

AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
ADDING PHASE 4

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 4 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 4, the percentage share of each unit in the common elements, common expenses and common surplus in the Condominium is 1/40.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name this 7th day of December, 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)

Name: Shannon Ventry

Please Print

Name: Margaret Ellis

Please Print

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

The foregoing instrument was acknowledged before me this 7th day of December, 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, who is personally known to me.



Shannon D. Ventry
Notary Public
State of Florida at Large
My Commission Expires:

RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

ORB 8016 Pg 885

DESCRIPTION: Phase 4 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 359.55 feet to the Point of Beginning of this description;
thence continue North 77°30'46" East, along said South line, a
distance of 103.33 feet; thence North 12°29'14" West, a distance
of 170.09 feet to a point on the arc of a circular curve to the
left, whose radius point bears South 17°41'03" East, from the last
described point; thence Westerly and Southerly, along the arc of
said curve having a radius of 1000.00 feet, an arc distance of
104.45 feet to a point; thence South 12°29'14" East, a distance of
155.22 feet to a point on the South 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 16902 Square Feet, more or less.

CERTIFICATION:

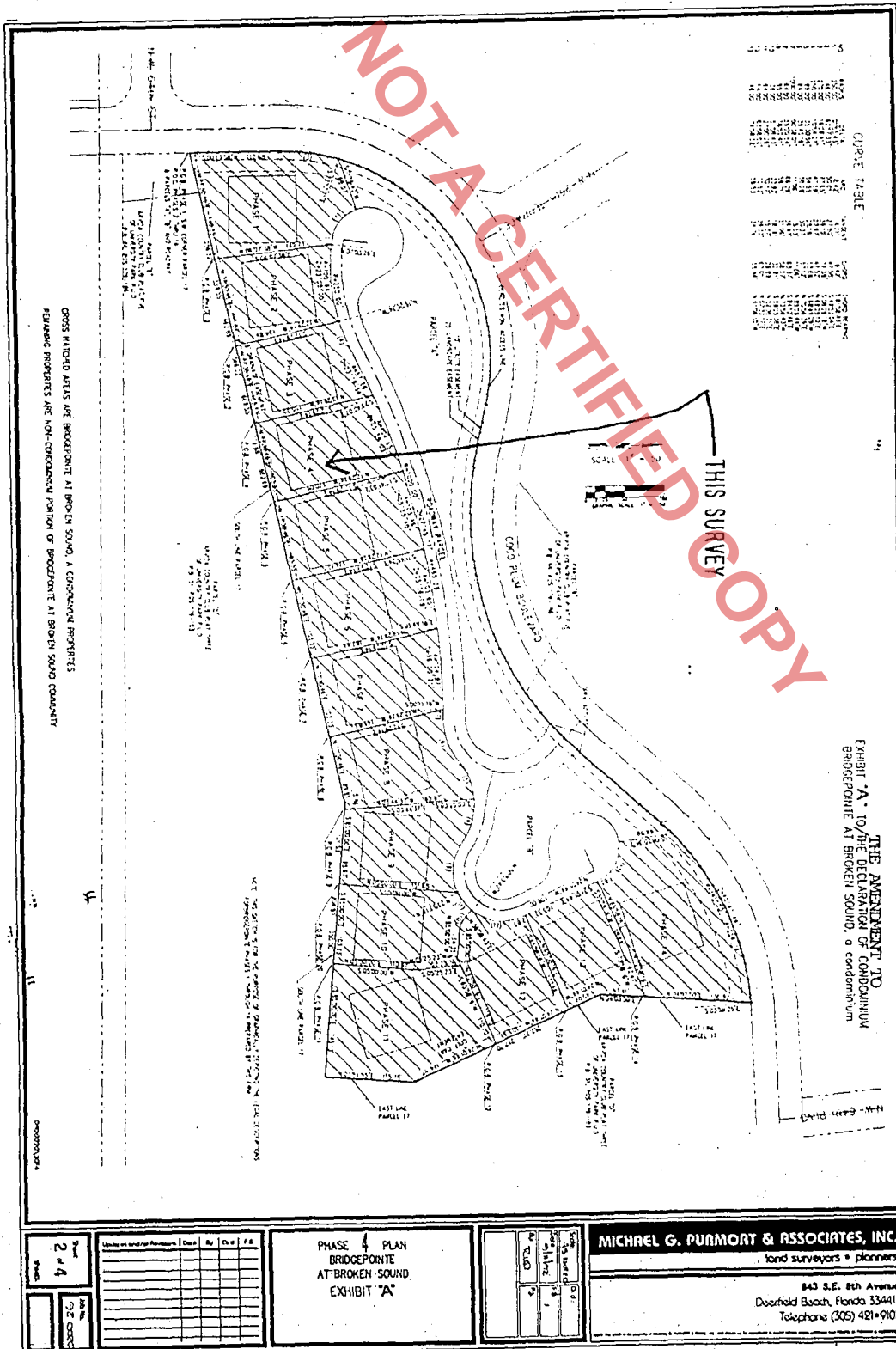
This certification, made this 1st day of December 1993 by the
undersigned surveying firm is made pursuant to the provisions of
Florida Statutes Section 718.104(4) (e), 1992. The undersigned
surveying hereby certifies that the construction of the
improvements represented for Phase 4 of Bridgepointe at 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.

