

AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
BRIDGEPOINTS 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 Bridgepoints 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 Bridgepoints 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 4th 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)
COUNTY OF PALM BEACH) SS:

The foregoing instrument was acknowledged before me this 4th 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

Richter.D\012\Amend.Frm

"WILL-CALL-ATS" 26
for BROAD AND CASSEL (SV)
7777 W. GLADES ROAD
BOCA RATON, FL 33434

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

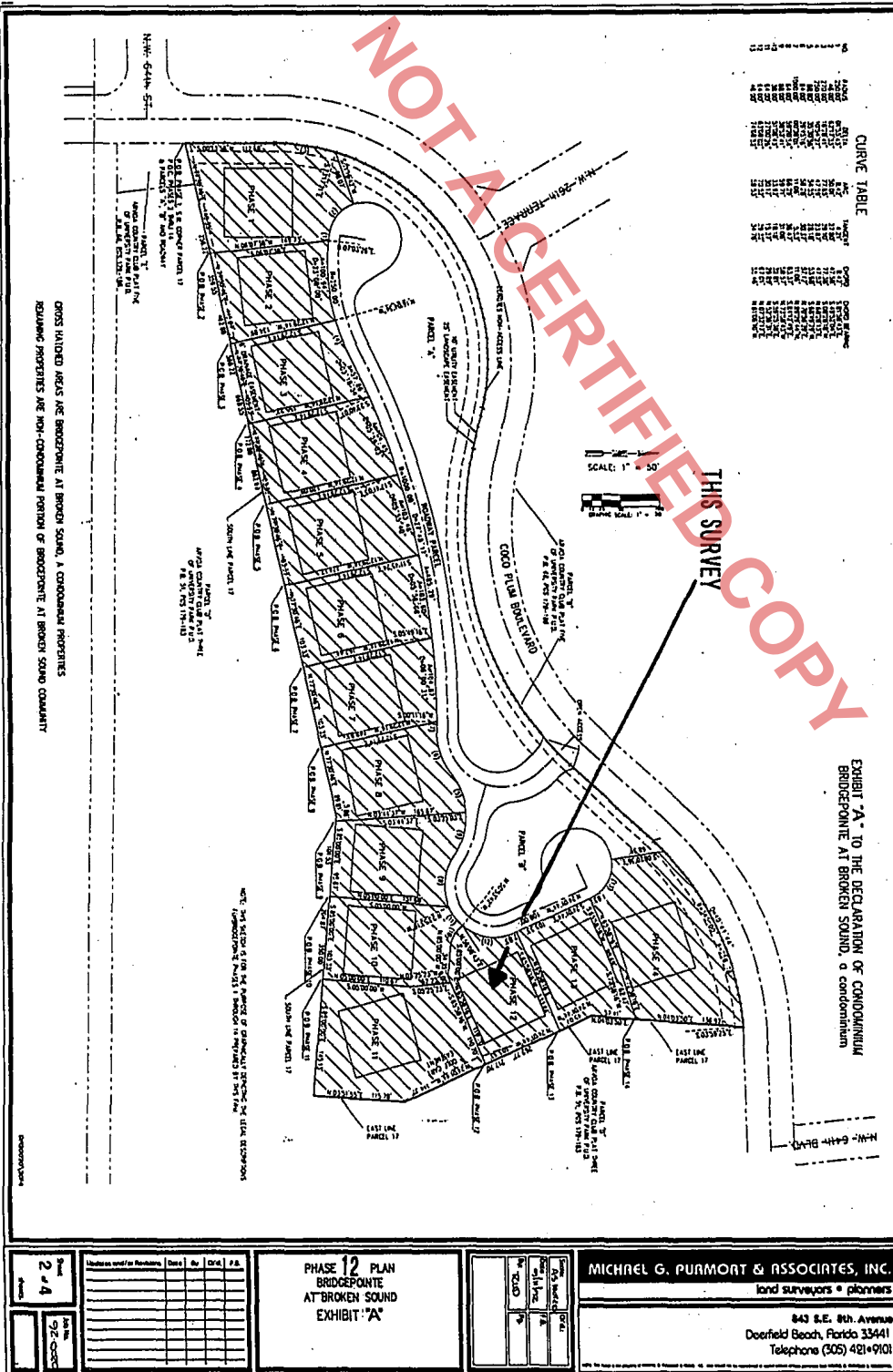
CERTIFICATION:

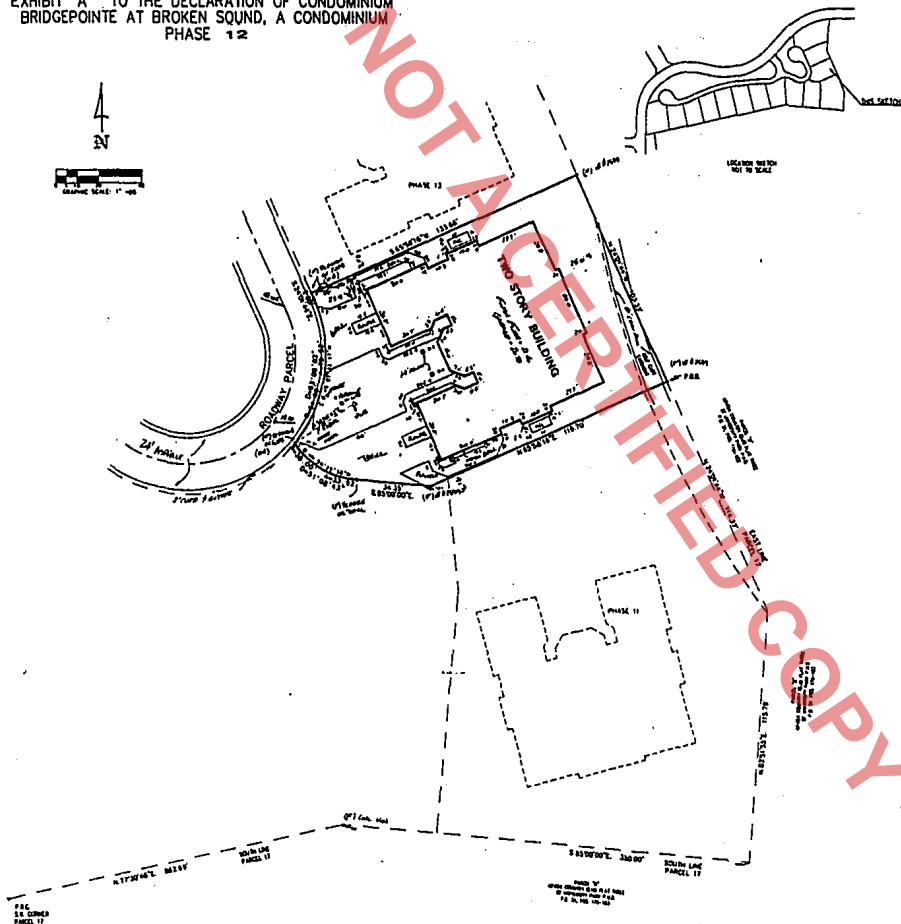
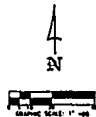
This certification, made this 2nd day of November 1993 by the undersigned surveying firm is made pursuant to the provisions of Florida Statutes Section 718.104(4) (e), 1992. The undersigned surveying hereby certifies that the construction of the improvements represented for Phase 12 of Bridgepointe at 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.

