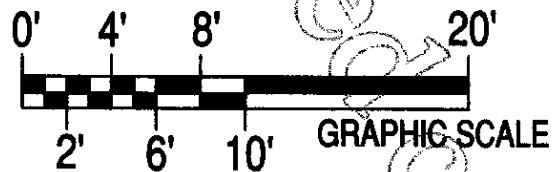
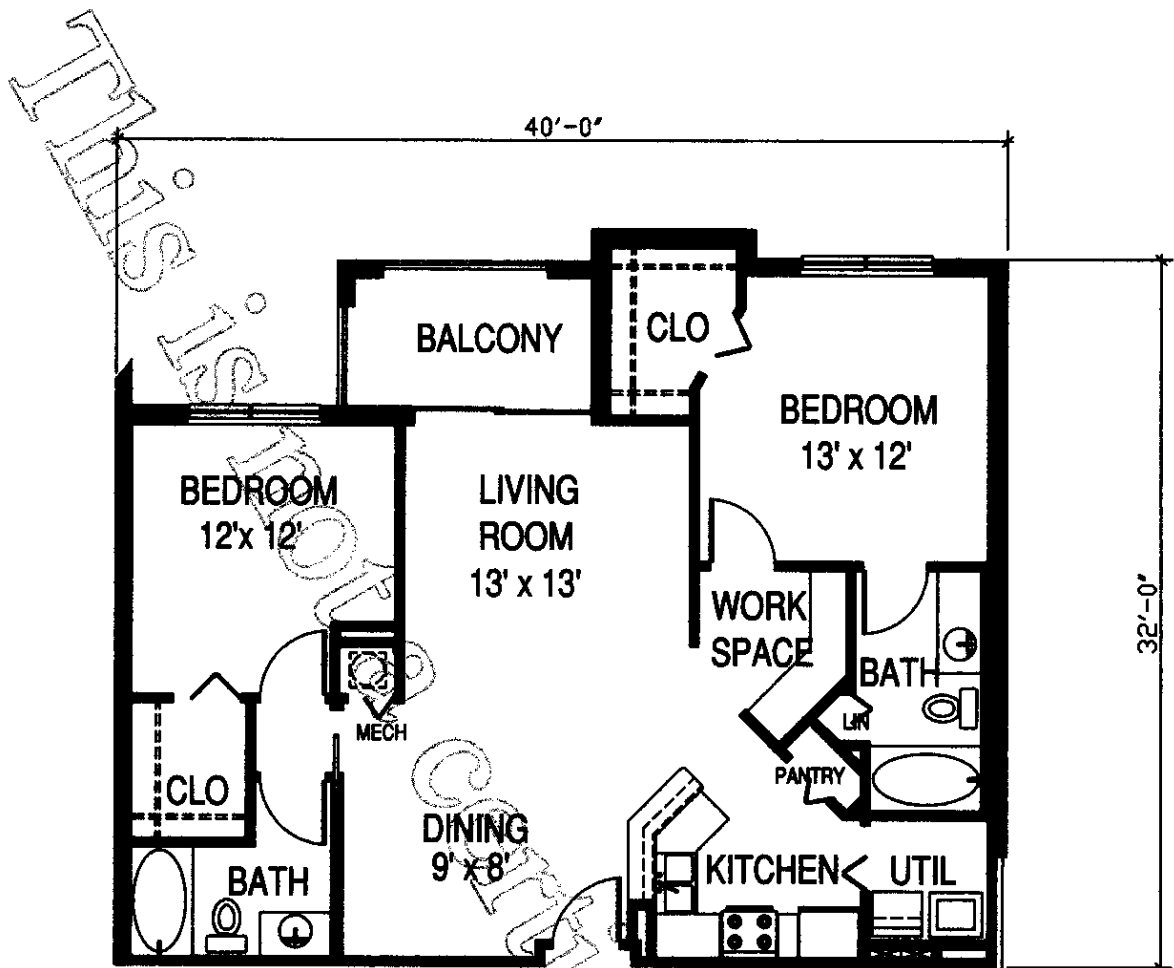
Sheet Number 30



UNIT B5

UNIT TYPE B5		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	None	--
200	None	--
300	None	--
400	None	--
500	None	--
600	None	--
700	None	--
800	None	--
900	None	--
1000	101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601, 602	12
1100	None	--
1200	101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601, 602	12
		24

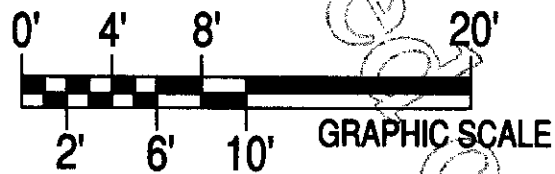
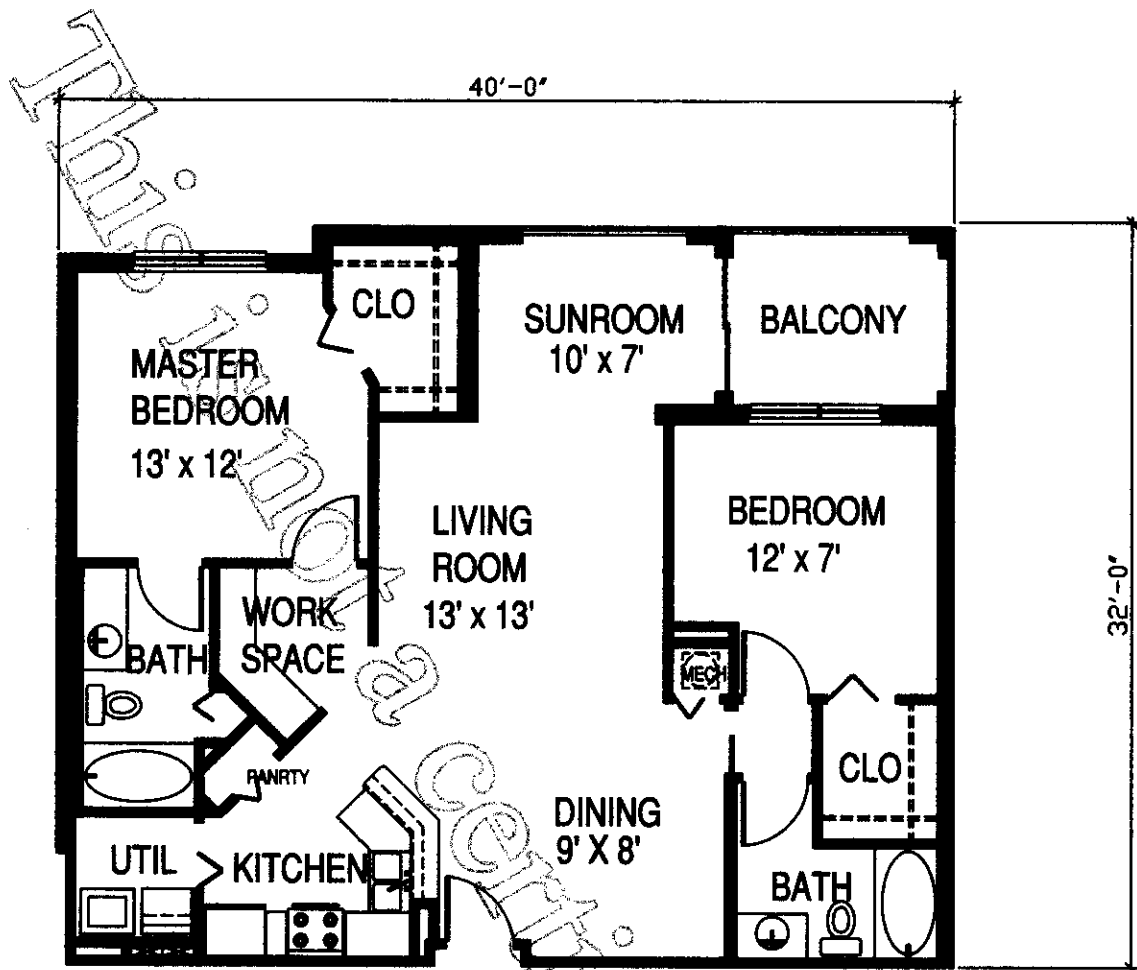
Sheet Number 32



