

AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM
FOR PINE RIDGE NORTH VILLAGE IV, A CONDOMINIUM
ADDING PHASE(S) I and II

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.

49.60 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: 28
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

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605 DEC 13 PM 3:11

B4734 P1873

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 13th day of December, 1985.

Signed, Sealed and Delivered in our Presence:

John H. Stevens
James J. Bulard

By: [Signature]
FRANK J. STEINITZ
Senior Vice President

ATTEST:

By: [Signature]
CAROLYN S. JONES, Asst. Secretary

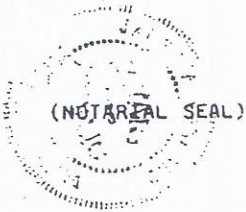
(CORPORATE SEAL)



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 HDVNIANIAN 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 13th day of December, 1985.



[Signature]
NOTARY PUBLIC,
State of Florida at Large

My Commission Expires:

[Stamp]
10/29/85

B4734 P1874

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.

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EXHIBIT NO. "1" TO AMENDMENT NO. "2"

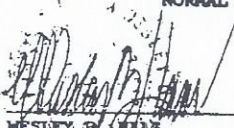
EXHIBIT 1
TO THE DECLARATION OF CONDOMINIUM OF

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. 801 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

12/04/85
DATE

SHEET 1 OF 4

RECORDER'S MEMO: Legibility
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when received.

B4734 P1876

Meridian

2328 So. Congress Ave.
Suite 2-A
West Palm Beach, FL 33406
(305) 987-5600

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

Surveying and mapping inc.

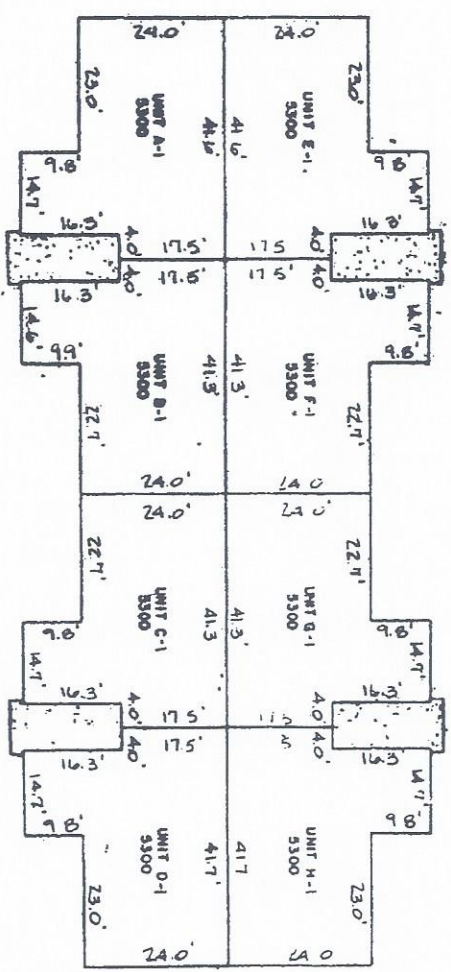
EXHIBIT NO. "2" TO AMENDMENT NO. "2"



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

FIRST FLOOR PLAN
BUILDING NO. 601

LOWER LIMIT FIRST FLOOR 28'14"
UPPER LIMIT FIRST FLOOR 29'14"
LOWER LIMIT SECOND FLOOR 29'44"
UPPER LIMIT SECOND FLOOR 30'44"



LEGEND
 --- SHOWS THE OWNER'S CONVEYANCE INSTRUMENT
 --- UNIT DEEDS EXCEPT AS SHOWN
 --- UNIT DEEDS & UNIT'S COMMON ELEMENTS

Meridian
 Surveying and Mapping Inc
 2411 30th St
 Suite 304

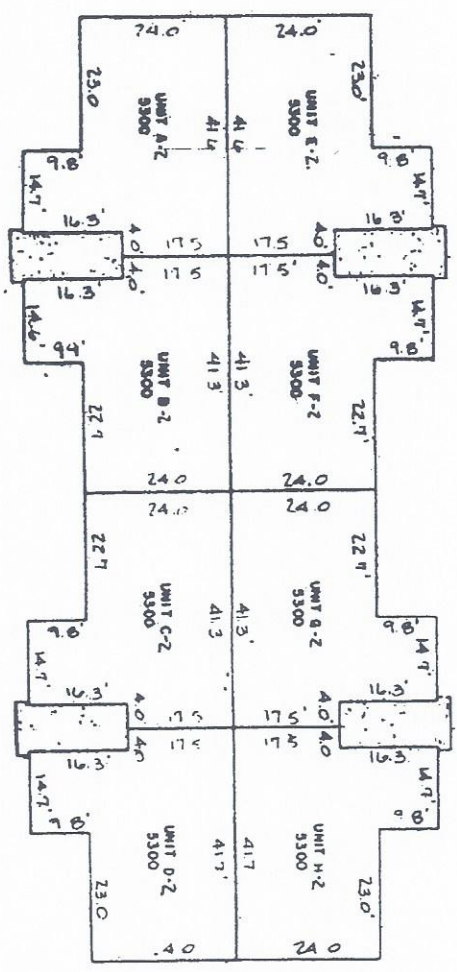
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EXHIBIT 1
 TO THE DECLARATION OF CONDOMINIUM OF
PINE RIDGE NORTH-VILLAGE IV
 A CONDOMINIUM
 SECOND FLOOR PLAN
 BUILDING NO. 801

