

This document prepared by, and record and return to:

Daniel A. Kaskel, Esq.
Katz, Barron, Squitiero & Faust, P.A.
100 N.E. 3rd Avenue, Suite 280
Fort Lauderdale, Florida 33301

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF BOYNTON OASIS, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF BOYNTON OASIS, A CONDOMINIUM ("Amendment") is dated this 4th day of May, 2000, by PARK LAKE BUILDERS, LLC, a Florida limited liability company (hereinafter referred to as the "Developer").

RECITALS:

A. Developer has previously created and recorded that certain Declaration of Condominium of Boynton Oasis, a Condominium, dated February 29, 2000, recorded March 8, 2000 in Official Records Book 11647, at Page 64, of the Public Records of Palm Beach County, Florida (the "Declaration").

B. Developer has the right, pursuant to Section 7.02 of the Declaration, to amend the Declaration by its sole act.

C. It is necessary to further amend the Declaration pursuant to the terms of this Amendment.

NOW, THEREFORE, in consideration of the premises, covenants and provisions herein contained, Developer hereby amends the Declaration in the manner set forth below.

1. The recitals set forth above are true and correct and are incorporated herein by reference.

2. Exhibit "B" to the Declaration, consisting of the Survey, Plot Plan, and Graphic Description of Improvements, is hereby amended to reflect the completion of Building 10 of the Condominium (the "Building"), pursuant to the signed and scaled Certification of Surveyor dated April 28, 2000, attached hereto, as an amended Exhibit "B" together with a survey of the Building and each of its Units, noting their location and dimensions.

3. Except as specifically amended hereby, all terms and conditions of the Declaration, as previously amended, shall remain and continue in full force and effect and shall not otherwise be deemed modified, revoked or terminated in any manner. Should there be any inconsistency between the terms hereof and those of the Declaration, as previously amended, then the terms of this Amendment shall control.

IN WITNESS WHEREOF, this Amendment has been signed by the Developer, and joined by the Association, on the day and year first above written.

Signed and sealed in the presence of:

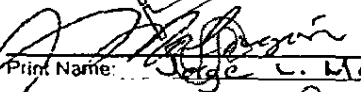
PARK LAKE BUILDERS, L.C.,
a Florida limited liability company

By: PARK LAKE PCI, L.C., a Florida
limited liability company, as Member


Print Name: George L. Malagon


By: 
Scott Porten, as Managing Member

(Corporate Seal)


Print Name: George L. Malagon

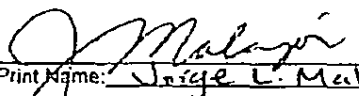
Joinder by:

BOYNTON OASIS CONDOMINIUM
ASSOCIATION, INC., a Florida corporation


Print Name: Scott Porten

By: 
George Coren, as President

(Corporate Seal)


Print Name: George L. Malagon



[Acknowledgments appear immediately following]

Certified Copy

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 4th day of May, 2000, by SCOTT PORTEN as Managing Member, on behalf of PARK LAKE PCI, L.C., a Florida limited liability company, as Member of PARK LAKE BUILDERS, L.C., a Florida limited liability company, who is personally known to me.

Brenda B Lueck

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
PRINT NAME OF ACKNOWLEDGER: **BRENDA B LUECK**
TITLE:
COMMISSION NUMBER:

OFFICIAL NOTARY SEAL
BRENDA B LUECK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC925271
MY COMMISSION EXP. APR. 5, 2004

STATE OF FLORIDA)
) ss:
COUNTY OF ~~BROWARD~~

The foregoing instrument was acknowledged before me this 4th day of May, 2000, by GEORGE COREN as President of BOYNTON OASIS CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, and who is personally known to me.

