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FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
WATERSIDE AT ADMIRAL'S COVE A CONDOMINIUM

WHEREAS, Admiral's Cove Associates, Ltd., a Florida limited partnership ("Developer") recorded that certain Declaration of Condominium of Waterside at Admiral's Cove, a Condominium, dated on even date herewith, immediately prior hereto, in the Public Records of Palm Beach County, Florida (the "Declaration of Condominium"); and

WHEREAS, the Declaration of Condominium established a condominium known as Waterside at Admiral's Cove, a Condominium (hereinafter referred to as the "Condominium" or "Waterside at Admiral's Cove"), and submitted to condominium ownership as part of Waterside at Admiral's Cove a certain 8.17 ± acre tract of ground (hereinafter referred to as the "Phase I Land") together with thirty-six (36) residential units located within nine (9) separate residential buildings; and

WHEREAS, pursuant to Article I of the Declaration of Condominium, Developer desires to submit to condominium ownership as part of Waterside at Admiral's Cove an additional twelve (12) residential units within three (3) separate buildings on a certain 1.79 ± acre tract of land adjacent to the Phase I Land (hereinafter referred to as the "Phase II Land"), and Developer desires to submit the Phase II Land to the condominium form of ownership as part of Waterside at Admiral's Cove.

NOW, THEREFORE, in consideration of the foregoing premises, Developer hereby declares as follows:

1. Developer hereby submits to condominium ownership, under and pursuant to the Condominium Act of the State of Florida, Chapter 718, Florida Statutes ("Condominium Act") as part of Waterside at Admiral's Cove, all improvements situate upon the Phase II Land, including without limitation, the twelve (12) residential dwelling units situate within three (3) separate buildings constructed thereon (hereinafter referred to as the "Phase II Condominium Property").
2. Those portions of the Phase II Condominium Property which constitute, respectively, Units, Common Elements and Limited Common Elements are delineated in Exhibit No. 1 attached hereto.
3. Upon the recording of this First Amendment to the Declaration of Condominium, the Phase II Condominium Property shall be subject to all of the terms, conditions and provisions of the Declaration of Condominium.

This Instrument Prepared By:

Matthew J. Comisky, Esquire  
Blank, Rome, Comisky & McCauley  
1200 Four Penn Center Plaza  
Philadelphia, PA 19103

4. All of the terms and conditions of the Declaration of Condominium shall remain in full force and effect.

IN WITNESS WHEREOF, ADMIRAL'S COVE ASSOCIATES, LTD., a Florida limited partnership, has caused this document to be duly executed as of the 19th day of October, 1989.

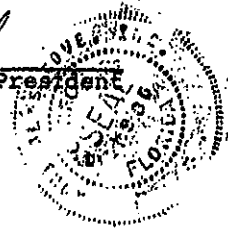
ADMIRAL'S COVE ASSOCIATES, LTD.,  
a Florida limited partnership

SIGNED, SEALED AND  
DELIVERED IN THE  
PRESENCE OF:

By: B.L.W. ENTERPRISES, its  
general partner, by its  
managing partner Admiral's  
Cove, Inc.

*Walter K. Buckner*  
*Deborah Lepke*

By: *Benjamin Frankel*  
BENJAMIN FRANKEL, President  
[Corporate Seal]



WSIDE1 H

STATE OF ~~PA~~ STATE OF PENNA: )  
COUNTY OF ~~PHILA~~ COUNTY OF PHILA )

BEFORE ME, the undersigned authority, personally appeared BENJAMIN FRANKEL, the President of ADMIRAL'S COVE, INC., a Florida corporation, the managing partner of B.L.W. Enterprises, a partnership, the said B.L.W. ENTERPRISES being a General Partner of ADMIRAL'S COVE ASSOCIATES, LTD., a Florida limited partnership, who acknowledged before me that he executed such instrument as the free act and deed of said limited partnership.

WITNESS my hand and official seal at the County and State aforesaid, this 11 day of October, 1989.

*Jack B. Solow*  
Notary Public

My Commission Expires:  
JACK B. SOLOW, Notary Public  
PHILADELPHIA, PHILA. COUNTY  
MY COMMISSION EXPIRES NOV. 8, 1989  
Member, Pennsylvania Association of Notaries

NOTARIAL SEAL  
JACK B. SOLOW, Notary Public  
PHILADELPHIA, PHILADELPHIA COUNTY  
MY COMMISSION EXPIRES NOV. 8, 1989  
Member, Pennsylvania Association of Notaries