Michael G. Purmort
Professional Land Surveyor
Certificate Reg. No. 2720
State of Florida

Sheet 1 of 4 pages	Question System Responses	PHASE 12, PLAN BRIDGEPOINTE AT BROKEN SOUND EXHIBIT "A"	<table border="1"> <tr> <td>Scale</td> <td>Drawn</td> <td>Check</td> </tr> <tr> <td>Date</td> <td>Drawn</td> <td>Check</td> </tr> <tr> <td>By</td> <td>Drawn</td> <td>Check</td> </tr> <tr> <td>Tab</td> <td>Drawn</td> <td>Check</td> </tr> </table>	Scale	Drawn	Check	Date	Drawn	Check	By	Drawn	Check	Tab	Drawn	Check	MICHAEL G. PURMORT & ASSOCIATES, INC. land surveyors • planners 843 SE. 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 421-9101 FAX (305) 421-5201
Scale	Drawn	Check														
Date	Drawn	Check														
By	Drawn	Check														
Tab	Drawn	Check														

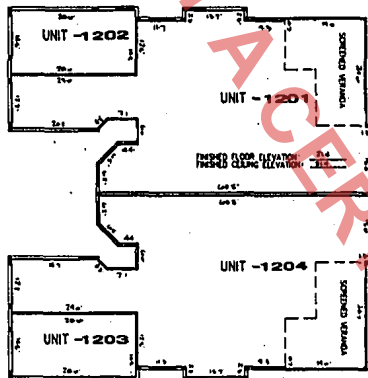


[illegible]

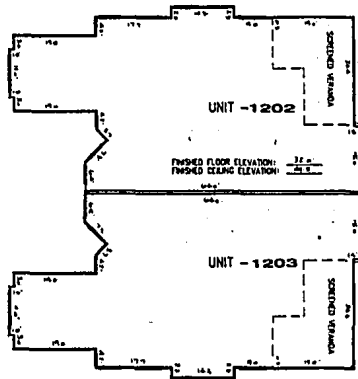
WELSH HALL, 112 CORNER OF CORNHILL STREET AT CORNER OF PRINCE ST. CHURCH, 207 N. 10TH, N.Y.

Sheet 5 of 4	Subsequent owner's Name(s) <u>City of Jacksonville</u> <u>Public Works Dept.</u> <u>Attn: Mr. [unclear]</u>	Date <u>Feb 1983</u>	Re <u>File #</u>	O.D. <u>[unclear]</u>	P.O. <u>[unclear]</u>	PHASE 12 BRIDGEPOINT AT BROKEN SOUND EXHIBIT "A"	Name <u>[unclear]</u>	O.D. <u>MCD</u>	MICHAEL G. PURMORT & ASSOCIATES, INC. land surveyors • planners 843 S.E. 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 421-9101 FAX (305) 421-5201
Date Recd. <u>July 1983</u>							Name <u>[unclear]</u>	O.D. <u>[unclear]</u>	

1ST FLOOR



2ND FLOOR



NOTES:
1. INDICATES STRUCTURAL COLUMNS
2. UNITS ARE PART OF THE UNIT



EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
PHASE 12

PROPERTY VIEW

Sheet	4
Pages	4
Date	07-02-00

Unit/Space	Area	Vol	Area	Vol	Area	Vol
Unit 1201						
Unit 1202						
Unit 1203						
Unit 1204						
Unit 1205						
Unit 1206						
Unit 1207						
Unit 1208						
Unit 1209						
Unit 1210						
Unit 1211						
Unit 1212						
Unit 1213						
Unit 1214						
Unit 1215						
Unit 1216						
Unit 1217						
Unit 1218						
Unit 1219						
Unit 1220						
Unit 1221						
Unit 1222						
Unit 1223						
Unit 1224						
Unit 1225						
Unit 1226						
Unit 1227						
Unit 1228						
Unit 1229						
Unit 1230						
Unit 1231						
Unit 1232						
Unit 1233						
Unit 1234						
Unit 1235						
Unit 1236						
Unit 1237						
Unit 1238						
Unit 1239						
Unit 1240						
Unit 1241						
Unit 1242						
Unit 1243						
Unit 1244						
Unit 1245						
Unit 1246						
Unit 1247						
Unit 1248						
Unit 1249						
Unit 1250						
Unit 1251						
Unit 1252						
Unit 1253						
Unit 1254						
Unit 1255						
Unit 1256						
Unit 1257						
Unit 1258						
Unit 1259						
Unit 1260						
Unit 1261						
Unit 1262						
Unit 1263						
Unit 1264						
Unit 1265						
Unit 1266						
Unit 1267						
Unit 1268						
Unit 1269						
Unit 1270						
Unit 1271						
Unit 1272						
Unit 1273						
Unit 1274						
Unit 1275						
Unit 1276						
Unit 1277						
Unit 1278						
Unit 1279						
Unit 1280						
Unit 1281						
Unit 1282						
Unit 1283						
Unit 1284						
Unit 1285						
Unit 1286						
Unit 1287						
Unit 1288						
Unit 1289						
Unit 1290						
Unit 1291						
Unit 1292						
Unit 1293						
Unit 1294						
Unit 1295						
Unit 1296						
Unit 1297						
Unit 1298						
Unit 1299						
Unit 1300						