UNIT B6

UNIT TYPE B6		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	None	--
200	None	--
300	None	--
400	None	--
500	None	--
600	None	--
700	None	--
800	None	--
900	None	--
1000	103, 104, 203, 204, 303, 304, 403, 404, 503, 504, 603, 604	12
1100	None	--
1200	103, 104, 203, 204, 303, 304, 403, 404, 503, 504, 603, 604	12
		24

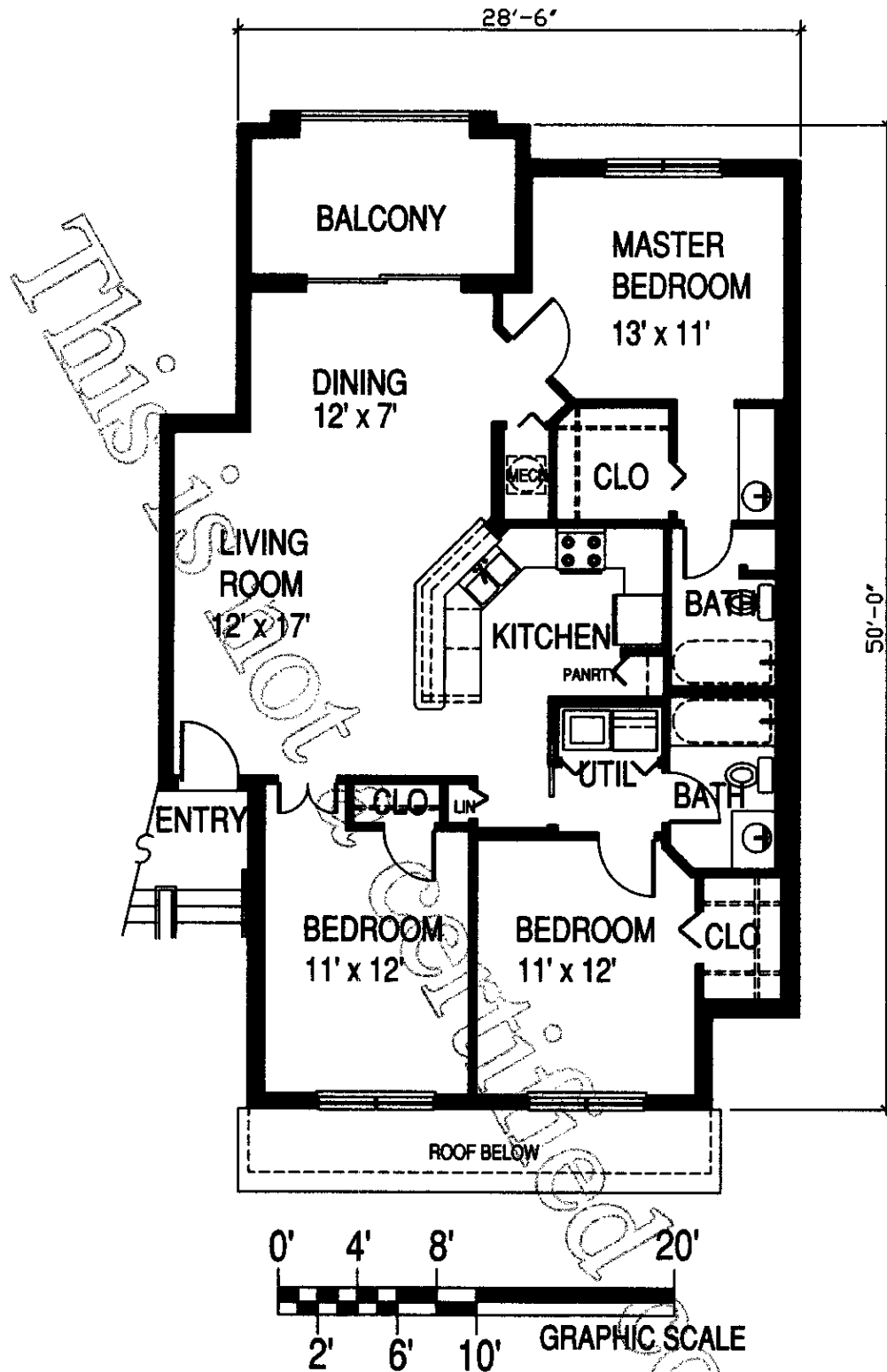
Sheet Number 34



UNIT B7

UNIT TYPE B7		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	None	--
200	None	--
300	None	--
400	None	--
500	None	--
600	None	--
700	None	--
800	None	--
900	None	--
1000	107, 108, 207, 208, 307, 308, 407, 408, 507, 508, 607, 608	12
1100	None	--
1200	107, 108, 207, 208, 307, 308, 407, 408, 507, 508, 607, 608	12
		24