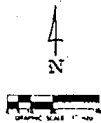
Michael G. Purmort
Professional Land Surveyor
Certificate Reg. No. 2720
State of Florida

Sheet 1 of 4 Plat Date	Checklist used for Record Date By Chk P.B.	PHASE 4 PLAN BRIDGEPOINTE AT BROKEN SOUND EXHIBIT "A"	Form Date By Chk P.B.	MICHAEL G. PURMORT & ASSOCIATES, INC. Land Surveyors • Planners 843 SE. 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 481-9101 FAX (305) 481-5801
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ORB 8016 Pg 886



ORB 8016 Pg 887



STRUCTURE

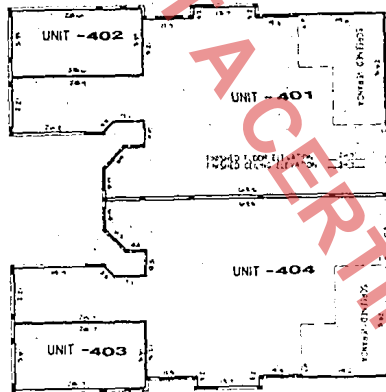
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Sheet <div style="border: 1px solid black; padding: 2px; display: inline-block;">301</div> of <div style="border: 1px solid black; padding: 2px; display: inline-block;">301</div> sheets	Location, street or highway Date Drawn by Checked by Title	PHASE BRIDGE/POINTE AT BROKEN SOUND EXHIBIT "A"	Project No. Date Title Scale	<div style="border: 1px solid black; padding: 5px;"> MICHAEL G. PURMORT & ASSOCIATES, INC. land surveyors • planners 845 SE 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 421-9101 FAX (305) 421-5201 </div>
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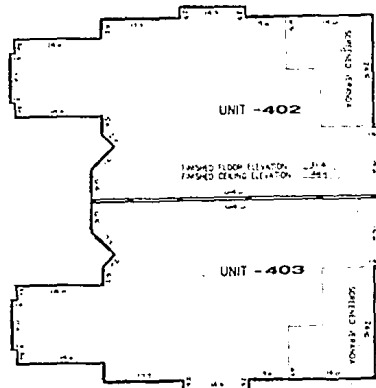
RECORDER'S MEMO: Legibility
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ORB 8016 Pg 888

1ST FLOOR



2ND FLOOR



THE AMENDMENT TO
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
PHASE 4

NOTES:
1. UNIT 401, 402, 403, 404
2. TERRACE IS PART OF THE UNIT



Date: _____ By: _____ Title: _____		PHASE 4 BRIDGEPOINTE AT BROKEN SOUND EXHIBIT "A"		MICHAEL G. PURMORT & ASSOCIATES, INC. land surveyors • planners 843 S.E. 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 421-9101	
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CONSENT OF MORTGAGEE TO
AMENDMENT TO DECLARATION OF CONDOMINIUM OF
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
ADDING PHASE 4

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 4 (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 4 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 15th day of October, 1993.

Signed, sealed and delivered
in the presence of:

NATIONSBANK OF FLORIDA, N.A.

E. J. O. Floyd
Print Name: E. J. O. Floyd
Roberta O'Brien
Print Name: Roberta O'Brien

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 15th day of October, 1993 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:

Roberta O'Brien
Print Name: Roberta O'Brien
Notary Public