PHASE 12
BRIDGEPOINTE
AT BROKEN SOUND
EXHIBIT "A"

Unit/Space	Area	Vol	Area	Vol	Area	Vol
Unit 1201						
Unit 1202						
Unit 1203						
Unit 1204						
Unit 1205						
Unit 1206						
Unit 1207						
Unit 1208						
Unit 1209						
Unit 1210						
Unit 1211						
Unit 1212						
Unit 1213						
Unit 1214						
Unit 1215						
Unit 1216						
Unit 1217						
Unit 1218						
Unit 1219						
Unit 1220						
Unit 1221						
Unit 1222						
Unit 1223						
Unit 1224						
Unit 1225						
Unit 1226						
Unit 1227						
Unit 1228						
Unit 1229						
Unit 1230						
Unit 1231						
Unit 1232						
Unit 1233						
Unit 1234						
Unit 1235						
Unit 1236						
Unit 1237						
Unit 1238						
Unit 1239						
Unit 1240						
Unit 1241						
Unit 1242						
Unit 1243						
Unit 1244						
Unit 1245						
Unit 1246						
Unit 1247						
Unit 1248						
Unit 1249						
Unit 1250						
Unit 1251						
Unit 1252						
Unit 1253						
Unit 1254						
Unit 1255						
Unit 1256						
Unit 1257						
Unit 1258						
Unit 1259						
Unit 1260						
Unit 1261						
Unit 1262						
Unit 1263						
Unit 1264						
Unit 1265						
Unit 1266						
Unit 1267						
Unit 1268						
Unit 1269						
Unit 1270						
Unit 1271						
Unit 1272						
Unit 1273						
Unit 1274						
Unit 1275						
Unit 1276						
Unit 1277						
Unit 1278						
Unit 1279						
Unit 1280						
Unit 1281						
Unit 1282						
Unit 1283						
Unit 1284						
Unit 1285						
Unit 1286						
Unit 1287						
Unit 1288						
Unit 1289						
Unit 1290						
Unit 1291						
Unit 1292						
Unit 1293						
Unit 1294						
Unit 1295						
Unit 1296						
Unit 1297						
Unit 1298						
Unit 1299						
Unit 1300						

MICHAEL G. PURMORT & ASSOCIATES, INC.
land surveyors • planners
843 S.E. 8th Avenue
Deerfield Beach, Florida 33441
Telephone (305) 421-9101

ORB 7971 Pg 557
RECORD VERIFIED DOROTHY H WILKEN
THE COURT - PB COUNTY, FL
CONSENT OF MORTGAGEE OF THE COURT - PB COUNTY, FL
AMENDMENT TO DECLARATION OF CONDOMINIUM OF
BRIDGEPOINTE 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 26th day of October, 1999.

Signed, sealed and delivered
in the presence of:

NATIONSBANK OF FLORIDA, N.A.

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

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

[SEAL]

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.:

The foregoing instrument was acknowledged before me this 26th day of October, 1999 by Nancy J. Blackwood, as Vice President of NATIONSBANK OF FLORIDA, N.A. Ms. Blackwood is personally known to me and did not take oath.

My Commission Expires:

Shirley A. [Signature]
Print Name: Shirley A. [Signature]
Notary Public

Richter.D\012\Consent.Pha

