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OR BK 13407 PG 1396
Palm Beach County, Florida

This document prepared by, and after recording return to:

Charles D. Brecker, Esquire
Katz, Barron, Squitero & Faust, P.A.
100 N.E. 3rd Avenue, Suite 280
Fort Lauderdale, Florida 33301

FILED
2002
JAN 22

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

THIS ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BOYNTON OASIS, A CONDOMINIUM ("Amendment") is dated this 22nd day of January, 2002, by PARK LAKE BUILDERS, L.C., 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, as subsequently amended by (i) the First Amendment to Declaration of Condominium of Boynton Oasis, A Condominium, dated May 4, 2000, recorded on June 21, 2000, in Official Records Book 11852, at Page 614, of the Public Records of Palm Beach County, Florida, (ii) the Second Amendment to Declaration of Condominium of Boynton Oasis, A Condominium, dated June 20, 2000, recorded on July 18, 2000, in Official Records Book 11899, at Page 711, of the Public Records of Palm Beach County, Florida, (iii) the Third Amendment to Declaration of Condominium of Boynton Oasis, A Condominium, dated September 22, 2000, recorded on October 24, 2000, in Official Records Book 12093, at Page 662, of the Public Records of Palm Beach County, Florida, (iv) the Fourth Amendment to Declaration of Condominium of Boynton Oasis, A Condominium, dated October 13, 2000, recorded on November 30, 2000, in Official Records Book 12164, at Page 129, of the Public Records of Palm Beach County, Florida, (v) the Fifth Amendment to Declaration of Condominium of Boynton Oasis, A Condominium, dated November 30, 2000, recorded December 27, 2000, in Official Records Book 12218, at Page 1016 of the Public Records of Palm Beach County, Florida, (vi) the Sixth Amendment to Declaration of Condominium of Boynton Oasis, a Condominium, dated December 18, 2000, recorded March 15, 2001, in Official Records Book 12382, Page 1611, of the Public Records of Palm Beach County, Florida, (vii) the Seventh Amendment to Declaration of Condominium of Boynton Oasis, a Condominium, dated March 23, 2001, recorded May 2, 2001, in Official Records Book 12511, at Page 1173, of the Public Records of Palm Beach County, Florida, (viii) the (misnamed) Seventh Amendment to Declaration of Condominium of Boynton Oasis, a Condominium, dated June 1, 2001, recorded June 19, 2001, in Official Records Book 12658, at Page 821, the Ninth Amendment to Declaration of Condominium of Boynton Oasis, a Condominium, dated July 27, 2001, recorded August 30, 2001, in Official Records Book 12864, Page 290, and the Tenth Amendment to Declaration of Condominium of Boynton Oasis, a Condominium, dated October 15, 2001, recorded November 16, 2001, in Official

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2002
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Records Book 13093, Page 1517, all of the Public Records of Palm Beach County, Florida (collectively, 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.

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 9 of the Condominium (the "Building"), pursuant to the signed and sealed Certification of Surveyor dated January 10, 2002, attached hereto, as an amended Exhibit "B" to the Declaration, 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:

Lennie F. Smith
Print Name: Lennie F. Smith

Thomas F. Port
Print Name: Thomas F. Port

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

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

By: George J. Coran
George J. Coran, Vice President

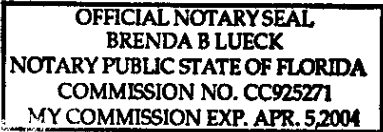
(Corporate Seal)

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 22nd day of January, 2002, by GEORGE J. COREN as Vice President, 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
NOTARY PUBLIC

My Commission Expires: 4/5/04



This is not a certified copy

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HARBOURTON FINANCIAL CORP., a Delaware corporation (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, and as amended from time to time ("Declaration").

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

WITNESS, the execution hereof this ____ day of _____, 2002, to be effective as of the date of recording this Tenth Amendment.

Signed, sealed and delivered

HARBOURTON FINANCIAL CORP.

[Handwritten signature]
Print Name: David W Campbell

By: *[Handwritten signature]*
JAMES M. CLUETT, Senior Vice President

Print Name: J Kenneth Mendenhall

STATE OF VIRGINIA)
)ss:
COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me this 1st day of February, 2002, by JAMES M. CLUETT, as Senior Vice President of HARBOURTON FINANCIAL CORP., a Delaware Corporation, on behalf of the corporation, and who is personally known to me or who has provided _____ as identification.

