

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

THIRD 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. Paragraph 7.15 of the DECLARATION is hereby amended in its entirety to read as follows:

7.15 Lakes and Canals. No swimming or motorized boating is allowed in any lake or canal within or contiguous to the SUBJECT PROPERTY. No OWNER shall construct any boat dock into any lake or canal without the prior written consent of the APPROVING PARTY. Any non-motorized boat used in any lake or canal must not be stored outside of a UNIT without the prior written consent of the APPROVING PARTY, but with the prior written consent of the APPROVING PARTY may be kept at a permitted boat dock. No OWNER shall deposit or dump any garbage or refuse in any lake or canal within or contiguous to the SUBJECT PROPERTY.

2. It is acknowledged that the original DECLARATION stated the DECLARANT was Transeastern Properties, Inc., a Florida corporation. The First Amendment to the DECLARATION, which is recorded in Official Records Book 14013, Page 1996, of the Public Records of Palm Beach County, Florida, states the DECLARANT is Transeastern Anthony Groves, Inc., a Florida corporation. The Second Amendment to the DECLARATION to the DECLARATION, which is recorded in Official Records Book 14958, Page 1452, of the Public Records of Palm Beach County, Florida, also states the DECLARANT is Transeastern Anthony Groves, Inc., a Florida corporation. However, it is acknowledged that in fact Transeastern Anthony Groves, Inc. does not own any of the SUBJECT PROPERTY, and that in fact the Subject PROPERTY described in the original DECLARATION was owned by Transeastern Properties, Inc. It is further acknowledged that the property added to the SUBJECT PROPERTY in the Second Amendment was and is owned by Falcon Partners Realty and Capital II, LLC, a Florida limited liability company. In connection therewith, by their execution below, the undersigned hereby join in and consent to the original DECLARATION, all previous

amendments thereto, and this amendment, and further acknowledge that hereafter the "DECLARANT" shall be Transeastern Properties, Inc.

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, the undersigned have executed this Amendment this 3 day of Sept, 2003.

WITNESSES:

Print Name:

Print Name:

Cora Difiore

TRANSEASTERN PROPERTIES, INC., a Florida corporation

By:

Neil Eisner, Vice President
3300 University Drive
Coral Springs, Florida

STATE OF FLORIDA)
COUNTY OF Broward) ss:

The foregoing instrument was acknowledged before me this 3 day of September, 2003, by Neil Eisner, Vice President of TRANSEASTERN PROPERTIES, INC., a Florida corporation on behalf of the corporation. He She is personally known to me or has produced _____ as identification.

JILL A. SLIWA
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD160892
EXPIRES 08/14/2007
BONDED THRU 1-888-NOTARY

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NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD160892
EXPIRES 08/14/2007
BONDED THRU 1-888-NOTARY

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

IN WITNESS WHEREOF, DECLARANT has executed this Amendment this 3 day of Sept, 2003.

WITNESSES:

Print Name:

Print Name:

Cora Difiore

TRANSEASTERN ANTHONY GROVES, INC., a Florida corporation

By:

Neil Eisner, Vice President
3300 University Drive
Coral Springs, Florida

STATE OF FLORIDA)

COUNTY OF Broward) ss:

The foregoing instrument was acknowledged before me this 3 day of Sept, 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.

JILL A. SLIWA
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD180382
EXPIRES 03/14/2007
BONDED THRU 1-888-NOTARY

Jill A. Sluwa
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

IN WITNESS WHEREOF, DECLARANT has executed this Amendment this 3 day of Sept, 2003.

WITNESSES:

Jill A. Sluwa
Print Name: Jill A. Sluwa
Lora Di Fiore
Print Name: Lora Di Fiore

FALCON PARTNERS REALTY AND
CAPITAL II, LLC, a Florida limited liability
company.

By: TRANSEASTERN PROPERTIES, INC., a
Florida corporation, Member

By: Neil Eisner
Neil Eisner, Vice President
3300 University Drive
Coral Springs, Florida

STATE OF FLORIDA)
COUNTY OF Broward) ss:

The foregoing instrument was acknowledged before me this 3 day of Sept, 2003, by Neil Eisner, Vice President of TRANSEASTERN PROPERTIES, INC., a Florida corporation, a the Member of FALCON PARTNERS REALTY AND CAPITAL II, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

Jill A. Sluwa
NOTARY PUBLIC
State of Florida at Large

My Commission Expires: