

RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:

Eric A. Simon, Esquire
9050 Pines Blvd., Suite 250
Pembroke Pines, Florida 33024

FEB-23-1998 12:28PM 98-060561
ORB 10241 Pg 1484
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28TH AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR ABERDEEN PLANNED
UNIT DEVELOPMENT AND ABERDEEN PLANNED COMMERCIAL
DEVELOPMENT

THIS AMENDMENT, made and executed this 11 day of February, 1998, by
TRANSEASTERN ABERDEEN PROPERTIES, INC., a Florida corporation ("Transeastern").

WITNESSETH:

WHEREAS, SUNBELT PROPERTIES, LTD., an Illinois limited partnership ("Sunbelt") executed the Declaration of Covenants and Restrictions for Parkwalk Planned Unit Development and Parkwalk Planned Commercial Development, dated June 17, 1983, and recorded in Official Record Book 3970, Page 573, in the Public Records of Palm Beach County, Florida, and has executed various amendments thereto (the Declaration as previously amended, is now known as the Declaration of Covenants and Restrictions for Aberdeen Planned Unit Development and Aberdeen Planned Commercial Development and is hereinafter referred to as the "Declaration"); and

WHEREAS, Transeastern is the owner of that real property lying and being in Palm Beach county, Florida and legally described as follows:

All of ABERDEEN - PLAT NO. 18, according to the Plat thereof on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, as recorded in Plat Book 78, at Page 59 (the "Additional Property"); and

WHEREAS, sub-section 12.2.3 of the Declaration provides the Declaration may be amended by Sunbelt at any time for the purpose of submitting additional property to the Declaration; which right of amendment has been assigned pursuant to various assignments recorded in Official Records Book 5814, Page 902, Official Records Book 8935, Page 25, and Official Records Book 8935, Page 67 of the Public Records of Palm Beach County, Florida, and is now held by Transeastern pursuant to said assignments; and

WHEREAS, Transeastern wishes to amend the Declaration to subject the Additional Property to all terms and provisions of the Declaration, in accordance therewith; and

NOW, THEREFORE, in accordance with Sub-Section 12.2.3 of the Declaration, Transeastern hereby amends the Declaration as follows:

1. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.
2. In accordance with Article 2, Section 2.2 and Article 12, Section 12.2.3 of the Declaration, Transeastern does hereby subject the Additional Property to all covenants, restrictions, easements, reservations, assessments, charges, liens and all other terms and provisions of the Declaration, which shall hereafter constitute a covenant running with the Additional Property. From and after the date of recording this instrument, the real property subject to the Declaration and all of the covenants and restrictions contained therein shall include that real property legally described

Record and Return to:

Eric A. Simon, P.A.
Attn: Jennifer
9050 Pines Blvd, Suite 250
Pembroke Pines, Florida 33024
W/C Tri-County (Pick-up)

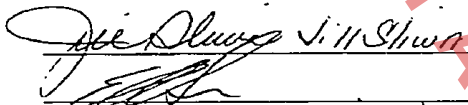
in Exhibit "A" to the Declaration, and all real property added thereto subsequent to the filing of the Declaration, including without limitation, the Additional Property.

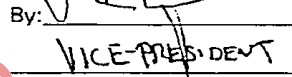
3. Except as expressly amended hereby, the Declaration and all terms and provisions thereof, shall continue in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Transeastern has caused this Amendment to the Declaration to be executed in its name on the date and year first above written.

WITNESSES:

TRANSEASTERN ABERDEEN PROPERTIES,
INC. a Florida corporation


ERIC A. SIMON

By: 
VICE PRESIDENT
Title

STATE OF FLORIDA

SS:

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 11 day of FEBRUARY, 1998 by Eric A. Simon, as VICE PRESIDENT of TRANSEASTERN ABERDEEN PROPERTIES, INC., a Florida corporation, on behalf of the Corporation. He/she is personally known to me or has produced _____ as identification.


Notary Public, State of Florida at Large

My commission expires:

