

Prepared by and Return to: ✓ JAMES J. WHEELER, Esquire
Broad and Cassel, 7777 Glades Road,
Boca Raton, Florida 33434-4111

**SUPPLEMENTAL DECLARATION OF
RESTRICTIONS AND PROTECTIVE COVENANTS
OF PROMENADE AT BOCA POINTE CONDOMINIUM NO. 3**

THIS SUPPLEMENTAL DECLARATION, is made by Promenade III Developers, a Florida general partnership (the "Developer"), as successor Developer to Promenade Developers, under and pursuant to the terms and provisions of the Declaration of Covenants and Restrictions of Promenade at Boca Pointe, recorded in Official Records Book 4135, Page 853 of the Public Records of Palm Beach County, Florida (the "Declaration").

BACKGROUND:

A. Article II, Section 2.1 of the Declaration, authorizes the Developer to bring additional properties within the scheme of the Declaration by filing a Supplemental Declaration;

B. The property described in Exhibit "A" (the "Property") to this Supplemental Declaration is included within the description of the property which may be added to the scheme of the Declaration pursuant to the provisions of Section 2.1.

C. The Developer desires to add the Property to the scheme of the Declaration.

NOW, THEREFORE,

The Developer hereby declares that the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens of the Declaration, which provisions shall run with the Property and be binding on all parties having any right, title or interest therein. That portion of the Property which is described as "Common Areas" is hereby declared to be Common Areas as that term is defined in Section 1.6 of the Declaration.

IN WITNESS WHEREOF, the Developer has executed this Supplemental Declaration on this 27 day of January, 1986.

PROMENADE III DEVELOPERS, a Florida
General Partnership

WITNESSES/ATTEST:

By: PROMENADE III ASSOCIATES, LTD.,
a Florida limited partnership,
as its General Partner

By: PROMENADE III DEVELOPMENT
CORP., a Florida corporation,
General Partner

By: Morris Richter
Morris Richter, President
(SEAL)

STATE OF FLORIDA)
SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 27th
day of January, 1986, by Morris Richter as President of PROMENADE

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III DEVELOPMENT CORP., a Florida corporation, as general partner of PROMENADE III ASSOCIATES, LTD., the general partner of PROMENADE III DEVELOPERS, on behalf of the said general partnership.

Carl J. Zapp
Notary Public, State of Florida
Commission Expiry:



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 25, 1987
BONDED THRU EASTMAN INSURANCE

B475 P0400

EXHIBIT "A"
TO
SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
PROMENADE AT BOCA POINTE

I.

The following described property shall be deemed Properties under the Declaration:

All of the real property described in the plat of Promenade at Boca Pointe No. 3, as recorded in the Public Records of Palm Beach County, Florida, at Plat Book 51, Pages 12 and 13.

II.

The following portions of the above described Properties are hereby deemed Common Areas under the Declaration:

Tract A, together with access easements, and the drainage easements as shown on the Plat of the above-described Properties and dedicated to the Association.

B4. P0401

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

DRB 10809 Pg 1752

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida

) SS

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of September 19 98 by SHARON F SIANO, who is personally known to me or who has produced FL D.L. as identification and who did not take an oath. And personally known to me.



Mary A. McHugh
MY COMMISSION # CC573032 EXPIRES
August 22, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

Mary A. McHugh
(Signature of Person Taking Acknowledgment)

Mary A. McHugh
(Name of Acknowledger Typed, Printed or Stamped)

Notary Public
(Title or Rank)

(Serial Number, if any)

ORB 10809 PB 1753
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

Legal Description

All that certain parcel of land situated in CITY OF WEST PALM BEACH being known as LOT 11, BLOCK 1, PLAT 1, OF VICTORIA WOODS TUD, PLAT BOOK 51, PAGE 12 and being more fully described in Deed Book 9777 Page 1157 recorded on 05/05/1997 among the land records of PALM BEACH County, FL.