Sheet Number 36

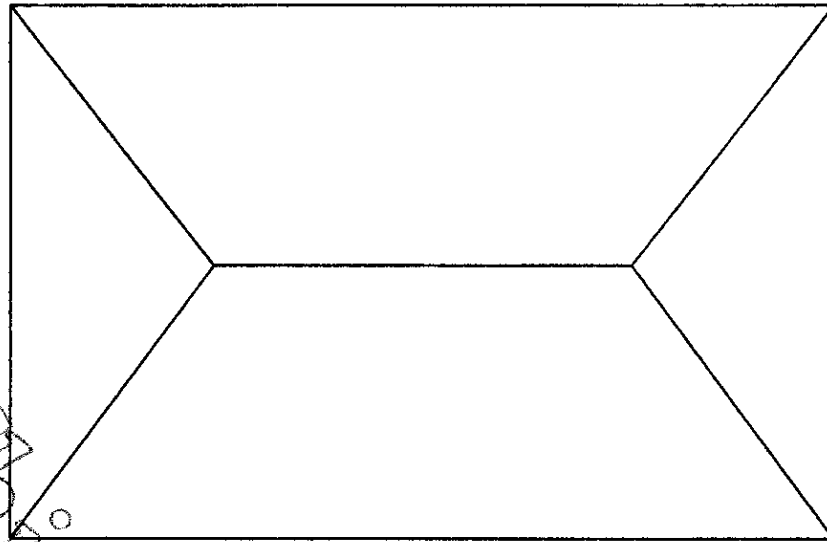


UNIT C1

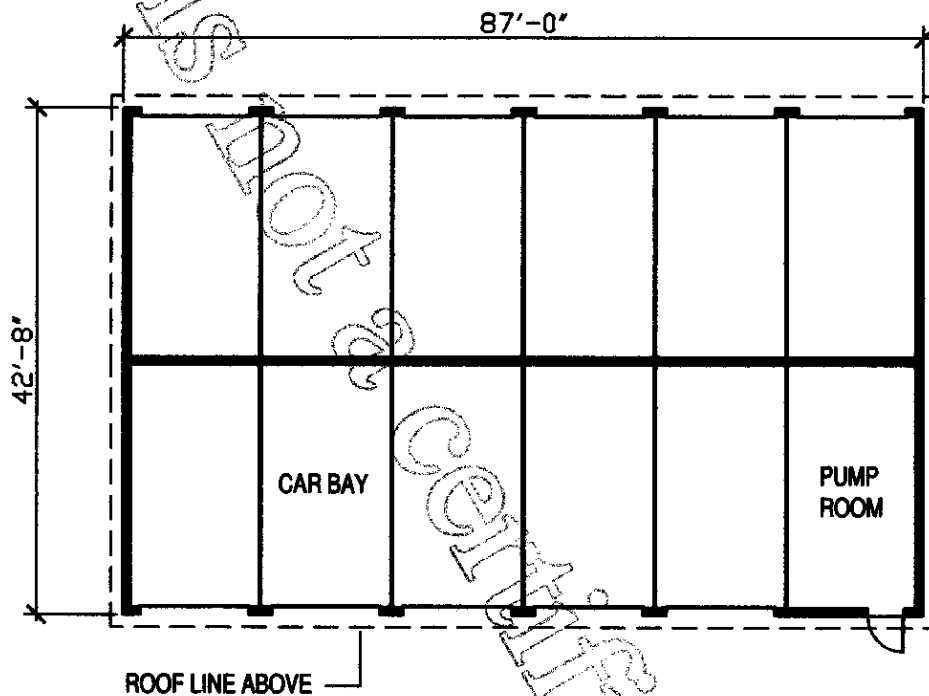
Sheet Number 37

UNIT TYPE C1		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	202, 203, 204, 205, 302, 303, 304, 305	8
200	202, 203, 204, 205, 302, 303, 304, 305	8
300	202, 203, 204, 205, 302, 303, 304, 305	8
400	202, 203, 204, 205, 302, 303, 304, 305	8
500	202, 203, 204, 205, 302, 303, 304, 305	8
600	None	--
700	202, 203, 204, 205, 302, 303, 304, 305	8
800	202, 203, 204, 205, 302, 303, 304, 305	8
900	202, 203, 204, 205, 302, 303, 304, 305	8
1000	None	--
1100	None	--
1200	None	--
		64

