

AMENDMENT NO. 7 TO DECLARATION OF CONDOMINIUM
FOR PINE RIDGE NORTH VILLAGE IV, A CONDOMINIUM
ADDING PHASE(S) XII

WHEREAS, HOVNANIAN OF PALM BEACH VI, INC. (hereinafter referred to as "Sponsor"), desires to submit to Condominium Ownership additional phase(s) to the Condominium, the name of which appears in the title of this document (hereinafter referred to as the "Condominium"), pursuant to the provisions of Section 718.403, Florida Statutes, and to the provisions of the Declaration of Condominium for the Condominium recorded in Official Record Book 4701, page 1834, Public Records of Palm Beach County, Florida, (hereinafter referred to as the "Declaration", reference to which also includes reference to any prior amendments thereto as set forth on EXHIBIT 1 hereof); and,

WHEREAS, Sponsor is the owner of record in fee simple title to the real property situate, lying and being in Palm Beach County, Florida, as more particularly described in the survey exhibit(s) attached hereto as EXHIBIT(S) 2, which are incorporated herein by reference; and,

Now, therefore, Sponsor does hereby state and declare that the real property described on the survey exhibit(s) attached hereto as EXHIBIT(S) 2, together with improvements thereon, are hereby submitted to condominium ownership pursuant to the Condominium Act of the State of Florida (F.S. 718), as follows:

41-60
1. Exhibit 1 to the Declaration is hereby amended by adding thereto the Surveyor's Certificate(s) and survey exhibit(s) attached to this instrument as Exhibit(s) 2, thereby subjecting the real property described on Exhibit(s) 2, hereto to all the provisions of the Declaration and all exhibits attached thereto, which shall be binding upon all Owners of the Condominium Units upon said real property. Said provisions are enforceable, equitable servitudes running with said real property and existing in perpetuity until the Declaration is revoked and the Condominium is terminated as provided in the Declaration.

2. The real property described in Exhibit(s) 2, hereto is subject to such easements, restrictions, reservations and rights-of-way of record, together with all provisions of the Declaration and exhibits attached thereto.

3. In consideration of receiving, and by acceptance of a grant, devise, or mortgage, as to any interest in the real property described in Exhibit(s) 2, hereto, all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through, or under such persons agree to be bound by the provisions hereof and by the Declaration and all exhibits thereto. Both the burdens imposed and the benefits granted by this instrument shall run with each Unit set forth on Exhibit(s) 2 to this instrument.

4. Exhibit(s) 2, to this instrument are survey(s) of the land, graphic description, and plot plan(s) of the improvements constituting the phase(s) added to the Condominium as indicated in the title of this instrument, identifying the Units, Common Elements, and Limited Common Elements, and their relative locations and approximate dimensions.

"WILL CALL DRAWER #28".

This Instrument Prepared by
and Record and Return to:
GARY L. KORNFELD, ESQ.
Levy, Kneen, Boyes, Wiener,
Goldstein & Kornfeld, P.A.
Suite 500, Tower A, Forum III
1675 Palm Beach Lakes Boulevard
West Palm Beach, Florida 33401

2084a/0084a

11/17/86:14:24

86 350132

1986 DEC 30 PM 2:27

85122 P1443

The following are the amendments to the Declaration of Condominium to which this instrument refers, which have been recorded in the Public Records of Palm Beach County, Florida, prior to the recording of this instrument:

1. Amendment No. 1 to Declaration of Condominium, submitting Phases VII and IX to condominium ownership, recorded in Official Record Book 4714 at Page 1029, Public Records of Palm Beach County, Florida.
2. Amendment No. 2 to Declaration of Condominium, submitting Phases I and II to condominium ownership, recorded in Official Record Book 4734 at Page 1873, Public Records of Palm Beach County, Florida.
3. Amendment No. 3 to Declaration of Condominium, submitting Phases V, XVI and XVII to condominium ownership, recorded in Official Record Book 4743 at Page 1208, Public Records of Palm Beach County, Florida.
4. Amendment No. 4 to Declaration of Condominium, submitting Phases VI and X to condominium ownership, recorded in Official Record Book 4765 at Page 345, Public Records of Palm Beach County, Florida.
5. Amendment No. 5 to Declaration of Condominium, submitting Phases XIII and XIV to condominium ownership, recorded in Official Record Book 4769 at Page 1244, Public Records of Palm Beach County, Florida.
6. Amendment No. 6 to Declaration of Condominium, submitting Phases XI, XV, XXIII and Non-Residential Phases A, B, C, D and E to condominium ownership, recorded in Official Record Book 4777 at Page 0415, Public Records of Palm Beach County, Florida.

