

RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:

Eric A. Simon, Esquire
→ 2825 University Drive, Suite 300
Coral Springs, Florida 33065

TRI COUNTY - WILL CALL

SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
OF
VICTORIA GROVE

Transeastern Anthony Groves, Inc., a Florida corporation ("Transeastern"), being the "DECLARANT" in the Declaration of Covenants and Restrictions of Victoria Grove recorded in Official Records Book 13513, Page 1537, of the Public Records of Palm Beach County, Florida, as previously amended (the "DECLARATION"), hereby further amends the DECLARATION as follows:

1. Exhibit "A" of the DECLARATION is hereby amended to include the property described as follows, which property is hereby added to and included within the "SUBJECT PROPERTY".

All of the Plat of Anthony Groves Phase 2, according to the Plat thereof recorded in Plat Book 97, at Page 58, of the Public Records of Palm Beach County, Florida.

2. Paragraph 10.4 of the DECLARATION is hereby amended in its entirety to read as follows:

10.4 In addition to ASSESSMENTS for COMMON EXPENSES, after a certificate of occupancy for a UNIT constructed upon a LOT is issued by the controlling governmental authority, upon the first to occur of the next conveyance of the LOT or the first occupancy of the UNIT, the OWNER of the LOT shall pay to the ASSOCIATION a contribution to a working capital fund of the ASSOCIATION in an amount equal to the greater of (i) \$500.00, or (ii) two (2) months' ASSESSMENTS for COMMON EXPENSES, which shall be in addition to the OWNER's responsibility for ASSESSMENTS for COMMON EXPENSES. The working capital fund shall be used by the ASSOCIATION for start-up expenses or otherwise as the ASSOCIATION shall determine from time to time and need not be restricted or accumulated.

This Amendment is made by DECLARANT pursuant to the authority granted the DECLARANT to amend the DECLARATION contained in Paragraph 12.1 of the DECLARATION.

IN WITNESS WHEREOF, DECLARANT has executed this Amendment this 13th day of February, 2003.

WITNESSES:

Print Name: Eric A. Simon

Abbie Feldman

Print Name: Abbie Feldman

TRANSEASTERN ANTHONY GROVES,
INC., a Florida corporation

By: Neil Eisner

V.P.
Neil Eisner, Vice President
3300 University Drive
Coral Springs, Florida

STATE OF FLORIDA)

) ss:

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 13th day of February, 2003, by Neil Eisner, Vice President of TRANSEASTERN ANTHONY GROVES, INC., a Florida corporation on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Abbie Feldman
NOTARY PUBLIC

State of Florida at Large

My Commission Expires:



Abbie Feldman
Commission # CC 900902
Expires Feb. 13, 2004
Bonded Thru
Atlantic Bonding Co., Inc.