

AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM  
ADDING PHASE 12

WHEREAS, Yale Properties-Boca Two, a Florida general partnership (the "Developer"), filed the Declaration of Condominium of Bridgepointe at Broken Sound, a Condominium, recorded in Official Records Book 7626, Page 1784, Public Records of Palm Beach County, Florida (the "Declaration"); and

WHEREAS, the Developer desires to add Phase 12 to condominium ownership pursuant to the plan of phasing of Bridgepointe at Broken Sound, a Condominium;

WHEREAS, in accord with Article 8.f of the Declaration, the Developer is empowered to submit additional property to the Declaration.

NOW, THEREFORE, the Developer, as the owner of the property described and shown on the plot plan, survey and graphic descriptions attached hereto and made a part hereof as Exhibit "A" (the "Property"), hereby submits the Property, upon recordation of this Amendment, to condominium ownership under the Declaration.

Because of the addition of Phase 12, the percentage share of each unit in the common elements, common expenses and common surplus in the Condominium is 1/36.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name this 4<sup>th</sup> day of November, 1993.

Signed, sealed and delivered  
in the presence of:

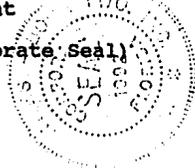
DEVELOPER:

YALE PROPERTIES-BOCA TWO, a  
Florida general partnership

By: YALE PROPERTIES-BOCA TWO,  
INC., a Florida corporation  
as General Partner

By: Gordon Deckelbaum  
President

(Corporate Seal)



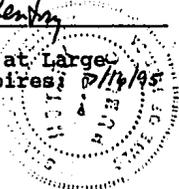
Shannon Ventry  
Name: Shannon Ventry  
Please Print

Rosemary Jackson  
Name: Rosemary Jackson  
Please Print

STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November, 1993, by Gordon Deckelbaum, as President of Yale Properties-Boca Two, Inc., a Florida corporation, as General Partner of Yale Properties-Boca Two, a Florida general partnership, on behalf of the partnership. Mr. Deckelbaum is personally known to me, and did not take oath.

Shannon Ventry  
Notary Public  
State of Florida at Large  
My Commission Expires: 8/14/95



**DESCRIPTION: Phase 12 of BRIDGEPOINTE**

A portion of **PARCEL 17** **BROKEN SOUND OF UNIVERSITY PARK P.U.D.** according to the plat thereof as recorded in Plat Book 68, Page 154 and 155 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Parcel 17; thence North 77°30'46" East, along the South line of said Parcel 17, a distance of 862.69 feet; thence South 85°00'00" East, along said South line, a distance of 350.00 feet to a point on the East line of said Parcel 17; thence North 03°51'55" East, along said East line, a distance of 115.78 feet; thence North 24°01'44" West, along said East line, a distance of 114.37 feet to the Point of Beginning of this description; thence continue North 24°01'44" West, along said East line, a distance of 103.33 feet; thence South 65°58'16" West, a distance of 133.66 feet; thence South 24°01'44" East, a distance of 2.83 feet to the Point of Curvature of a circular curve to right; thence Easterly, Southerly then Westerly, along the arc of said curve, having a radius of 64.00 feet, an arc distance of 70.52 feet to a point on the arc of circular curve to the left, whose radius point bears North 56°08'43" East, from the last described point; thence Southerly and Easterly, along the arc of said curve, having a radius of 38.00 feet, an arc distance of 33.92 feet to the Point of Tangency; thence South 85°00'00" East, a distance of 34.35 feet; thence North 65°58'16" East, a distance of 119.70 feet to a point on the East line of said Parcel 17 and the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida.

Subject to all easements, reservations and rights-of-way of record.

Containing 15167 Square Feet, more or less.

Prepared by: **MICHAEL G. PURMORT & ASSOCIATES, INC.**  
 843 S. E. 8th Avenue  
 Deerfield Beach, Florida 33441

**CERTIFICATION:**

This certification, made this 2nd day of November 1993 by the undersigned surveying firm is made pursuant to the provisions of Florida Statutes Section 718.104(4) (e), 1992. The undersigned surveying hereby certifies that the construction of the improvements represented for Phase 12 of Bridgepointe at Broken Sound, a Condominium is substantially complete so that the attached survey, site plan and graphic description of improvements, describing the Condominium property, together with the provisions of said Declaration of Condominium describing the Condominium property present an accurate representation of the location and dimensions of said improvements, and the identification, location and dimensions of the common elements and each unit can be determined from said materials.