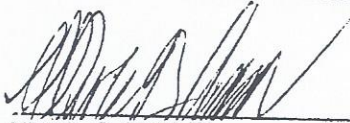
EXHIBIT 1
TO THE DECLARATION OF CONDOMINIUM OF

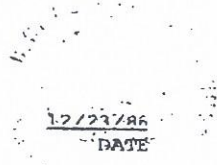
PINE RIDGE NORTH - VILLAGE IV
A CONDOMINIUM

I, WESLEY B. HAAS, A LAND SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS CONSTITUTING BUILDING NO. 812 OF PINE RIDGE NORTH - VILLAGE IV, A CONDOMINIUM, IS SUBSTANTIALLY COMPLETE SO THAT THE ATTACHED SURVEY, PLOT PLAN, AND GRAPHIC DESCRIPTION OF IMPROVEMENTS, TOGETHER WITH THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY PRESENT AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. FURTHER, ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES, ACCESS TO EACH UNIT, AND COMMON ELEMENT FACILITIES, SERVING THE BUILDING IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED, ARE SUBSTANTIALLY COMPLETE.

GENERAL NOTATIONS:

1. ELEVATIONS SHOWN HEREON REFER TO N.O.S. DATUM AND ARE EXPRESSED IN FEET.
2. ALL LIMITED COMMON ELEMENTS ARE NOT REFLECTED IN THE ATTACHED SURVEYS.
3. DIMENSIONS AND ELEVATIONS AS SHOWN HEREON ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.


WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708


12/23/86
DATE

SHEET 1 OF 5

EXHIBIT NO. "2" TO AMENDMENT NO. "7"

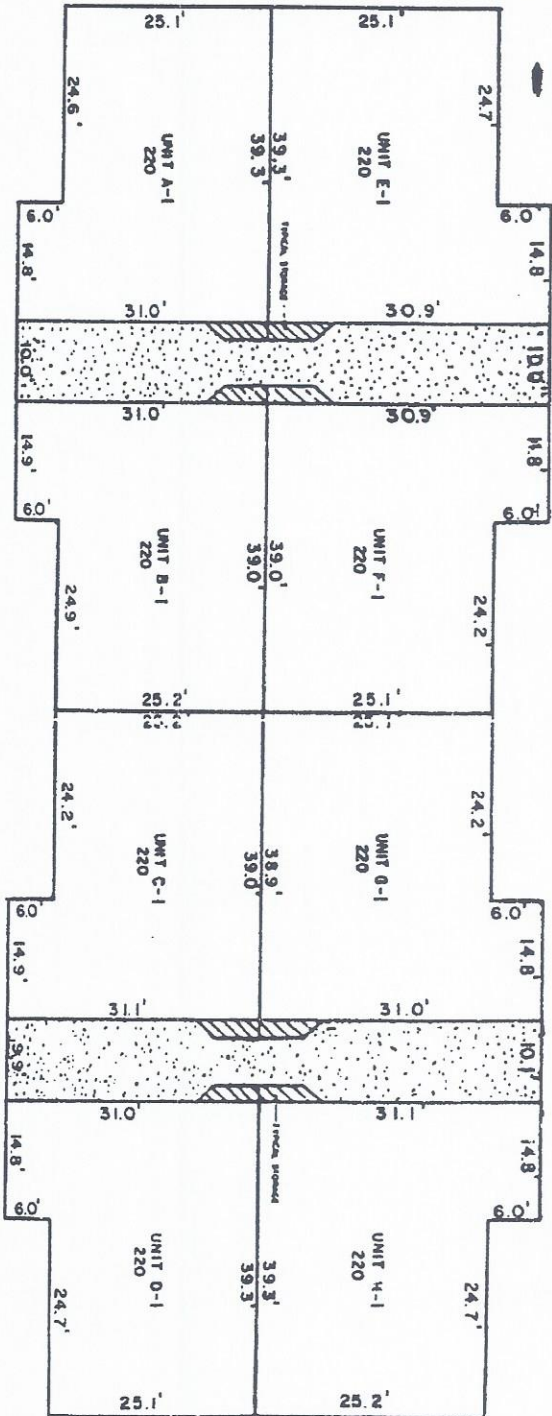
STANLEY/MERIDIAN SURVEYING & MAPPING, INC.