CONSENT OF MORTGAGEE

WHEREAS, CONTINENTAL BANK ("Mortgagee") is the holder of a certain mortgage (the "Mortgage") recorded March 13, 1989, in Official Records Book 5995, page 109 et seq., Public Records, Palm Beach County, Florida, which Mortgage is a first lien upon that certain 1.79 ± acre tract of ground which is described on Sheet 27 of 34 of Exhibit No. 1 to that certain First Amendment to Declaration of Condominium of Waterside at Admiral's Cove, a Condominium ("First Amendment") to which this Consent of Mortgagee is attached, together with all improvements situate on said tract of ground (said tract of ground and improvements being hereinafter referred to as the "Phase II Property"); and

WHEREAS, Mortgagee is also the assignee pursuant to that certain assignment of leases, rents and profits ("Assignment of Rents") recorded March 13, 1989, in Official Records Book 5995, page 130 et seq., Public Records, Palm Beach County, Florida, which Assignment of Rents pertains to the Phase II Property; and

WHEREAS, Mortgagee is also the holder of a collateral security interest ("Security Interest") in certain fixtures, appliances, machinery, inventories, materials, equipment, etc., installed in, attached to or situate upon the Phase II Property, said Security Interest being evidenced and perfected by certain financing statements filed contemporaneously with the recording of the Mortgage in Official Records Book 5995, page 136 et seq., Public Records, Palm Beach County, Florida, and in the Office of the Secretary of State of Florida; and

WHEREAS, Admiral's Cove Associates, Ltd., a Florida limited partnership, intends to submit additional condominium units located on the Phase II Property to the condominium form of ownership pursuant to the Condominium Act of the State of Florida, Florida Statutes, Chapter 718 ("Condominium Act") by recording the First Amendment in the Public Records of Palm Beach County, Florida.

NOW, THEREFORE, for good and valuable consideration, and intending to be legally bound hereby, Mortgagee agrees and declares as follows:

1. Mortgagee does hereby consent to the recordation of the First Amendment to Declaration of Condominium of Waterside at Admiral's Cove, a Condominium, to which this Consent of Mortgagee is attached.

2. Mortgagee does hereby subordinate the liens and operation of the Mortgage, the Assignment of Rents, and the Security Interest to the Declaration and the First Amendment, and the parties hereby agree that the Mortgage, Assignment of Rents, and Security Interest shall hereafter be liens upon and operate upon, the Phase II Property, including without limitation, each and every condominium unit created by the First Amendment together with their respective undivided shares in the Common Elements, unless subsequently released by Mortgagee. Mortgagee agrees that in the event of default under the Mortgage and a foreclosure sale of the Phase II Property or any portion thereof, the purchaser at any such foreclosure sale shall purchase and receive title to the Phase II Property or any portion thereof, under and subject to all of the provisions, terms and conditions of the Declaration of Condominium, as subsequently amended, including without limitation by the First Amendment, and the covenants therein contained; provided, however, that nothing herein contained shall impair or diminish the priority of the lien of the Mortgage, Assignment of Rents, and Security Interest on the condominium units.

3. By hereby subordinating the lien and operation of the Mortgage, Assignment of Rents, and Security Interest to the Declaration and the First Amendment, Mortgagee does not undertake or assume any of the obligations or responsibilities of Developer or of any owner of a condominium unit.

4. All of the terms and conditions of the Mortgage, Assignment of Rents and Security Interest shall remain in full force and effect.

IN WITNESS WHEREOF, the Mortgagee has executed this Consent this 16th day of October, 1989.

WITNESSES:

CONTINENTAL BANK, a Pennsylvania banking corporation

(1) [Signature]

By:

[Signature]  
GERALD K. HUTCHISON,  
Senior Vice President

(2) [Signature]

[Corporate Banking Seal]

STATE OF PENNSYLVANIA :  
COUNTY OF PHILADELPHIA : SS

16th The foregoing instrument was acknowledged before me this day of October, 1989, by GERALD K. HUTCHISON as Senior Vice President of CONTINENTAL BANK, a Pennsylvania banking corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:

[Notarial Seal]

NOTARIAL SEAL  
JACQUELINE D. PETTY, Notary Public  
City of Philadelphia, Phila. County  
Commission Expires June 17, 1991

WATER2/06

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

Exhibit No. 1  
To The Declaration of Condominium Of Waterside At Admiral's Cove, A Condominium

Surveyor's Certification:

State Of Florida )  
SS  
County Of Palm Beach)

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after duly cautioned and sworn, deposes and says as follows:

1. That he is a duly registered Land Surveyor under the laws of the State of Florida, being Registered Land Surveyor number 2424.
2. That the construction of the improvements to comprise Waterside At Admiral's Cove, a Condominium, Phase 2, including, but not limited to landscaping, utility services, access to units, and to units, and common element facilities, is substantially complete so that the materials which comprise this Exhibit No. 1 to the Declaration of Condominium of Waterside At Admiral's Cove, a Condominium, Phase 2, together with the provisions of said Declaration of Condominium describing the Condominium property are an accurate representation of the location and dimensions of said Condominium and each unit of the Condominium can be determined from said materials.