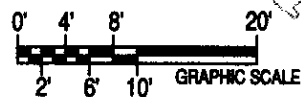
Sheet Number 38



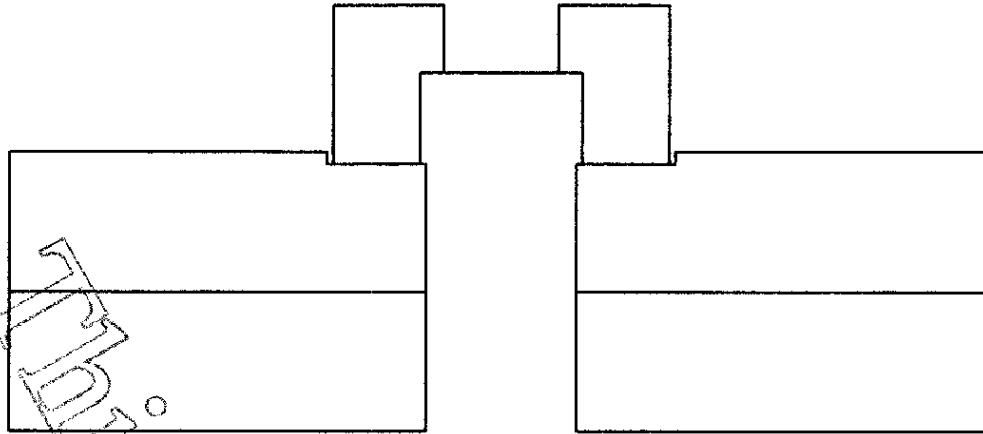
ROOF PLAN



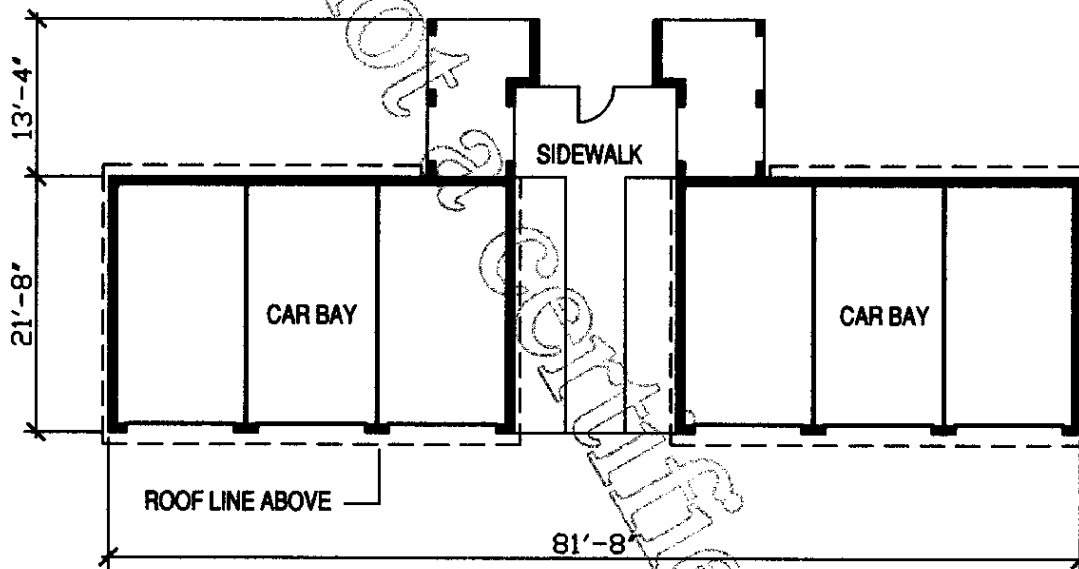
FLOOR PLAN



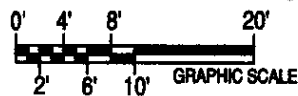
GARAGE 1



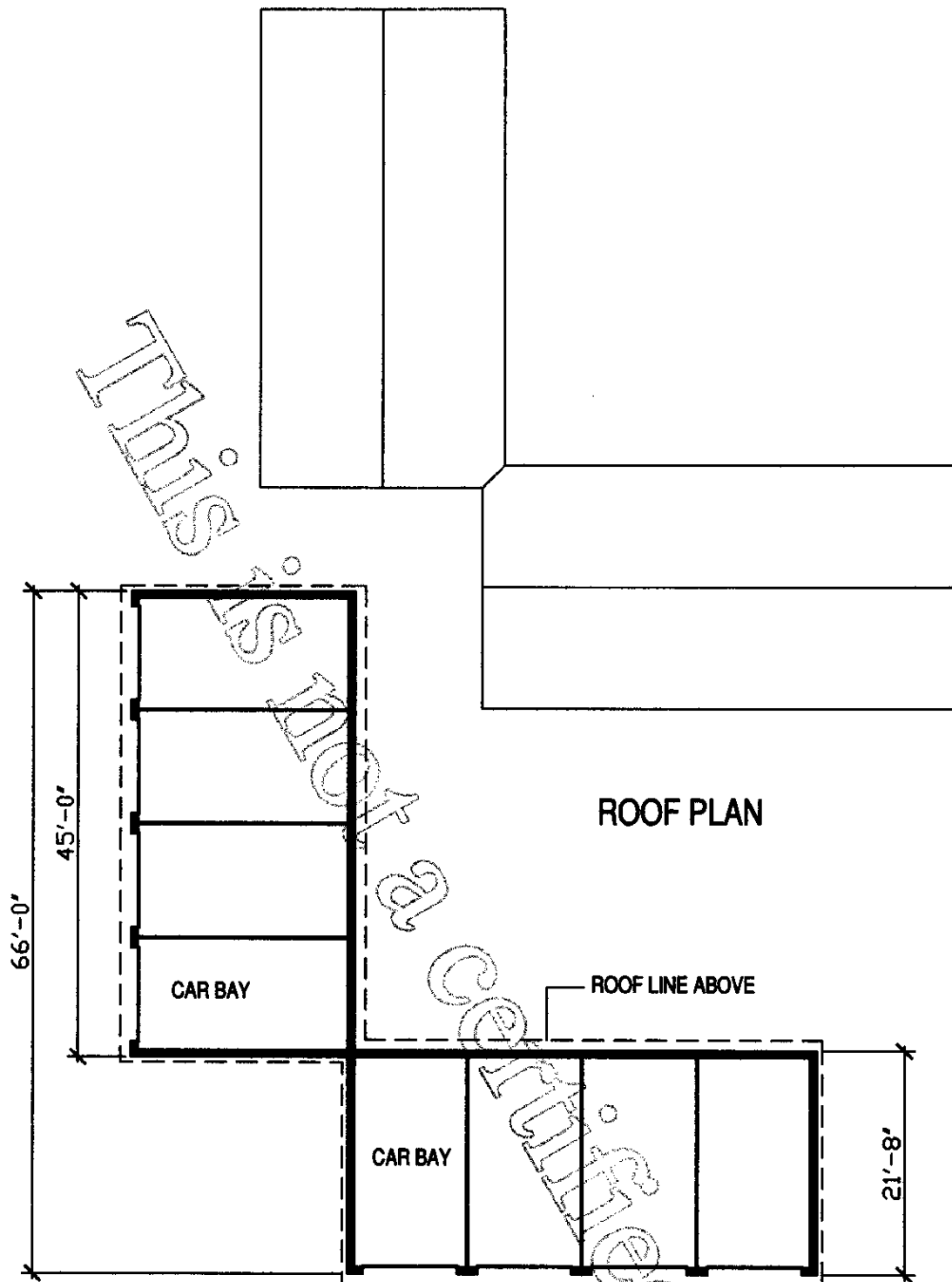
ROOF PLAN



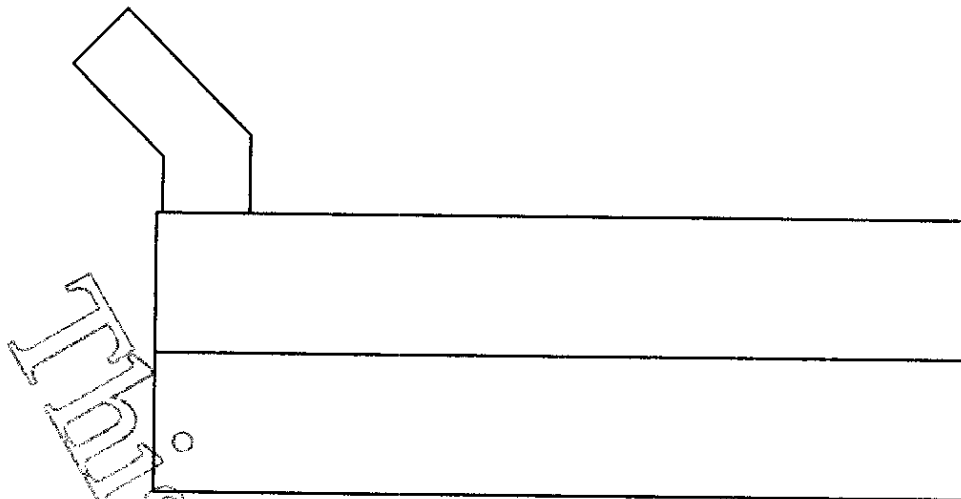
FLOOR PLAN