**MICHAEL G. PURMORT & ASSOCIATES, INC.**

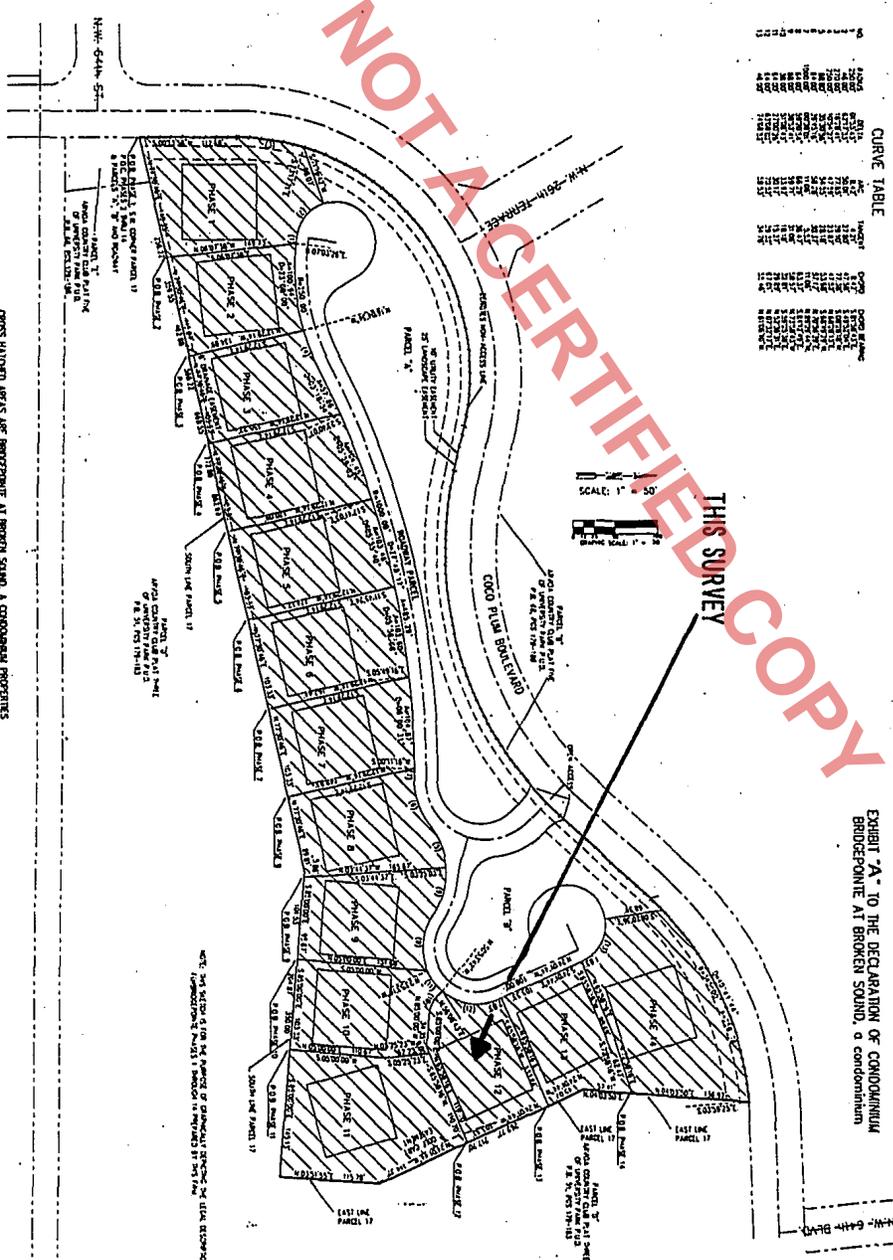
*[Signature]*  
 Michael G. Purmort  
 Professional Land Surveyor  
 Certificate Reg. No. 2720  
 State of Florida