[Handwritten signature]

Signature of Acknowledger
Name typed, printed or stamped:
Commission Number

Expires 02/30/04
[Handwritten mark]

(EXHIBIT "B")

SURVEY, PLOT PLAN
AND

GRAPHIC DESCRIPTION OF IMPROVEMENTS

FOR

BOYNTON OASIS, A CONDOMINIUM

LEGAL DESCRIPTION:

TRACT "B", BUILDING 9
PARK LAKE HOMES
PLAT BOOK 87, PAGE 50-51
PALM BEACH COUNTY, FLORIDA

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BUILDING 9

**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 NO. 9, 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 NO. 9, AS SET FORTH IN SAID DECLARATION ARE SUBSTANTIALLY COMPLETE.

RICHARD L. SHEPPARD AND ASSOCIATES, INC.

2935 E. 23 RD. AVENUE
BOYNTON BEACH, FLORIDA, 33435

DATE: 1/10/85

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

This is

BUILDING NO. 9

copy

**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-ENCLOSURES 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, L.C. A FLORIDA LIMITED LIABILITY COMPANY, ARCHITECTURAL FLOOR PLANS SUPPLEMENTED BY SUCH FIELD SURVEYS AND MEASUREMENTS AS DEEMED NECESSARY.

ENCLOSURE
copy

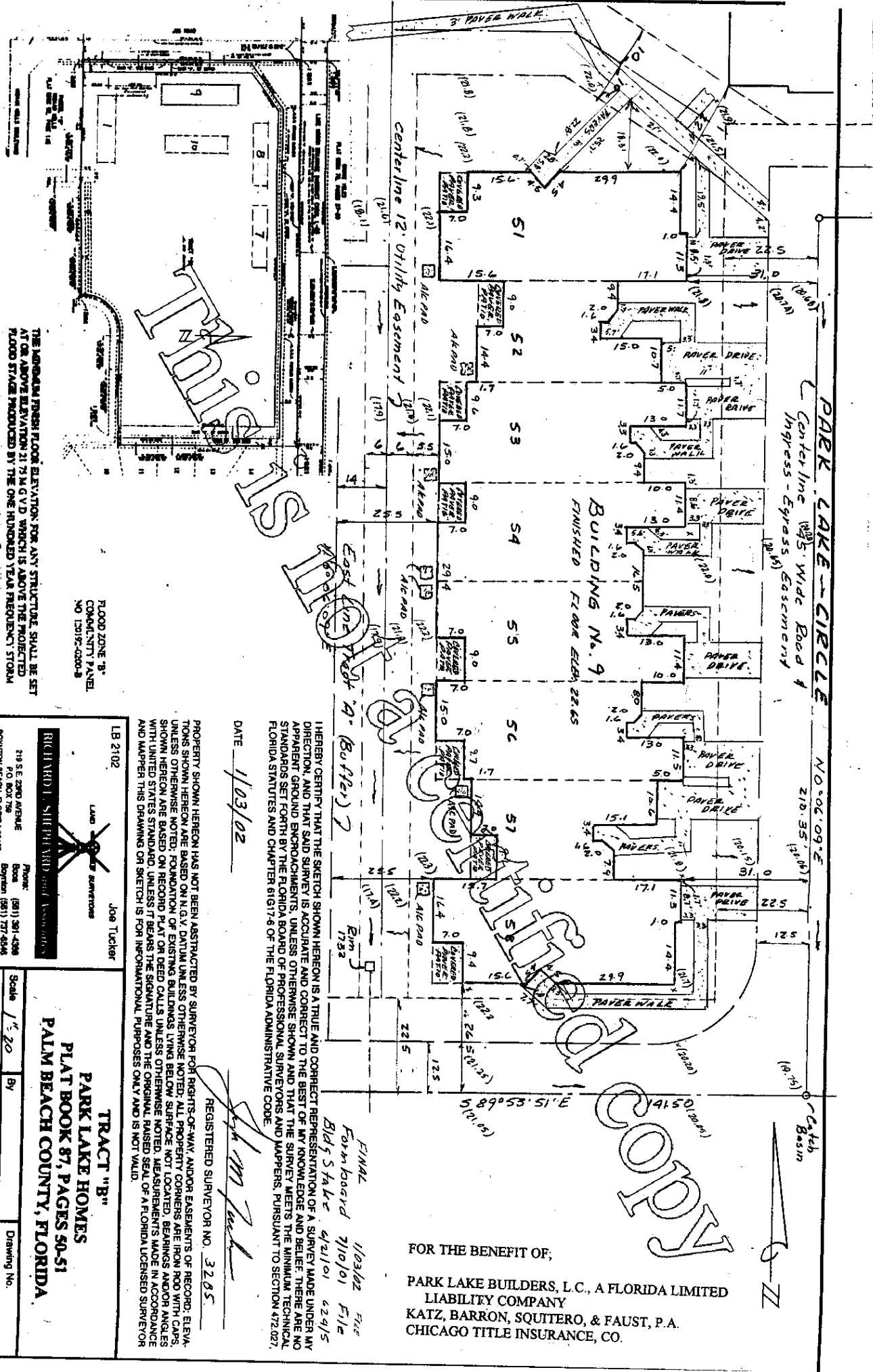
**EXHIBIT "B", TO THE DECLARATION OF CONDOMINIUM
OF BOYNTON OASIS, A CONDOMINIUM**