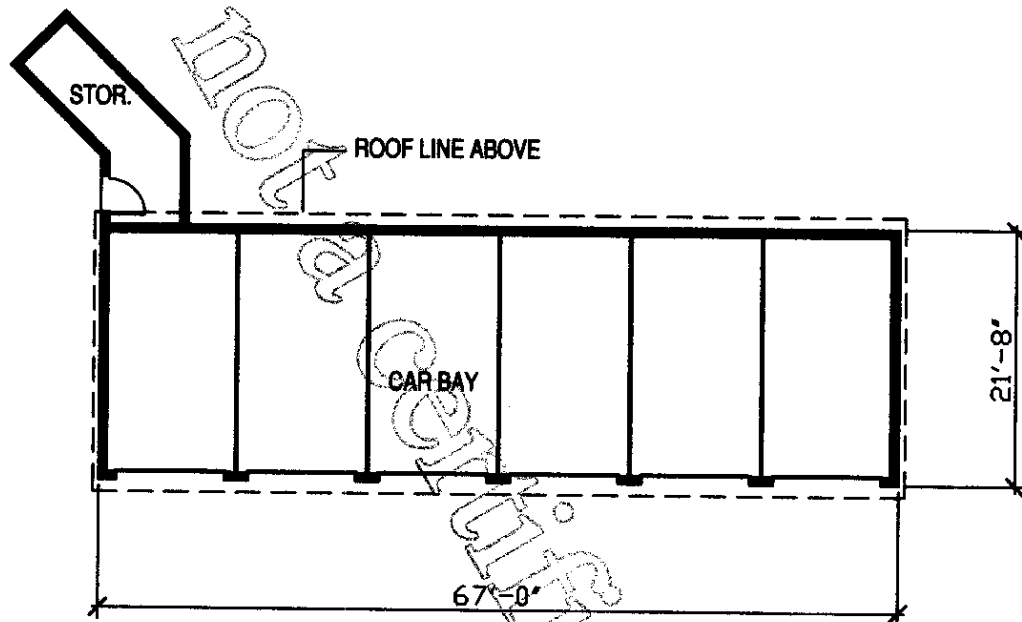
GARAGE 2 & 3



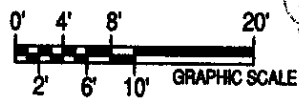
GARAGE 4 & 5



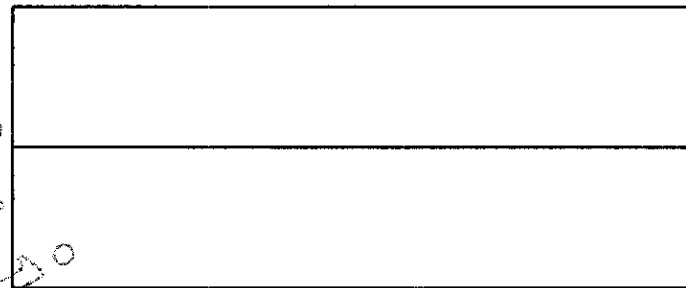
ROOF PLAN



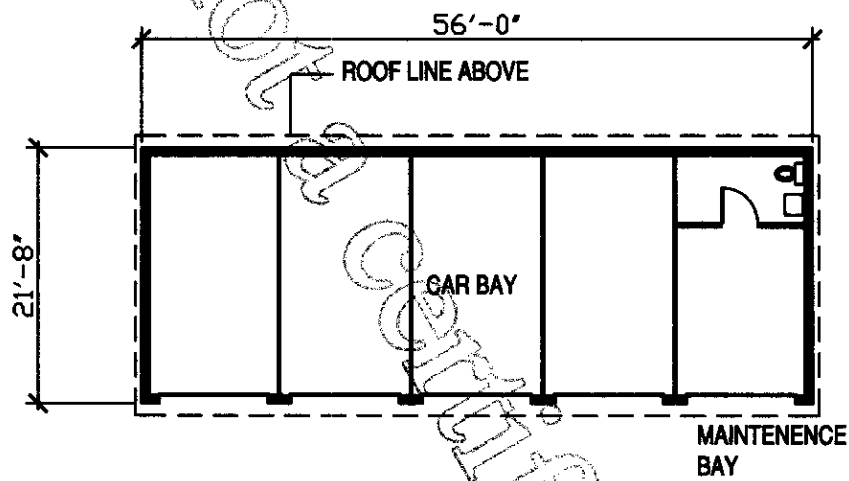
FLOOR PLAN



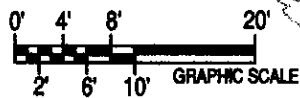
GARAGE 6



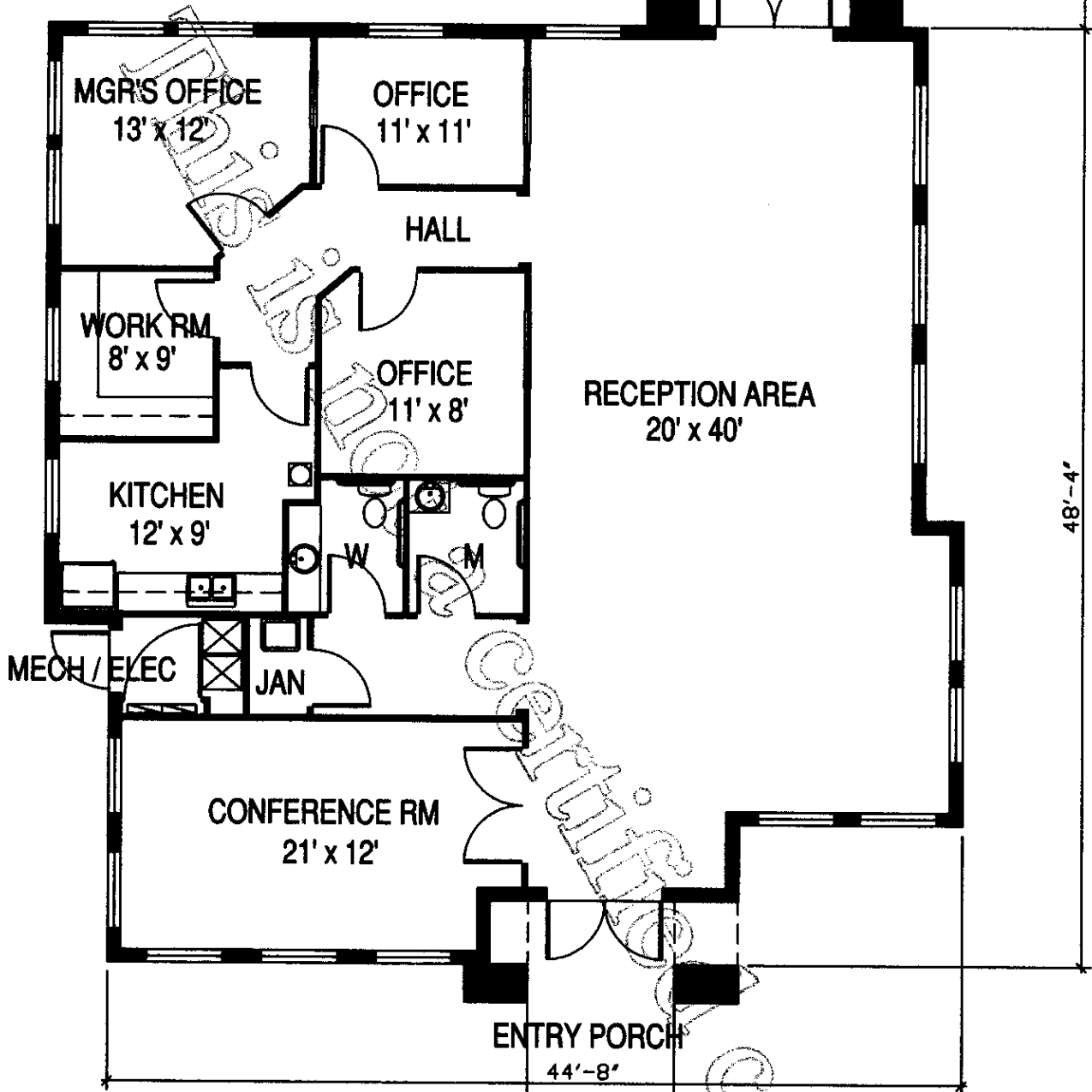
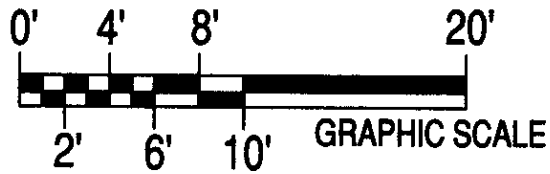
ROOF PLAN



