AMENDMENT NO. 5 TO DECLARATION OF CONDOMINIUM

FOR PINE RIDGE NORTH VILLAGE IV, A CONDOMINIUM

ADDING PHASE(S) XIII and XIV

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 and 3, 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 and 3, 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:

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 and 3, thereby subjecting the real property described on Exhibit(s) 2 and 3, 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.

4960

2. The real property described in Exhibit(s) 2 and 3, 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 and 3, 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 and 3 to this instrument.

4. Exhibit(s) 2 and 3, 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.

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

2084a/0084a

10/29/85:22:22

Each Unit is identified on Exhibit(s) 2 and 3, hereto by a specific number. No unit bears the same number as any other Unit. The parking spaces are delineated thereon.

5. In accordance with the provisions of the Declaration, the percentage of ownership of undivided interests in the Common Elements appurtenant to all Units in the Condominium are hereby changed to reflect the submission of these and all prior phase(s) as reflected on Exhibit 4 attached hereto.

IN WITNESS WHEREOF, the party hereto has set its hand and seal this 17th day of January, 1986.

Signed, Sealed and Delivered
in our Presence:

By: _____
FRANK J. STEINITZ,
Senior Vice President

ATTEST:

By: _____
CAROLYN S. JONES, Asst. Secretary

(CORPORATE SEAL)

STATE OF FLORIDA)
)SS.
COUNTY OF PALM BEACH)

Before me personally appeared FRANK J. STEINITZ and CAROLYN S. JONES, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Asst. Secretary of HOVNANIAN OF PALM BEACH VI, INC., and severally acknowledged to and before me that they executed such instrument as such Senior Vice President and Asst. Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 17th day of January, 1986.

_____
NOTARY PUBLIC,
State of Florida at Large

(NOTARIAL SEAL)

My Commission Expires:

84769 P1245

2084a/0084a

10/29/85:22:22

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.

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. 813 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 INLCUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES, ACCESS TO EACH UNIT, AND COMON 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

01/10/86
DATE

SHEET 1 OF 4

Meridian Surveying and mapping inc.
2328 So. Congress Ave.
Suite 2-A
West Palm Beach, FL 33406
(305) 967-5600
1310 W. Colonial Dr.
Suite 12
Orlando, FL 32804
(305) 422-4655

EXHIBIT NO. "2" TO AMENDMENT NO. "5"

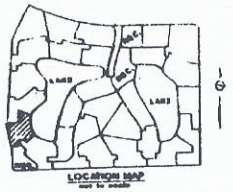
84769 P1248

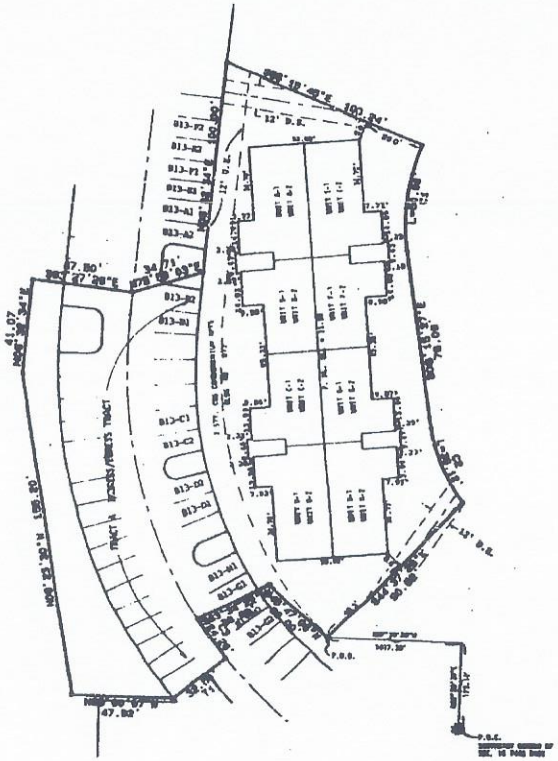
EXHIBIT I
TO THE DECLARATION OF CONDOMINIUM OF

PINE RIDGE NORTH-VILLAGE IV

A CONDOMINIUM

PHASE XIII





NO.	DELTA	RADIUS	LENGTH
C1	32°27'07"	80.00'	50.00'
C2	29°50'33"	80.00'	39.12'
C3	8°18'24"	220.00'	24.39'

NO.	BEARING	DISTANCE
T1	S31°57'33"W	32.59'

REV: FINAL TIE-IN COMPLETED & PARKING RE-SURVEY 1/8/98

Meridian Surveying and mapping inc.