LEGAL DESCRIPTION:

ALL OF THE PLAT OF "PARK LAKE HOMES", AT INDIAN WELLS, A.P.U.D., ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 50, THRU 51, OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND
RESTRICTION OF RECORD IN ANY

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THE MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 21.75 M.G.V.D. WHICH IS ABOVE THE PROJECTED FLOOD STAGE PROVIDED BY THE ONE HUNDRED YEAR FREQUENCY STORM.

FLOOD ZONE "B"
CONSISTENT PANEL
NO. 120157-02001-B

LB 2102



Joe Tucker

TRACT "B"

PARK LAKE HOMES
PLAT BOOK 87, PAGES 50-51
PALM BEACH COUNTY, FLORIDA

DATE 1/03/02

REGISTERED SURVEYOR NO. 3285

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT GROUND ENCROACHMENTS, 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 472.027, FLORIDA STATUTES AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

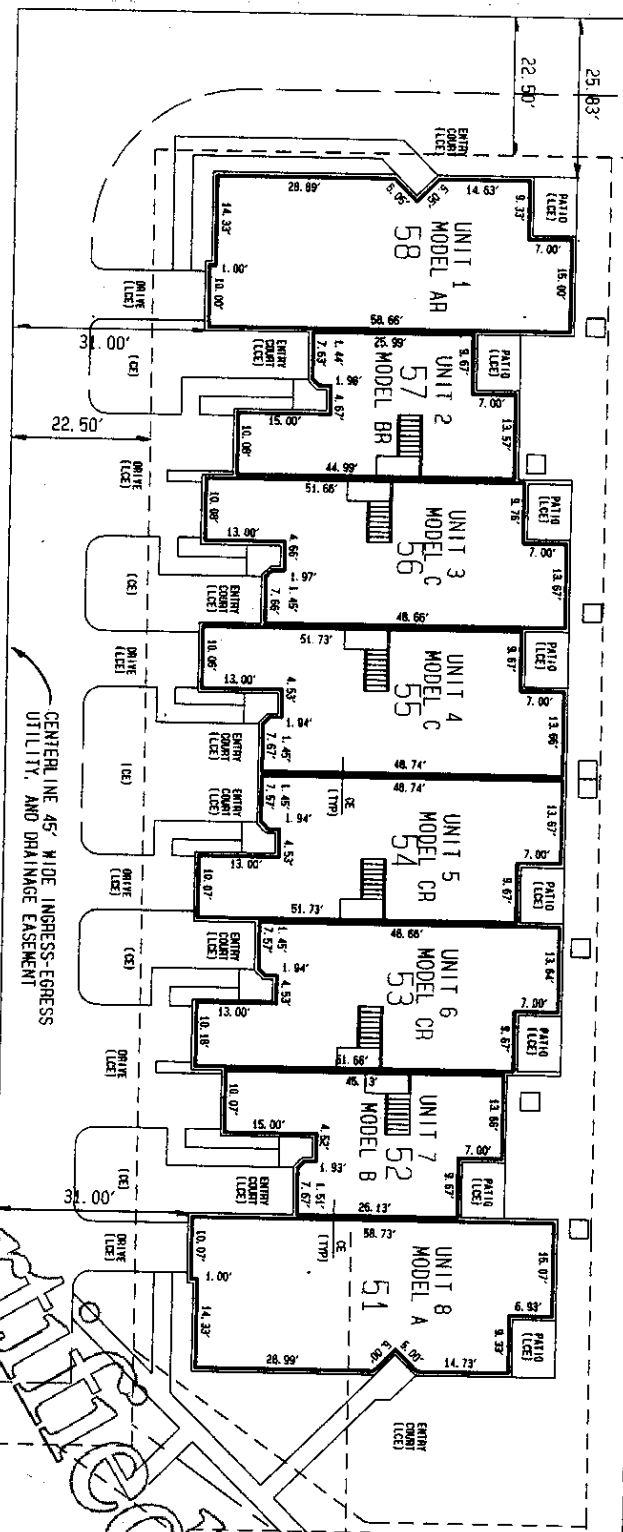
FINAL 1/03/02 File
Farmboard 7/10/01 File
Bldg Stake 4/21/01 624/5

FOR THE BENEFIT OF,
PARK LAKE BUILDERS, L.C., A FLORIDA LIMITED LIABILITY COMPANY
KATZ, BARRON, SQUITERO, & FAUST, P.A.
CHICAGO TITLE INSURANCE, CO.