EXHIBIT 1
TO THE DECLARATION OF CONDOMINIUM OF
PINE RIDGE NORTH-VILLAGE IV
A CONDOMINIUM

FIRST FLOOR PLAN
BUILDING NO. 812

LOWER LIMIT FIRST FLOOR	20.60
UPPER LIMIT FIRST FLOOR	28.68
LOWER LIMIT SECOND FLOOR	32.23
UPPER LIMIT SECOND FLOOR	37.31
LOWER LIMIT THIRD FLOOR	37.87
UPPER LIMIT THIRD FLOOR	48.83



LEGEND
 ——— BOUNDARY OF COMMON ELEMENT
 HATCHED BOUNDARY OF LIMITED COMMON ELEMENT
 XXXX BOUNDARY COMMON ELEMENTS

Sheet 3 of 5
 Meridian
 Surveying and Mapping, Inc.

84414 22199

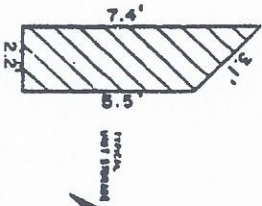
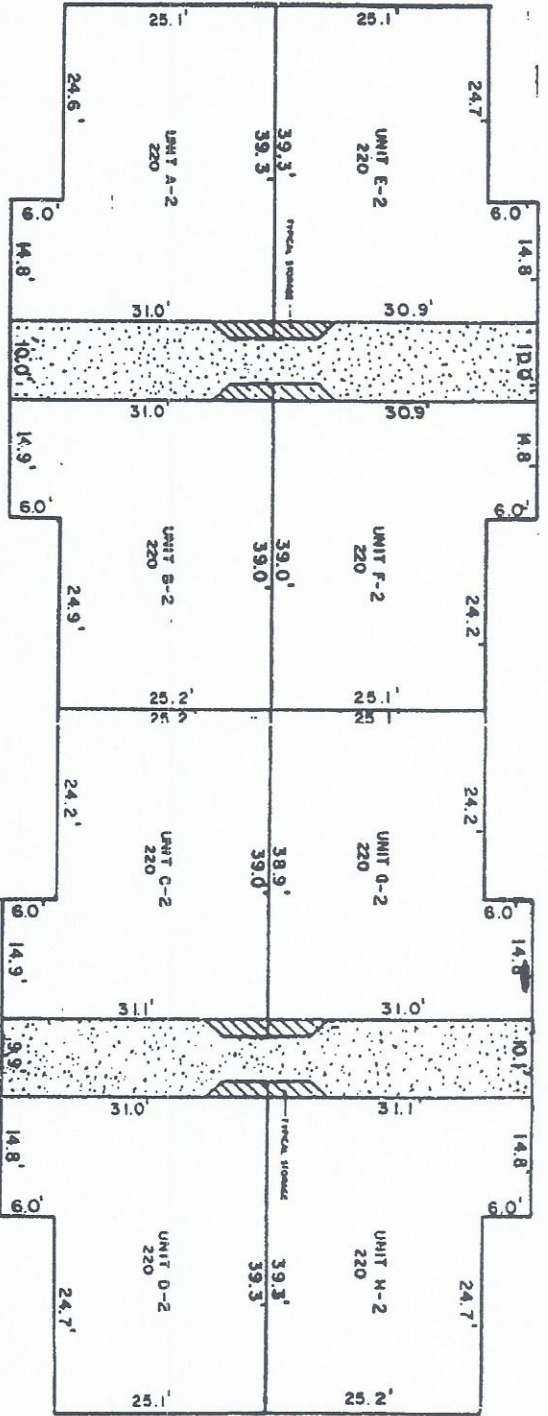