Brenda B Lueck

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
PRINT NAME OF ACKNOWLEDGER: **BRENDA B LUECK**
TITLE:
COMMISSION NUMBER:

OFFICIAL NOTARY SEAL
BRENDA B LUECK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC925271
MY COMMISSION EXP. APR. 5, 2004

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS:


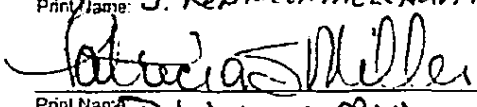
WHEREAS, HARBOURTON FINANCIAL CORP. (hereinafter called the "Mortgagee") is the owner and holder of that certain Mortgage Deed, Security Agreement and Assignment of Rents, Proceeds and Agreements ("Mortgage"), dated March 17, 1999, and recorded on March 23, 1999, in Official Records Book 11000, at Page 371, of the Public Records of Palm Beach County; and


WHEREAS, the Mortgage encumbers all of the Property encumbered by that certain Declaration of Condominium of BOYNTON OASIS, A CONDOMINIUM, dated February 29, 2000, and recorded on March 8, 2000 in Official Records Book 11647, Page 64 of the Public Records of Palm Beach County, Florida ("Declaration").

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received, the Mortgagee hereby consents to the First Amendment to the Declaration (the "First Amendment").

WITNESS, the execution hereof this 1st day of May, 2000, to be effective as of the date of recording the First Amendment.

Signed, sealed and delivered

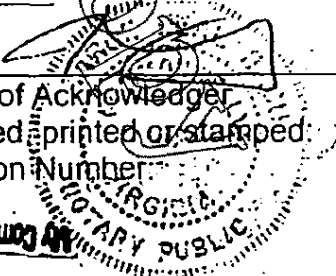

Print Name: J. Kenneth McLendon

Print Name: Patricia S Miller

HARBOURTON FINANCIAL CORP.
By: 
Name: James M. Cluet
Title: Senior Vice President

STATE OF VIRGINIA)
) ss:
COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me this 1st day of May, 2000, by JAMES M. CLUET as Senior Vice President of HARBOURTON FINANCIAL CORP., on behalf of the corporation, and who is personally known to me or who has provided _____ as identification.

Signature of Acknowledger
Name typed printed or stamped
Commission Number



My Commission Expires September 30, 2003

(EXHIBIT "B")

SURVEY, PLOT PLAN
AND
GRAPHIC DESCRIPTION OF IMPROVEMENTS

BOYNTON OASIS, A CONDOMINIUM

LEGAL DESCRIPTION:

TRACT "B", BUILDING 10
PARK LAKE HOMES
PLAT BOOK 87, PAGE 50-51
PALM BEACH COUNTY, FLORIDA

This is not a certified copy

EXHIBIT "B", TO THE DECLARATION OF CONDOMINIUM
OF BOYNTON OASIS, A CONDOMINIUM

CERTIFICATION:

THE UNDERSIGNED SURVEYING FIRM CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS TO COMPRISE BUILDING 10 FOR BOYNTON OASIS, A CONDOMINIUM, IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL WHICH COMPRISES THIS EXHIBIT "B", TO THE DECLARATION OF CONDOMINIUM OF BOYNTON OASIS, A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, ARE AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS, AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT WITHIN THE CONDOMINIUM CAN BE DETERMINED FROM SAID MATERIALS. FURTHER ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO BUILDINGS, AND COMMON ELEMENTS FACILITY SERVING BUILDING, AS SET FORTH IN SAID DECLARATION ARE SUBSTANTIALLY COMPLETE.

RICHARD L. SHEPARD, AND ASSOCIATES, INC.
219 S.E. 23 rd. AVENUE
BOYNTON BEACH, FLORIDA, 33435

JOSEPH M. TUCKER
PROFESSIONAL LAND SURVEYOR NO. 3285
STATE OF FLORIDA

DATE: 4/2/00
T.M.'s

OF BOYNTON OASIS, A CONDOMINIUM

LEGAL DESCRIPTION:

ALL OF THE PLAT OF "PARK LAKE HOMES", AT INDIAN WELLS, F.P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 51, THRU 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTION OF RECORD THEREON.