FLOOR PLAN

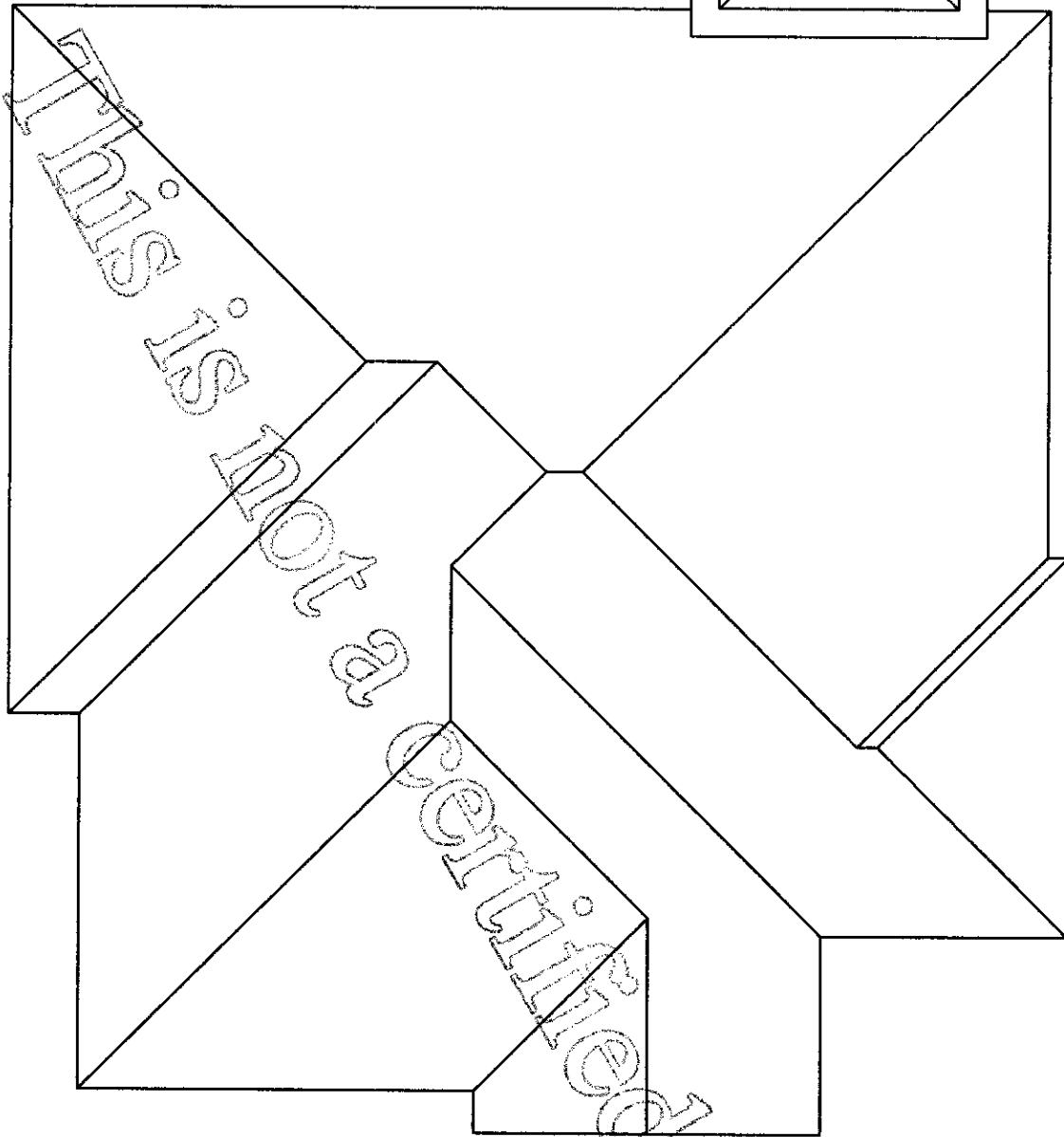
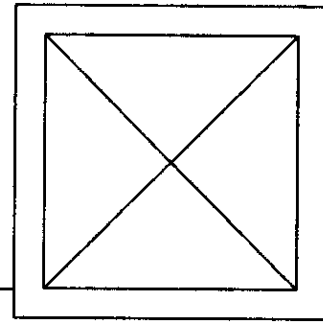
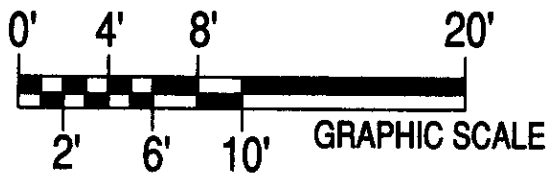