B4769 P1249

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

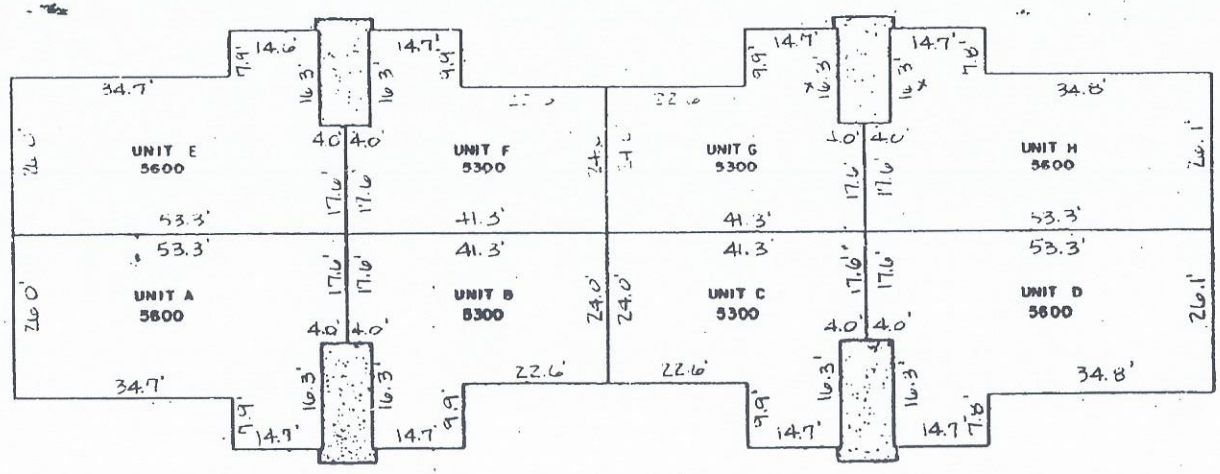
EXHIBIT I
TO THE DECLARATION OF CONDOMINIUM OF

PINE RIDGE NORTH-VILLAGE IV

A CONDOMINIUM

FIRST FLOOR PLAN
BUILDING NO. 813

LOWER LIMIT FIRST FLOOR 21.59
UPPER LIMIT FIRST FLOOR 29.59
LOWER LIMIT SECOND FLOOR 30.09
UPPER LIMIT SECOND FLOOR 38.09



LEGEND

—— DENOTES THE BOUNDARY CONDOMINIUM OWNERSHIP

DENOTES COMMON ELEMENTS

DENOTES A LIMITED COMMON ELEMENT

SHEET 3 OF 4

Meridian Surveying and mapping Inc.

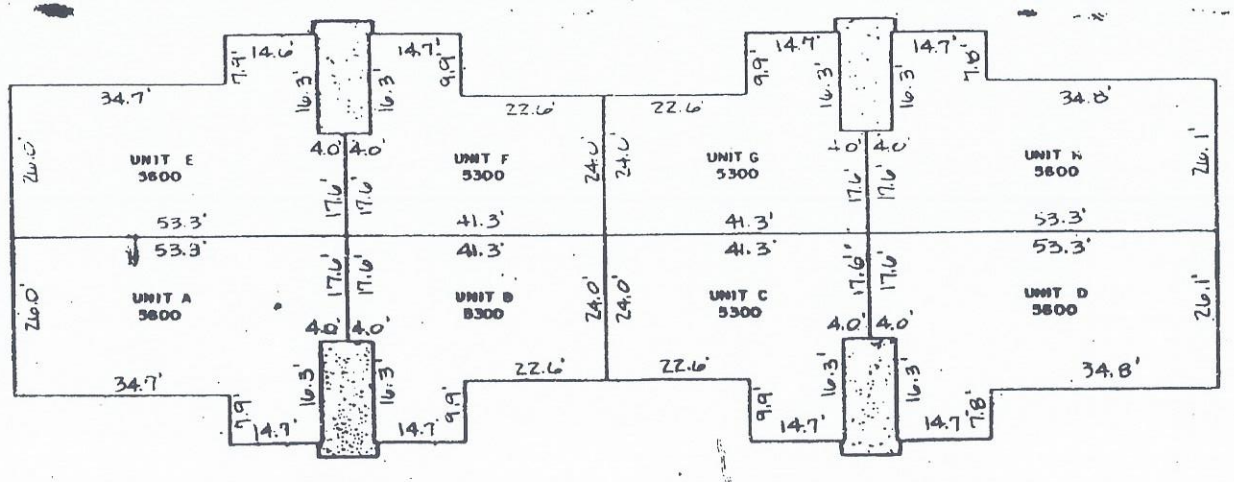
EXHIBIT I
TO THE DECLARATION OF CONDOMINIUM OF

PINE RIDGE NORTH-VILLAGE IV

A CONDOMINIUM

LOWER LIMIT FIRST FLOOR 21.91
UPPER LIMIT FIRST FLOOR 29.59
LOWER LIMIT SECOND FLOOR 30.09
UPPER LIMIT SECOND FLOOR 38.09

SECOND FLOOR PLAN
BUILDING NO. 813



LEGEND
DENOTES THE BOUNDARY CONDOMINIUM OWNERSHIP
DENOTES COMMON ELEMENTS
DENOTES A LIMITED COMMON ELEMENT

SHEET 4 OF 4

Meridian Surveying and mapping Inc.