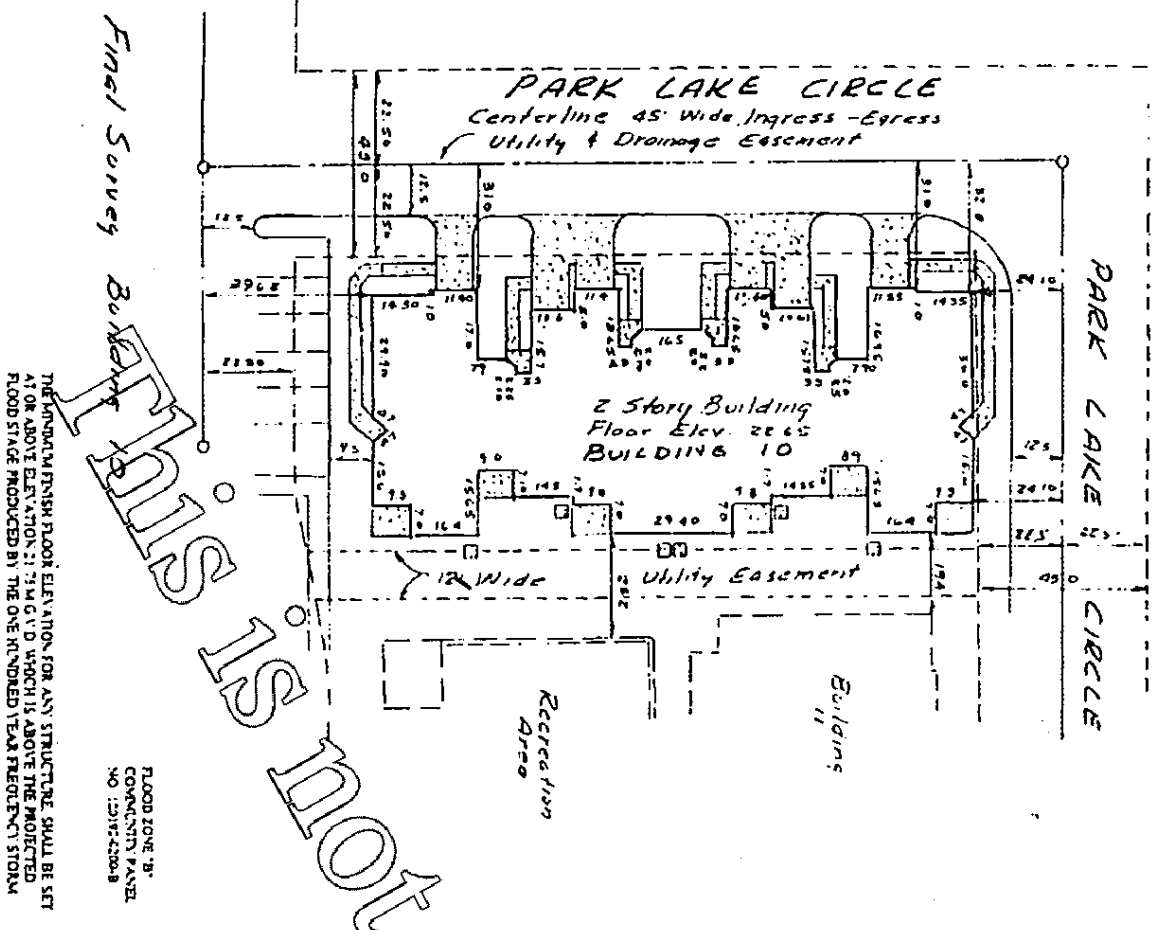
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EXHIBIT "B", TO THE DECLARATION OF CONDOMINIUM
TO BOYNTON OASIS, A CONDOMINIUM

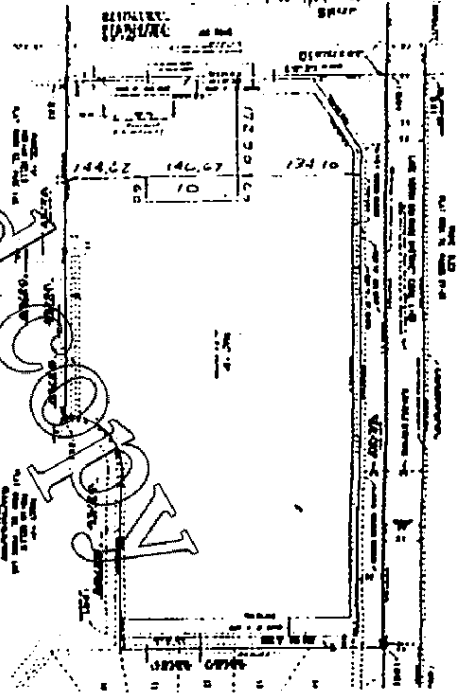
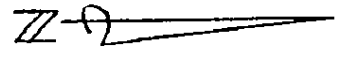
NOTES:

1. REPRODUCTION OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD BY, ATTORNEY'S TITLE INSURANCE FUND, INC. OWNERS POLICY NO. OMP-1695472
3. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND TITLE ASSOCIATION.
4. ALL LAND AND ALL PORTIONS OF CONDOMINIUM PROPERTY NOT WITHIN ANY UNIT OR UNITS, AND/OR PARKING SPACES, ARE PART OF THE COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS, AS SHOWN
5. LEGAL DESCRIPTION ATTACHED HERETO IS IN ACCORDANCE WITH THE INSTRUMENTS OF RECORD.
6. THIS PLAN IS COMPILED FROM PLANS AND DATA FURNISHED BY PARK LAKE BUILDERS, I.E., A FLORIDA LIMITED LIABILITY COMPANY, ARCHITECTURAL FLOOR PLANS, SUPPLEMENTED BY SUCH FIELD SURVEYS AND MEASUREMENTS AS DEEMED NECESSARY.

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Not a Title
Richard's



FLOOD ZONE "B" COMMUNITY PANEL
NO. 120192500-B

LEGAL DESCRIPTION:
TRACT "B", BUILDING 10
PARK LAKE HOMES
PLAT BOOK 87, PAGE 50-51
PALM BEACH COUNTY, FLORIDA

WHEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO UNRECORDED ENCUMBRANCES, UNLESS OTHERWISE SHOWN AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.07, FLORIDA STATUTES AND CHAPTER 61G17-8 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE 5/14/03