GARAGE 7



NOTE: COMMON ELEMENT

ASSOCIATION OFFICE BLDG

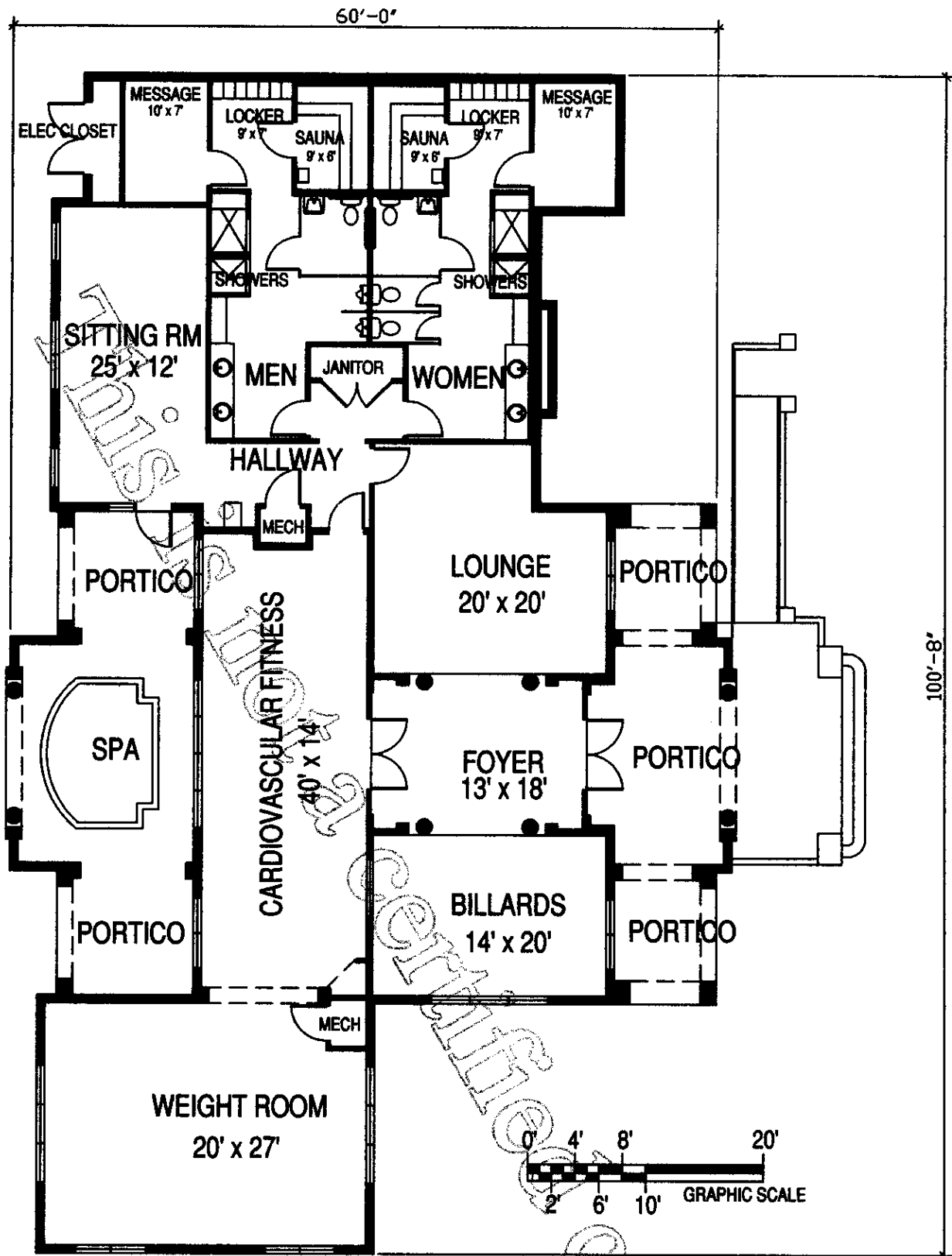


NOTE: COMMON ELEMENT

ASSOCIATION OFFICE BLDG

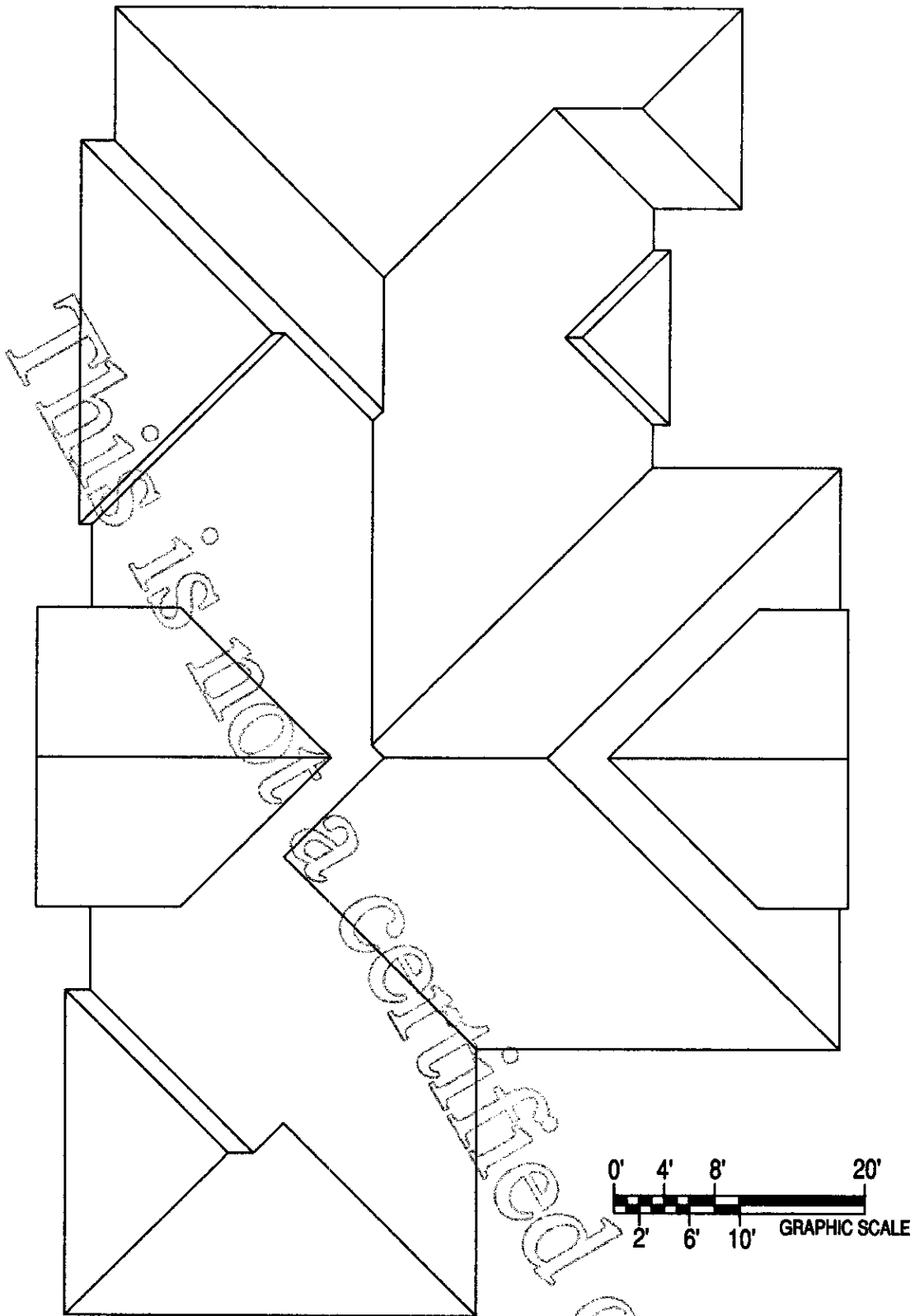
ROOF PLAN

Sheet Number 45



NOTE: COMMON ELEMENT

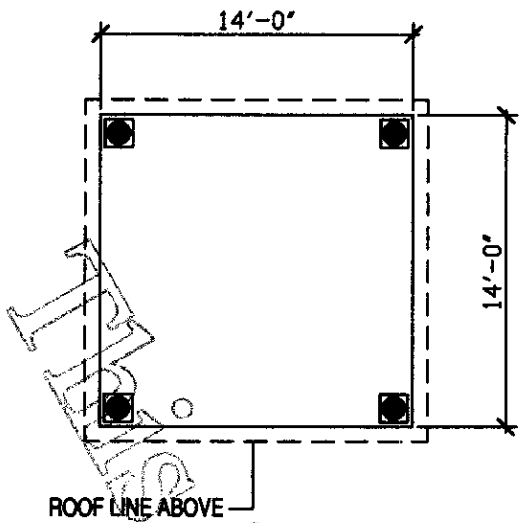
RECREATION BUILDING



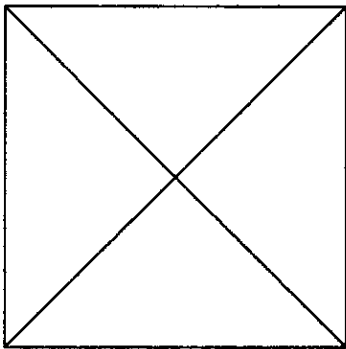
NOTE: COMMON ELEMENT

RECREATION BLDG ROOF PLAN

Sheet Number 47

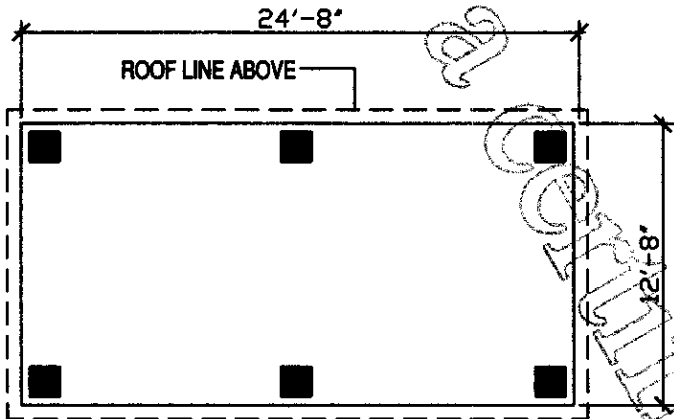


FLOOR PLAN

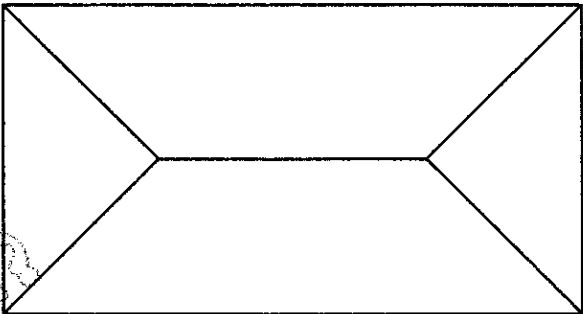


ROOF PLAN

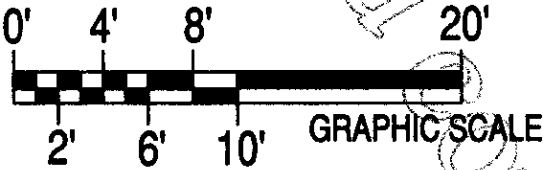
PAVILION 1



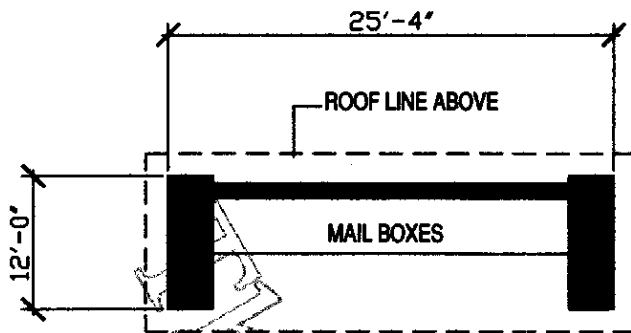
FLOOR PLAN



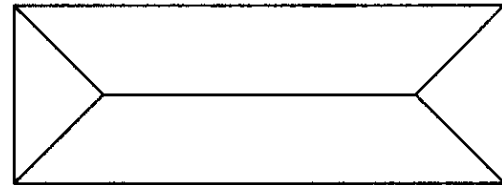
ROOF PLAN



PAVILION 2

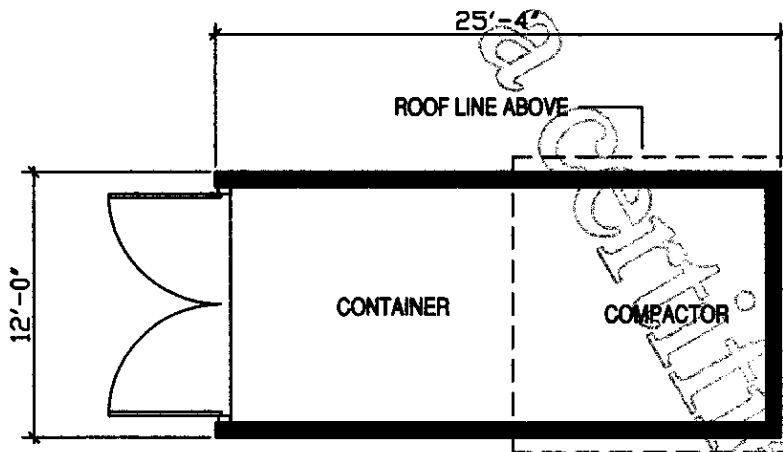


FLOOR PLAN

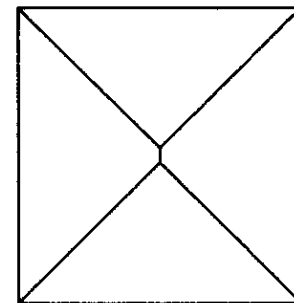


ROOF PLAN

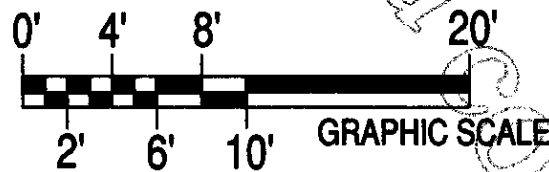
MAIL KIOSK



FLOOR PLAN



ROOF PLAN



TRASH COMPACTOR

BUILDING FLOOR & CEILING ELEVATIONS

BLDG NO.	1ST FLOOR	1ST CEILING	2ND FLOOR	2ND CEILING	3RD FLOOR	3RD CEILING	4TH FLOOR	4TH CEILING	5TH FLOOR	5TH CEILING	6TH FLOOR	6TH CEILING
100	8.28	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
200	8.45	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
300	8.51	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
400	8.46	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
500	8.25	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
600	8.00	+8.08'	+0.46'	+8.08'								
700	8.05	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
800	8.02	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
900	8.15	+8.08'	+0.46'	+8.08'	+0.46'	+8.08'						
1000	8.12	+9.08'	0.5'	+8.08'	0.5'	+8.08'	0.5'	+8.08'	0.5'	+8.08'	0.5'	+9.08'
1100	8.05	+8.08'	+0.46'	+8.08'								
1200	8.21	+9.08'	0.5'	+8.08'	0.5'	+8.08'	0.5'	+8.08'	0.5'	+8.08'	0.5'	+9.08'
ASSOC OFF	7.99	+10'										
REC BLDG	7.98	+12'										
GARAGE 1	6.61	8'±										
GARAGE 2	6.20	8'±										
GARAGE 3	6.20	8'±										
GARAGE 4	6.49	8'±										
GARAGE 5	6.49	8'±										
GARAGE 6	6.95	8'±										
GARAGE 7	7.29	8'±										

NOTE: FROM 1ST FLOOR ELEVATION ADD FLOOR AND CEILING DIMENSIONS ACCUMULATIVELY