RICHARD J. SHEPHERD AND ASSOCIATES
219 S.E. 23RD AVENUE
P.O. BOX 79
BOYNTON BEACH, FLORIDA 33435
Phone: (888) 381-4286
Boynton (888) 737-6846
Fax: (888) 734-7568

Scale 1" = 20'
Date 1/3/02
By FB
Drawing No. M-96-10-123

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



FIRST FLOOR PLAN

FIRST FLOOR PLAN

LEGEND:
 (LCE) INDICATES UNIT BOUNDARIES
 (CE) INDICATES COMMON ELEMENTS
 (M.S.L.) INDICATES LIMITED COMMON ELEMENTS
 (M.S.L.) INDICATES COMMON ELEMENTS
 (M.S.L.) INDICATES MEAN SEA LEVEL DATUM

DESCRIPTION:

1. ALL LAND AND ALL PORTIONS OF CONDOMINIUM PROPERTY NOT WITHIN ANY UNIT OR UNITS, ARE PART OF THE COMMON ELEMENTS (CE), UNLESS DESIGNATED AS LIMITED COMMON ELEMENT (LCE).
2. ALL BEARING WALLS TO THE UNFINISHED SURFACE OF SAID WALLS LOCATED WITHIN A UNIT, CONSTITUTE PARTS OF THE COMMON ELEMENTS.
3. ALL CONDUITS AND WIRES TO OUTLETS, ALL OTHER UTILITY LINES TO OUTLETS AND ALL WASTE PIPES, REGARDLESS OF LOCATION, CONSTITUTE PART OF THE COMMON ELEMENTS.
4. THE COMMON ELEMENTS ARE SUBJECT TO CERTAIN EASEMENTS SET FORTH IN THE DECLARATION INCLUDING EGRESS AND ACCESS TO THE PUBLIC WAYS.

NOTES:

1. THIS PLAN IS COMPILED FROM ARCHITECTURAL PLANS AND DATA FURNISHED BY FORTEN CONSTRUCTION, INC., AND IS SUPPLEMENTED BY SUCH FIELD SURVEYS AND MEASUREMENTS AS DEEMED NECESSARY TO PREPARE THIS PLAN.
2. ALL WALLS ARE 0.67 FEET THICK MORE OR LESS, UNLESS OTHERWISE SHOWN.
3. ELEVATIONS (WHERE NOTED) SHOWN IN FEET, ARE BASED ON MEAN SEA LEVEL DATUM.
4. FOR FURTHER INFORMATION REGARDING BOUNDARIES OF THE UNITS, REFER TO THE DECLARATION OF THIS CONDOMINIUM.
5. NOTE THE DEFINITIONS SET FORTH IN THE DECLARATION ARE INCORPORATED HEREIN.

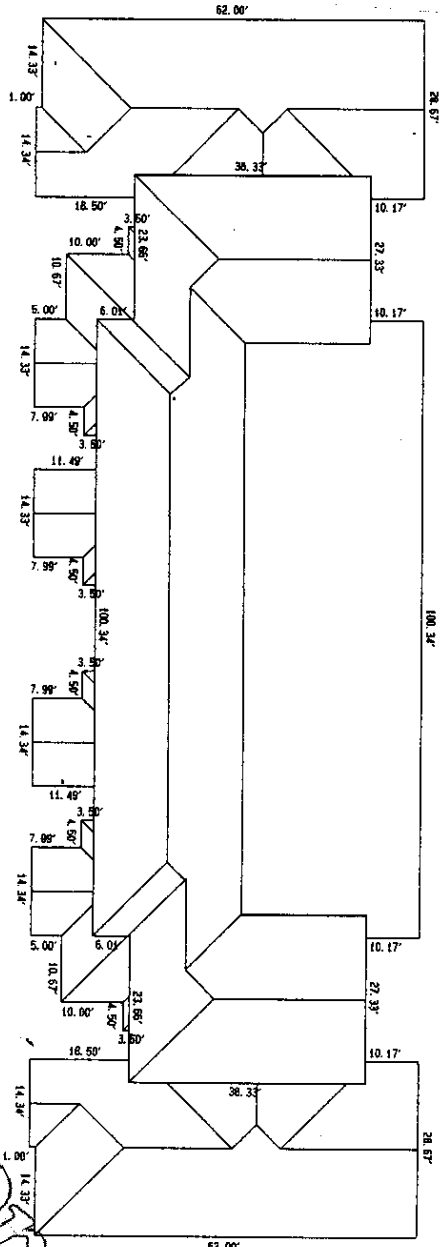
UPPER LIMITS OF UNITS 30.65 ELEVATION (M.S.L.) (UNITS 1 AND 8)
 LOWER LIMITS OF UNITS 22.65 ELEVATION (M.S.L.) (ALL)