EXHIBIT 1
 TO THE DECLARATION OF CONDOMINIUM OF
PINE RIDGE NORTH-VILLAGE IV
 A CONDOMINIUM

SECOND FLOOR PLAN
 BUILDING NO. 812

LOFTS LIMIT FIRST FLOOR	20.60
LOFTS LIMIT FIRST FLOOR	28.68
LOFTS LIMIT SECOND FLOOR	29.25
LOFTS LIMIT SECOND FLOOR	37.31
LOFTS LIMIT THIRD FLOOR	37.87
LOFTS LIMIT THIRD FLOOR	45.93



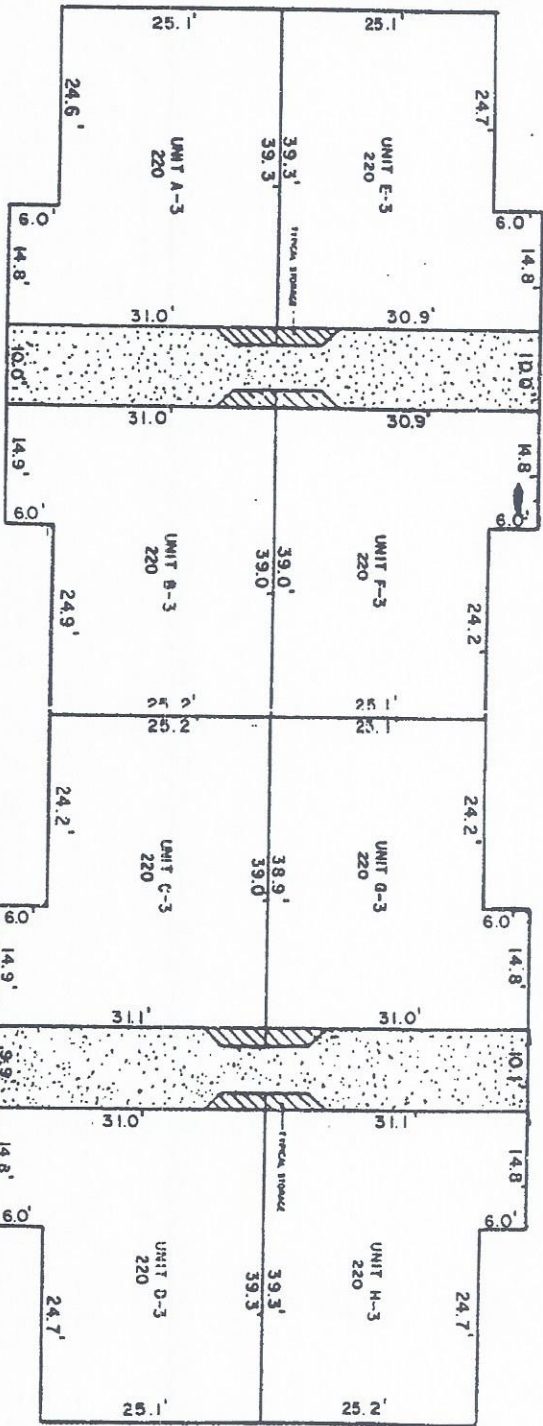
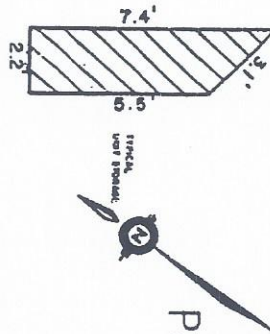
LEGEND
 ———— DENOTES THE BOUNDARY CONDOMINIUM DIMENSIONS
 ZZZZ DENOTES A LIMITED COMMON ELEMENT
 XXXX DENOTES COMMON ELEMENTS