UNIT E-2
 UNIT F-2
 UNIT G-2
 UNIT H-2
 UNIT A-2
 UNIT B-2
 UNIT C-2
 UNIT D-2



LOBBY UNIT FIRST FLOOR	50.14
UNIT E UNIT FIRST FLOOR	28.44
UNIT F UNIT SECOND FLOOR	29.44
UNIT G UNIT SECOND FLOOR	37.44

UNIT A
 UNITS B AND C
 UNITS D AND E
 UNITS F AND G
 UNITS H AND I

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Mention
 Surveying and Mapping Inc

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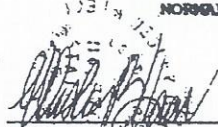
EXHIBIT 1
TO THE DECLARATION OF CONDOMINIUM OF

PIKE 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. 802 OF PIKE 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.

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

12/04/85
DATE

SHEET 1 OF 4

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Suite 2-A
West Palm Beach, FL 33406
(305) 967-5600

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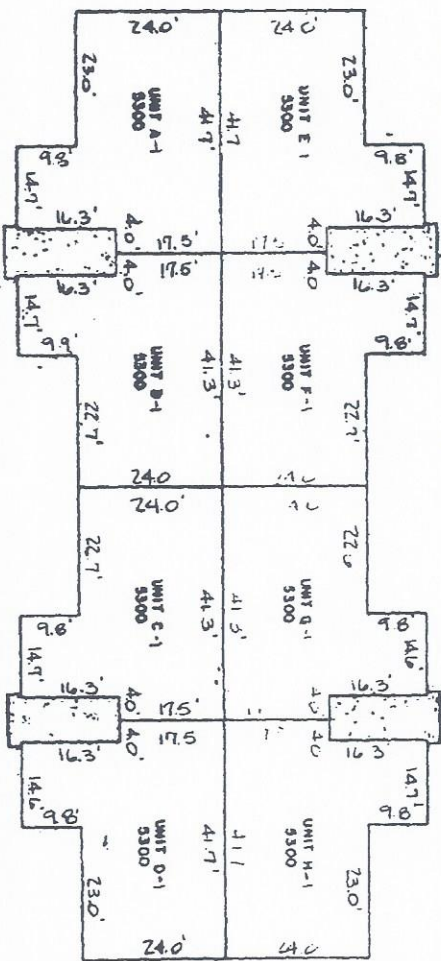
Surveying and mapping inc.

EXHIBIT NO. "3" TO AMENDMENT NO. "2"



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

FIRST FLOOR PLAN
 BUILDING NO. 802



LOWER LIMIT FIRST FLOOR 28.75
 UPPER LIMIT FIRST FLOOR 29.50
 LOWER LIMIT SECOND FLOOR 31.25
 UPPER LIMIT SECOND FLOOR 32.00

LEGEND
 REPORTS THE PROPERTY CONDOMINIUM DEVELOPER
 REPORTS CONDOMINIUM DEVELOPER
 REPORTS A UNIT CONDOMINIUM DEVELOPER

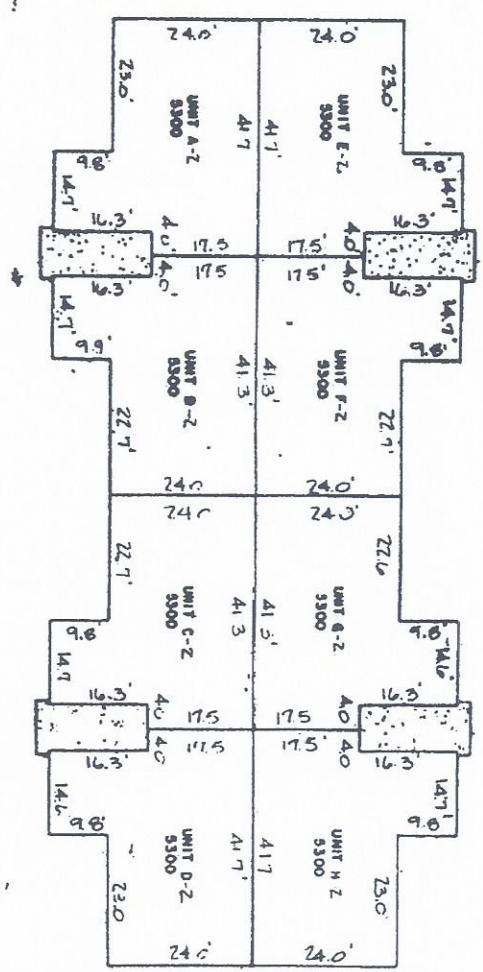
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 Markon
 Surveying and Mapping Inc
 2881 D HILL RD

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

SECOND FLOOR PLAN
BUILDING NO. 302

UNIT UNIT FIRST FLOOR	26.75
UNIT UNIT FIRST FLOOR	26.75
UNIT UNIT SECOND FLOOR	24.75
UNIT UNIT SECOND FLOOR	24.75



Legend:
 — General and Secondary common elements
 - - - Unit common elements
 Hatched areas Unit common elements

Sheet 4 of 4
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 Surveying and Mapping Inc.

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. 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>
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 Villa	801, 802 804, 808, 803, 807, 809	32 36	1111 1370	1.3090 1.6142

84734 P1884

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

EXHIBIT NO. "4" TO AMENDMENT NO. "2"