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Prepared by and Return to: VJAMES 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:

- 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;
- 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.
- 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:

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

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

STATE OF FLORIDA

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 27 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.

Notary Public, State of Commission Expiry:

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

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 Bock 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.

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

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Dec-14-1998 11:15:0 98-486096 ORB 10809 Pg 1751 |簡單時間轉動器調整器開發器影響

WHEN RECORDED MAIL TO: PNC BANK, FSB ATTN: COLLATERAL CONTROL 2730 LIBERTY AVENUE PITTSBURGH, PA 15222

This prepared by:

FROM:

Name: ANNE M. MILLER

Company: PNC BANK, FSB Address: One PNC Plaza, Fifth Avenue & Wood St, Pittsburgh, PA, 15222

LIMITATION OF RIGHT OF FUTURE ADVANCES PURSUANT TO SECTION 697.04, FLORIDA STATUTES

TO: COUNTRY WIDE HOME LOAN INC

SHARON F SIANO

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The understaned, SHA	RON F SIANO, being	the mortgagor pursuar	nt to a mortgage filed o	n .	
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	, 19	_, and recorded in Offi	cial Records Volume _	10314	
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Pege		e Records PALM BEAC	H County, Florida (the	"Mortgege"), which Mortg	page encumbers certain real
property described the	erein and which ma	y also be described in I	Exhibit "A" hereto if at	tached and which Moriga	ge is now held of record by
COUNTRY WIDE HO	ME LOAM PRIST	ng Mortgagee," does he	ereby covenant, acknow	viedge and agree that he	or she shall not receive any
					sted to the principal amount
outstanding as of Sept	ember 22, 1998, wh	ch is \$49.248 MI	3.0 152		
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Property lax identification	n number is 60-42-4	4-11-19-001-0110.		3■	
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This Limitation of Righ	t of Future Advance	s is executed on this	Jana	day of Septe	mber , 19 98
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MY COMMISSION BONDED THRU THO	A. Markigh 17 COST9032 EIPHES 122 2000	(Name of Acknowledger Typed,	Lucktongwiedgment)	
MY COMMISSION BONDED THRU THO	A. Markigh 17 COST9032 EIPHES 122 2000	Signature of Person Taking Ack (Name of Acknowledger Typed,) Notary Public	Lucktongwiedgment)	

IMAGE01: FL-00-6768-2 02/01/2000 02:28:01pm

Page 3 of 3

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.