EXHIBIT 1
TO THE DECLARATION OF CONDOMINIUM OF

PINE RIDGE NORTH - VILLAGE IV
A CONDOMINIUM

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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

01/10/96
DATE

SHEET 1 OF 4

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1310 W. Colonial Dr.
Suite 12
Orlando, FL 32804
(305) 422-4655

EXHIBIT NO. "3" TO AMENDMENT NO. "5"

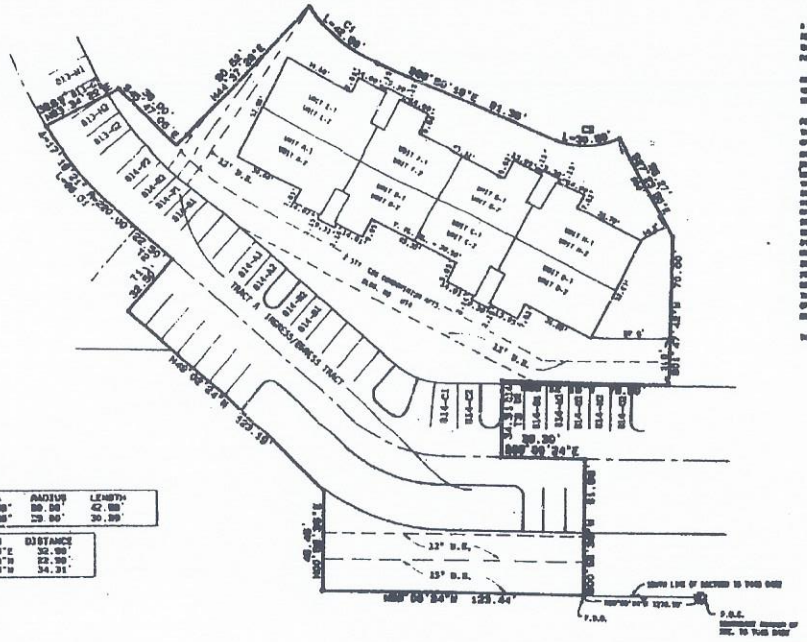
B4769 P1252

EXHIBIT I
TO THE DECLARATION OF CONDOMINIUM OF

PINE RIDGE NORTH-VILLAGE IV

A CONDOMINIUM

PHASE XIV



NO.	DELTA	RADIUS	LENGTH
C1	30°33'30"	80.00'	42.68'
C2	30°33'30"	70.00'	37.37'

NO.	BEARING	DISTANCE
T1	N49°37'30"E	32.00'
T2	N49°02'24"W	22.00'
T3	S00°00'24"W	34.31'

REV: FINAL YES-IN COMPLETED & PARKING AS-BUILT 1/3/06

REV: BLDG SHOWN REVISED LOCATED ON 9/6/05

Meridian Surveying and mapping Inc.

B4769 P1253

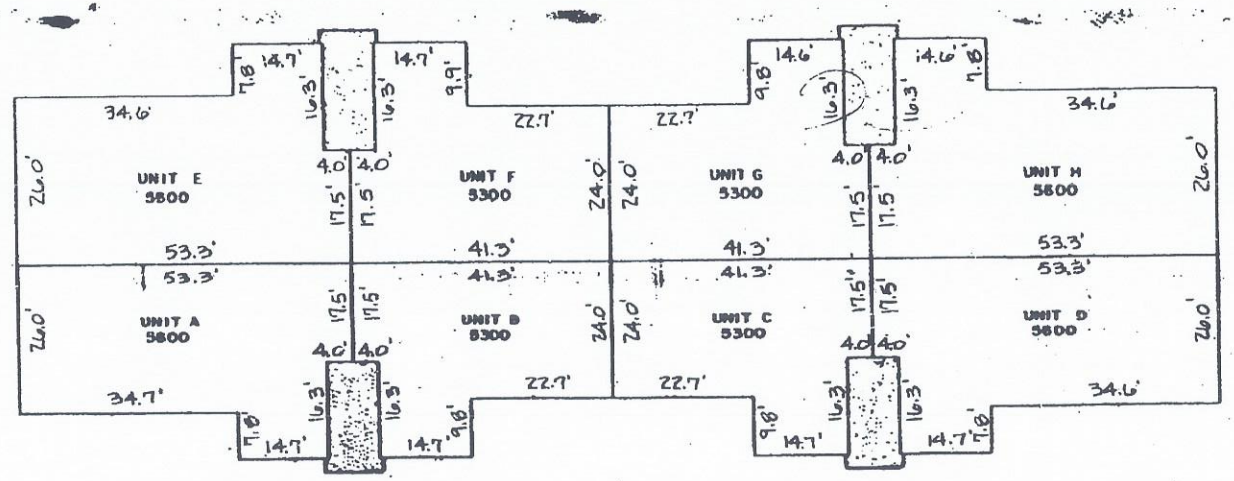
EXHIBIT I
TO THE DECLARATION OF CONDOMINIUM OF

