

This instrument prepared by and return to:
LARRY E. SCHNER, ESQ.
750 So Dixie Highway
Boca Raton, FL 33432

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OR BK 22564 PG 0162
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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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**AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC.**

THIS AMENDMENT is made this 19 day of MARCH, 2008, by BRITTANY LAKES AT ABERDEEN ASSOCIATION, INC., ("BRITTANY LAKES") pursuant to the Declaration of Covenants and Restrictions recorded on February 8, 1997 in Official Record Book 8114, Page 615, of the Public Records of Palm Beach County, Florida, as amended.

WHEREAS, Section 11.1 of the Declaration of Covenants and Restrictions ("Declaration") for BRITTANY LAKES authorizes the Declarant to amend the Declaration upon the approval of not less than a majority of the Owners.

WHEREAS, the Amendment set forth herein is for the purpose of amending the Declaration for BRITTANY LAKES.

WHEREAS, the amendment set forth does not materially affect a unit owner's share of the common elements nor impair or prejudice the rights and priorities of lienors or mortgagees.

NOW, THEREFORE, Declarant makes this Amendment to the Declaration as follows:

I. This Amendment hereby amends, Section 6.4 of the Declaration as follows:
(additions indicated by underline, deletions indicated by ~~strike through~~)

~~"6.4 Leases. All leases of a UNIT must be in writing and specifically be subject to this DECLARATION, the ARTICLES and the BYLAWS, and copies delivered to the ASSOCIATION prior to occupancy by the tenant(s)."~~

6.4 Lease Approval Process. Leasing of units, notwithstanding anything to the contrary contained in this or any other document governing Brittany Lakes, the Association, through the Board of Directors shall approved all leases, as set forth herein. The following provisions govern the lease approval process:

- (a) Procedure: Any Owner intending to make a lease shall give the Association notice of such intention, together with the name and address of the proposed lessee and such other information concerning the proposed lessee as the Association may reasonably require, and an executed copy of the proposed lease, which lease states the lessee is subject to the Association's Declaration, Articles of Incorporation, Bylaws and Rules and Regulations, as promulgated from time to time. The Owners shall submit to the Association a properly executed application for approval, which application shall be as provided by the Association. In addition, the Board may require a personal interview with the prospective lessee and occupants as a further condition to approval.
- (b) Failure to Give Notice: If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring possession of a residence, the Association, at its election and without notice, may approve or disapprove the transfer.
- (c) Application: The Board shall prescribe an application form which will require specific data relating to the intended lessee and occupants. Said application shall be completed and submitted to the Association. By submitting an application, all tenants promise to abide by the provisions contained in any documents governing the Brittany Lakes at Aberdeen Association, Inc. In addition, each Owner guarantees that his tenants will abide by all such provisions.
- (d) No unit shall be leased for less than three (3) months in any twelve (12) month period and may be leased only once during the twelve (12) month period.
- (e) Assessments: The failure of the unit to be current in the payment of maintenance assessments is a ground for disapproval of a lease.
- (f) Transfer Fee: The Board may charge a non-refundable transfer fee in an amount to be determined by the Board of Directors. The non-refundable transfer fee shall be paid at the time that a properly executed application is submitted to the Association.
- (g) Approval or Disapproval: The Association, upon receipt of all information, documents, fees and interview (if required), shall either approve or disapprove the proposed lease within fifteen (15) days. The approval or disapproval shall be stated in a Certificate executed by the President or Vice President, or other authorized individual, and shall be delivered to the Owner. The failure of the Association to act within said time period shall constitute an automatic approval.

Any approval granted herein is conditioned upon the tenant and occupants abiding by all provisions contained in any document governing Brittany Lakes at Aberdeen, Bylaws and Rules and Regulations. If the Association determines that a tenant or occupant violated any such provision, the Association may revoke its approval and/or proceed with any and all legal and/or equitable remedies against the Owner and/or tenant, including but not limited to any of the remedies set forth below.

- (h) Remedies: In the event the Association determines that any provision contained herein are not complied with, the Association may approve or disapprove the lease as set forth above. In the event the lease is disapproved, the Association shall have the right to remove any occupant by injunctive relief, eviction, or otherwise. In the event any attorneys' fees are incurred by the Association, as a result of non-compliance with this Article, the attorneys' fees will be an individual assessment levied against the subject Owner who shall be responsible to pay same, whether or not a lawsuit is filed."

II. Except as amended and modified herein, all other terms and conditions of the Declaration for BRITTANY LAKES shall remain in full force and effect according to their terms.

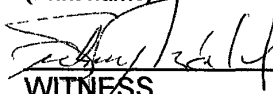
III. This Amendment has been proposed and adopted by the approval of not less than a majority of the Owners.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to the Declaration for BRITTANY LAKES to be executed by the duly authorized officer, this 19 day of MARCH, 2008.

WITNESSES:

**BRITTANY LAKES AT ABERDEEN
ASSOCIATION, INC.**


WITNESS
ARNOLD H. MILLER
(Print name)


WITNESS
SIDNEY NADEL
(Print name)

BY: Arthur Wagner
President
(Print Name and Title)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING instrument was acknowledged before me this 20th day of March, 2008, by Arthur Wagner, President of Brittany Lakes at Aberdeen Association, Inc., who was personally known to me or who has produced (Florida Driver's License) as identification.

WITNESS my hand and official seal at the County and State aforesaid this 20th day of March, 2008.