Final Survey 1/10/02

LB 2102
 Joe Tucker
 LAND SURVEYORS
 RICHARD L. SHEPARD, Principal
 219 S.E. 29th Avenue
 P.O. Box 729
 Boynton Beach, Florida 33435
 Phone: (561) 391-4388
 Fax: (561) 734-7546

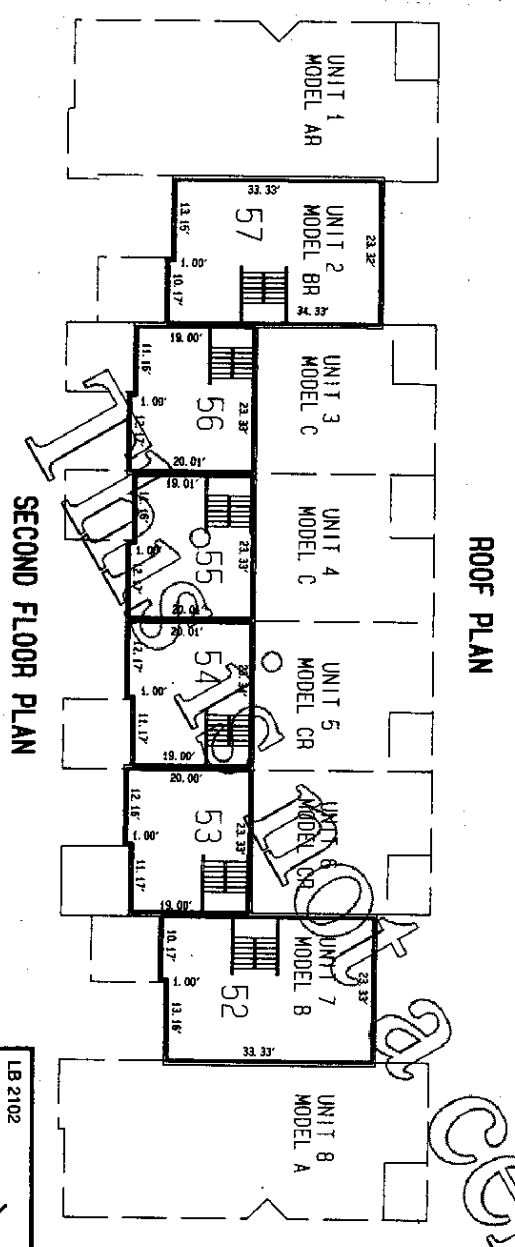
BUILDING NO. 9
BOYNTON OASIS, A CONDOMINIUM
 Scale 1" = 20'
 Date 1/10/02
 By FB
 Filed Pg
 Drawing No.

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



ROOF PLAN;

UPPER LIMITS OF ROOF - 39.0' ELEVATION (M.S.L.) (UNITS 1 AND 8)
 UPPER LIMITS OF ROOF - 41.0' ELEVATION (M.S.L.) (UNITS 2 THRU 7)
 LOWER LIMITS OF ROOF - 30.5' ELEVATION (M.S.L.) (UNITS 1 AND 8)
 LOWER LIMITS OF ROOF - 41.6' ELEVATION (M.S.L.) (UNITS 2 THRU 7)



ROOF PLAN

SECOND FLOOR PLAN;

UPPER LIMITS OF UNITS 41.6' ELEVATION (M.S.L.) (UNITS 2 THRU 7)

SECOND FLOOR PLAN

LEGEND:

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

LB 2102

LAND SURVEYORS

Richard E. Sheppard and Associates

210 S.E. 23RD AVENUE
 P.O. BOX 728
 BOYNTON BEACH, FLORIDA 33435

Joe Tucker

BUILDING NO. 9

BOYNTON OASIS, A CONDOMINIUM

Scale 1" = 2'-0"

Date 1/10/02

By FB Filr Pg

Drawing No.

Encl Survey 1/10/02