PINE RIDGE NORTH-VILLAGE IV

A CONDOMINIUM

LOWER LIMIT FIRST FLOOR 20.50
UPPER LIMIT FIRST FLOOR 28.50
LOWER LIMIT SECOND FLOOR 29.00
UPPER LIMIT SECOND FLOOR 37.00

FIRST FLOOR PLAN
BUILDING NO. 314



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

SHEET 3 OF 4

Meridian Surveying and mapping Inc.

B4769 P1254

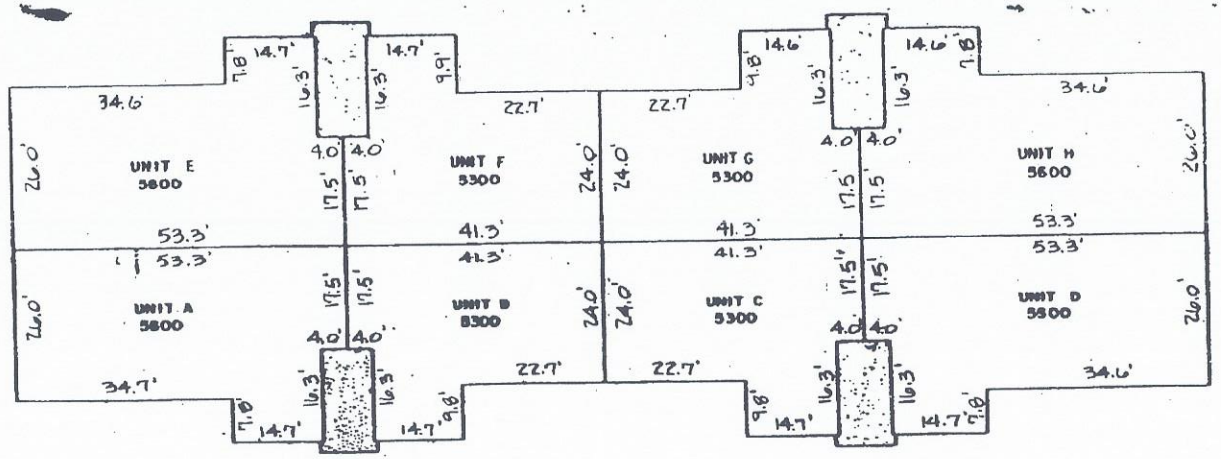
EXHIBIT I
TO THE DECLARATION OF CONDOMINIUM OF

PINE RIDGE NORTH–VILLAGE IV

A CONDOMINIUM

SECOND FLOOR PLAN
BUILDING NO. 814

LOWER LIMIT FIRST FLOOR 6030
UPPER LIMIT FIRST FLOOR 28.50
LOWER LIMIT SECOND FLOOR 29.00
UPPER LIMIT SECOND FLOOR 37.00



LEGEND

—— DENOTES THE BOUNDARY CONDOMINIUM OWNERSHIP

DENOTES COMMON ELEMENTS

DENOTES A LIMITED COMMON ELEMENT

SHEET 4 OF 4

Meridian Surveying and mapping Inc.

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:

MODEL TYPES	BUILDING NUMBERS	NO. OF UNITS	SQUARE FOOTAGE	PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS
I.				
Phases IV, VIII and III (20 units)				
Villa	804, 808, 803	20	1370	5.0000
II.				
Phases IV, VIII, III, VII and IX (36 units)				
Villa	804, 808, 803, 807, 809	36	1370	2.7778
III.				
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
IV.				
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
V.				
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
VI.				
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
VII.				
Phases IV, VIII, III, VII, IX, I, II, V, XVI, XVII, X, VI, XIII and XIV (172 units)				
220	805	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

EXHIBIT NO. "4" TO AMENDMENT NO. "5"