Sheet <b>1 of 4</b> pages	<table border="1"> <tr> <th>Number</th> <th>System</th> <th>Revisions</th> <th>Date</th> <th>By</th> <th>Check</th> <th>File</th> </tr> <tr> <td> </td> </tr> </table>	Number	System	Revisions	Date	By	Check	File								PHASE <b>12</b> PLAN BRIDGEPOINTE AT BROKEN SOUND EXHIBIT <b>A</b>	<table border="1"> <tr> <td>Scale</td> <td> </td> </tr> <tr> <td>Date</td> <td> </td> </tr> <tr> <td>Drawn</td> <td> </td> </tr> <tr> <td>Check</td> <td> </td> </tr> <tr> <td>By</td> <td> </td> </tr> <tr> <td>Date</td> <td> </td> </tr> </table>	Scale		Date		Drawn		Check		By		Date		<b>MICHAEL G. PURMORT &amp; ASSOCIATES, INC.</b> land surveyors • planners 843 SE. 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 421-9101 FAX (305) 421-5201
Number	System	Revisions	Date	By	Check	File																								
Scale																														
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NOT A CERTIFIED COPY

**CURVE TABLE**

NO.	ANGLE	CHORD	ARC	AREA
1	113° 00' 00"	113.0000	113.0000	113.0000
2	113° 00' 00"	113.0000	113.0000	113.0000
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CROSS HATCHED AREAS ARE BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM PROJECTS  
 UNHATCHED AREAS ARE NON-CONDOMINIUM PORTION OF BRIDGEPOINTE AT BROKEN SOUND COMMUNITY

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM  
 BRIDGEPOINTE AT BROKEN SOUND, a condominium

2 of 4	Sheet No. of 4	Date	Dr.	Chk.	P.E.

PHASE 12 PLAN  
 BRIDGEPOINTE  
 AT BROKEN SOUND  
 EXHIBIT "A"

As Shown	As Proposed
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CONSENT OF MORTGAGEE  
AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
BRIDGEPOINTS AT BROKEN SOUND, A CONDOMINIUM  
ADDING PHASE 12

WHEREAS, the undersigned ("Mortgagee") is the holder of a Mortgage recorded in Official Records Book 7376, Page 1303, and modifications of record thereto, all of the Public Records of Palm Beach County, Florida (the "Mortgage"), encumbering lands owned by Yale Properties - Boca Two, a Florida general partnership ("Mortgagor");

WHEREAS, the Mortgagor caused a Declaration of Condominium of Bridgepointe at Broken Sound, a Condominium, to be recorded in Official Records Book 7626, Page 1784 of the Public Records of Palm Beach County, Florida (the "Declaration");

WHEREAS, the Mortgage is a lien upon that certain tract of land more fully described in the Mortgage, which includes land described in Exhibit "A" to the Amendment to the Declaration of Condominium of Bridgepointe at Broken Sound, a Condominium Adding Phase 12 (the "Amendment"); and

WHEREAS, Mortgagee has agreed to consent to the Amendment.

NOW, THEREFORE, for good and valuable consideration, Mortgagee agrees and declares as follows:

1. Mortgagee hereby consents to the making, execution and recordation of the Amendment to which this Consent is attached.
2. By consenting to the recordation of the Amendment, Mortgagee does not undertake or assume any of the obligations or responsibilities of the Mortgagor or anyone else under the Declaration or the Condominium Act or of any owner of a Condominium Unit.
3. The sole purpose of this document is to consent to the addition of Phase 12 to the Declaration, as such consent is required pursuant to Chapter 718, Florida Statutes.
4. Except as otherwise expressly set forth in this document, the terms and provisions of the Mortgage (including the priority and validity of the lien of the Mortgage) shall remain in full force and effect.
5. Nothing contained in this Consent shall impair or diminish the lien of the Mortgage on any portion of the property encumbered by the Mortgage which is not included in the property being subjected to the Declaration as of the date hereof.

IN WITNESS WHEREOF, Mortgagee has executed this Consent this 21th day of October, 1999.

Signed, sealed and delivered in the presence of: NATIONS BANK OF FLORIDA, N.A.

Helen Marselle  
Print Name: Helen Marselle  
E.J. Clifford  
Print Name: E.J. Clifford

By: Nancy J. Blackwood  
Nancy J. Blackwood  
Vice President



[SEAL]

STATE OF FLORIDA )  
                          ) SS.:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 21th day of October, 1999 by Nancy J. Blackwood, as Vice President of NATIONS BANK OF FLORIDA, N.A. Ms. Blackwood is personally known to me and did not take oath.

My Commission Expires: \_\_\_\_\_  
Print Name: Shirley A. Richter  
Notary Public

Richter.D\012\Consent.Pha