Merkion
 Surveying and Mapping Inc
 SHEET 4 OF 5
 64479 22188

EXHIBIT I
 TO THE DECLARATION OF CONDOMINIUM OF
PINE RIDGE NORTH-VILLAGE IV
 A CONDOMINIUM

THIRD FLOOR PLAN
 BUILDING NO. 912

LOWER LIMIT FIRST FLOOR	20.60
UPPER LIMIT FIRST FLOOR	28.66
LOWER LIMIT SECOND FLOOR	29.25
UPPER LIMIT SECOND FLOOR	37.31
LOWER LIMIT THIRD FLOOR	37.87
UPPER LIMIT THIRD FLOOR	45.83



LEGEND
 ——— DENOTES THE BOUNDARY CONDOMINIUM OWNERSHIP
 ZZZZ DENOTES A LIMITED COMMON ELEMENT
 XXXX DENOTES COMMON ELEMENTS

SHEET 5 OF 5

Meridian
 Surveying and Mapping Inc.

05414 28168

PINE RIDGE NORTH VILLAGE IV

As phases are added to the Condominium each unit's percentage of undivided interest in Common Elements shall be as follows:

<u>MODEL TYPES</u>	<u>BUILDING NUMBERS</u>	<u>NO. OF UNITS</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS</u>
Phases IV, VIII and III (20 units)				
Villa	804, 808, 803	20	1370	5.0000
Phases IV, VIII, III, VII and IX (36 units)				
Villa	804, 808, 803, 807, 809	36	1370	2.7778
Phases IV, VIII, III, VII, IX, I and II (68 units)				
5300	801, 802	32	1111	1.3090
Villa	804, 808, 803, 807, 809	36	1370	1.6142
Phases IV, VIII, III, VII, IX, I, II, V and XVI (92 units)				
5300	801, 802, 805	48	1111	.9779
Villa	804, 808, 803, 807, 809, 816	44	1370	1.2059
Phases IV, VIII, III, VII, IX, I, II, V, XVI and XVII (100 units)				
5300	801, 802, 805	48	1111	.8919
Villa	804, 808, 803, 807, 809, 816, 817	52	1370	1.0998
Phases IV, VIII, III, VII, IX, I, II, V, XVI, XVII, X and VI (140 units)				
220	806	24	1064	.6231
5300	801, 802, 805, 1/2 810	56	1111	.6507
5600	1/2 810	8	1468	.8598
Villa	804, 808, 803, 807, 809, 816, 817	52	1370	.8024
Phases IV, VIII, III, VII, IX, I, II, V, XVI, XVII, X, VI, XIII and XIV (172 units)				
220	806	24	1064	.5019
5300	801, 802, 805, 1/2 810, 1/2 813, 1/2 814	72	1111	.5241
5600	1/2 810, 1/2 813, 1/2 814	24	1468	.6925
Villa	804, 808, 803, 807, 809, 816, 817	52	1370	.6462
PHASES IV, VIII, III, VII, IX, I, II, V, XVI, XVII, X, VI, XIII, XIV, XI, XIII and XV (224 units)				
220	806, 811	48	1064	.3894
5300	801, 802, 805, 1/2 810, 1/2 813, 1/2 814, 3/4 815	84	1111	.4067
5600	1/2 810, 1/2 813, 1/2 814, 1/4 815	28	1468	.5375
Villa	804, 808, 803, 807, 809, 816, 817, 823	64	1370	.5015

89122 P1451

Phases IV, VIII, III, VII, IX, I, II, V, XVI, XVII, X, VI,
 XIII, XIV, XI, XXIII, XV, and XII (248 Units)

220	806, 811, 812	72	1064	.3562
5300	801, 802, 805	84	1111	.3719
	1/2 810, 1/2 813			
	1/2 814, 3/4 815			
5600	1/2 810, 1/2 813	28	1463	.4914
	1/2 814, 1/4 815			
Villa	804, 808, 803, 807,	64	1370	.4586
	809, 816, 817, 823			

BB122 P1452

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