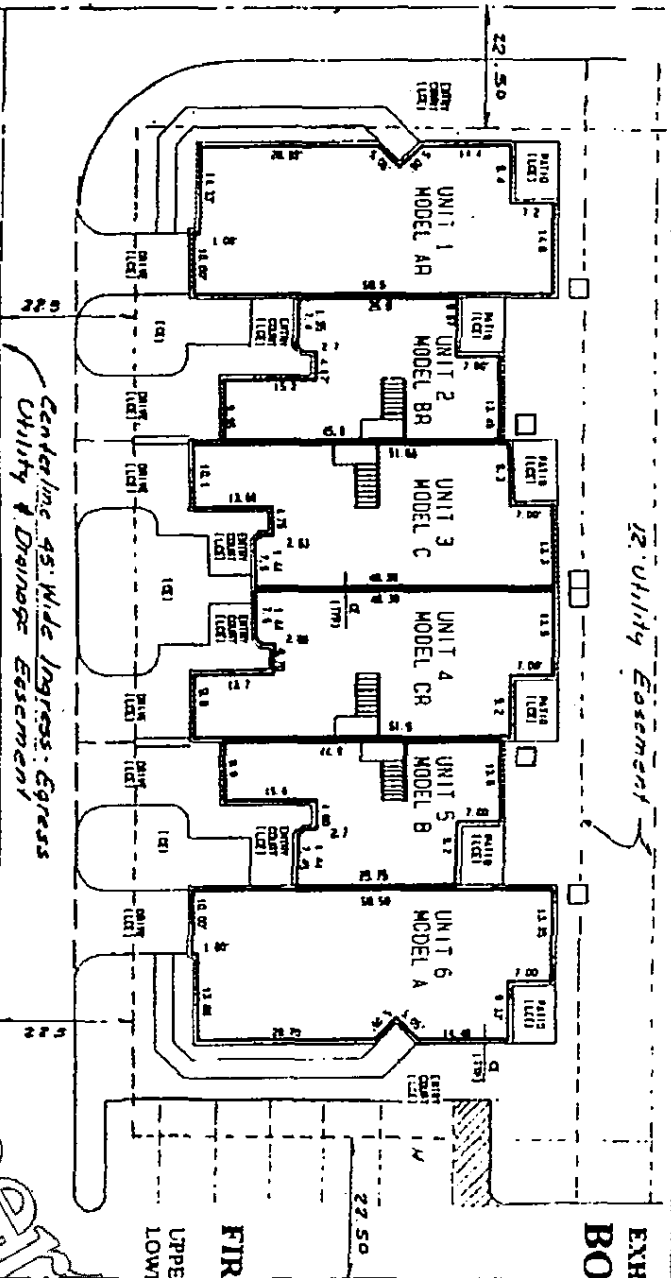
REGISTERED SURVEYOR NO. 113285

PROPERTY SHOWN HEREON HAS NOT BEEN ABSTRACTED BY SURVEYOR FOR RIGHTS-OF-WAY AND/OR ENCUMBRANCES OF RECORD. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V. DATUM UNLESS OTHERWISE NOTED. ALL PROPERTY CORNERS ARE FROM RECORD WITH CHAINS UNLESS OTHERWISE NOTED. FOUNDATION OF EXISTING BUILDINGS LIVING BELOW GROUND, UNLESS OTHERWISE NOTED, SHOWN HEREON ARE BASED ON RECORD PLAT OR DEED CALLS UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN HEREON ARE BASED ON RECORD UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING OR SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LB 2102	Job Tucker	Scale 1" = 30'	By	Drawing No.
		Date 5/14/03	FB	Pg
TRACT "B" PARK LAKE HOMES PLAT BOOK 87, PAGES 50-51 PALM BEACH COUNTY, FLORIDA		M2 96-10-123		

RICHARD E. SHEPARD and Associates, P.A.
 218 E. 29th Street
 Ft. Lauderdale, Florida 33304
 Phone (561) 301-4200
 Fax (561) 737-6646
 1841 7347546

EXHIBIT "B", TO THE DECLARATION OF CONDOMINIUM OF
BOYNTON OASIS, A CONDOMINIUM



FIRST FLOOR PLAN

UPPER LIMITS OF UNITS TO 65 ELEVATION (M.S.L.) (UNITS 1 AND 6)
LOWER LIMITS OF UNITS TO 65 ELEVATION (M.S.L.) (ALL)

FIRST FLOOR PLAN

DESCRIPTION:

1. ALL LAND AND ALL PORTIONS OF CONDOMINIUM PROPERTY NOT WITHIN ANY UNIT OR UNITRA, ARE PART OF THE COMMON ELEMENTS (PER FLORIDA REGISTRATION OF UNIFIED COMMON ELEMENT PLAN).
2. ALL BUILDING WALLS TO THE UNFINISHED SURFACE OF SAID WALLS LOCATED WITHIN A UNIT, CONSTITUTE PART OF THE COMMON ELEMENTS.
3. ALL CONCRETE AND REBAR TO OUTLETS, ALL OTHER UTILITY LINES TO OUTLETS AND ALL LIGHT FIXTURES, INCLUDING OF LOCATION CONSTITUTE PART OF THE COMMON ELEMENTS.
4. THE COMMON ELEMENTS ARE SUBJECT TO CERTAIN EASEMENTS SET FORTH IN THE DECLARATION INCLUDING INGRESS AND EGRESS TO THE PUBLIC WAYS.

NOTES:

1. THIS PLAN IS COMPILED FROM ARCHITECTURAL PLANS AND DATA FURNISHED BY PORTER COMPANY'S INCORPORATED, ENGINEERED BY SUCH FIELD SURVEY AND MEASUREMENTS AS DEEMED NECESSARY TO PREPARE THIS PLAN.
2. ALL WALLS ARE 0.47 FEET THICK, MORE OR LESS UNLESS OTHERWISE SHOWN.
3. ELEVATIONS (UNLESS NOTED) SHOWN IN FEET, ARE BASED UPON MEAN SEA LEVEL DATUM.
4. FOR FURTHER INFORMATION REGARDING DIMENSIONS OF THE UNITRA, REFER TO THE DECLARATION OF THE CONDOMINIUM.
5. NOTE THE DIMENSIONS SET FORTH IN THE DECLARATION ARE INCORPORATED HEREBY.

LEGEND:

- INDICATES UNIT BOUNDARIES
- INDICATES COMMON ELEMENTS
- INDICATES UNIFIED COMMON ELEMENTS
- INDICATES MEAN SEA LEVEL DATUM

Final Condo 4/23/00

LB 2102

Joe Tucker

7155 290th Ave
P.O. Box 1798
Boynton Beach, Florida 33435

Phone: (407) 391-0388
Fax: (407) 391-7528

BOYNTON OASIS, A CONDOMINIUM

Scale: 1" = 2'-0"

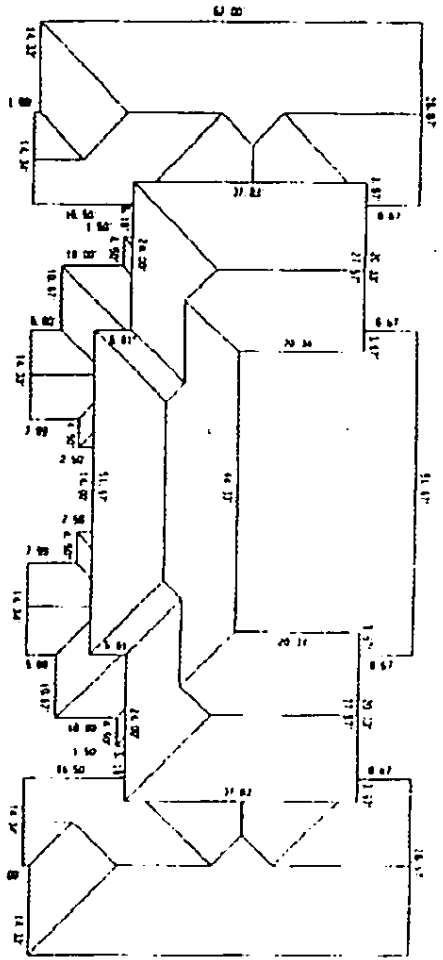
Date: 4/15/00

By: JTB

File: Pg

Drawing No.

EXHIBIT "B", TO THE DECLARATION OF CONDOMINIUM OF
BOYNTON OASIS, A CONDOMINIUM



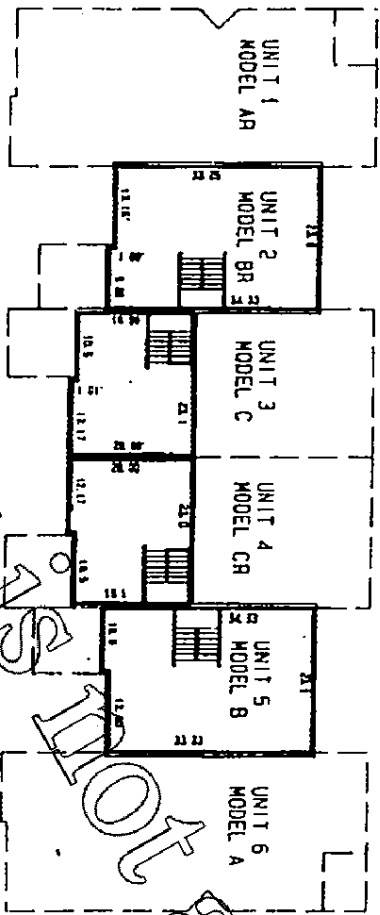
ROOF PLAN

ROOF PLAN:

UPPER LIMITS OF ROOF 39.05 ELEVATION (M.S.L.) (UNITS 4 AND 6)
 UPPER LIMITS OF ROOF 39.05 ELEVATION (M.S.L.) (UNITS 2 THRU 5)
 LOWER LIMITS OF ROOF 38.65 ELEVATION (M.S.L.) (UNITS 1 AND 6)
 LOWER LIMITS OF ROOF 38.65 ELEVATION (M.S.L.) (UNITS 2 THRU 5)

SECOND FLOOR PLAN:

UPPER LIMITS OF UNITS 41.65 ELEVATION (M.S.L.) (UNITS 2 THRU 5)



SECOND FLOOR PLAN

LEGEND:

- (---) INDICATES UNIT BOUNDARIES
- (---) INDICATES COMMON ELEMENTS
- (---) INDICATES LIMITED COMMON ELEMENTS
- (---) INDICATES COMMON ELEMENTS
- (---) INDICATES MEAN SEA LEVEL DATUM

LB 2102 JOB TICKET

LAND SURVEYORS

BELLWOOD SHEPARD and Associates

271 S.E. 23RD AVENUE
 P.O. BOX 776
 BOYNTON BEACH, FLORIDA 33438

Name: Joe Tucker
 Date: 4/29/00
 Drawn: (811) 381-4388
 System: (811) 377-4344
 FAX: (811) 374-7344

BUILDING NO. 10
BOYNTON OASIS, A CONDOMINIUM

Scale	1" = 20'	By	FB	File	P0	Drawing No.
Date	4/29/00	FB	File	P0		

Final Condo 4/29/00