Further affiant sayeth naught:

Sworn to, and subscribed before me  
this 26th day of December, A.D., 1989.

*George D. Bowling, Jr.*  
Notary Public, State of Florida  
My commission expires: 27-February-1991



By: *Wm. R. Van Campen*  
Wm. R. Van Campen, R.L.S.  
Florida Certificate number 2424

**Beach Mark Land Surveying & Mapping, Inc., Riviera Beach, FL - West Palm Beach FL**

AMENDED 12/24/89

Sheet 26 of 34

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**Exhibit No. 1**  
**To the Declaration of Condominium Of Waterside At Admiral's Cove, A Condominium**

**Legal Description:**

(Phase 2)

**All of Parcel "Two", Parcel T At Admiral's Cove, according to the Plat thereof, as recorded in Plat Book 62, Pages 01 through 06, inclusive,  
Public Records, Palm Beach county, Florida.**

**Containing 1.79 acres, more or less.**

**Subject to easements, reservations, restrictions and rights of way of record.**

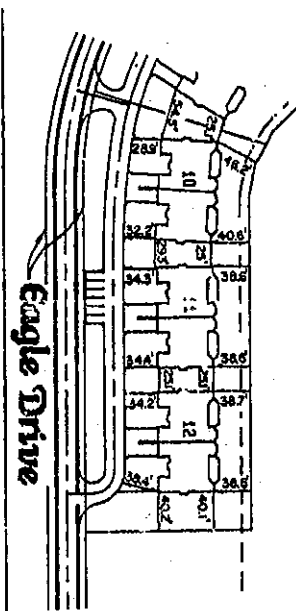
**Bench Mark Land Surveying & Mapping, Inc., Riviera Beach, FL - West Palm Beach FL**

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Exhibit No. 1  
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Survey/Plot Plan



Frederick Small Road

Eagle Drive

0' 150' 300' 600'

Graphic Scale 3/4" = 150'

Bench Mark Land Surveying & Mapping, Inc., Riviera Beach, FL - West Palm Beach, FL

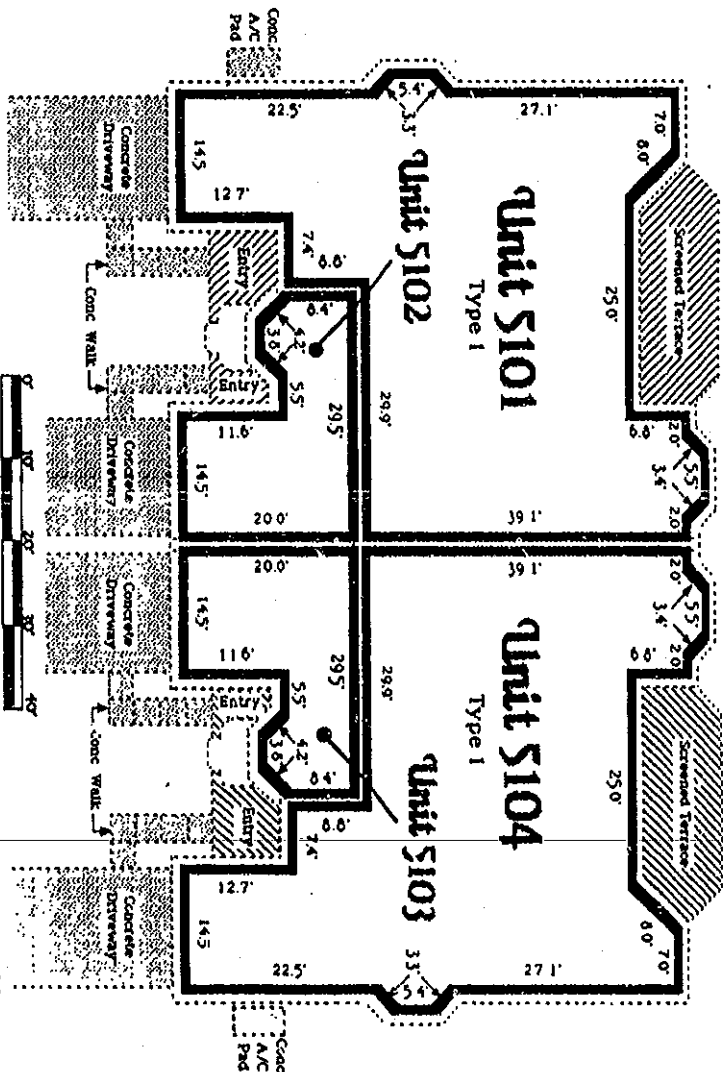
REVISED 12/24/89

Sheet 28 of 34



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

**Exhibit No. 1**  
**To The Declaration of Condominium of Waterside At Admiral's Cove, A Condominium**  
 Location of Condominium Unit Boundaries And Location of Common And Limited Common Elements



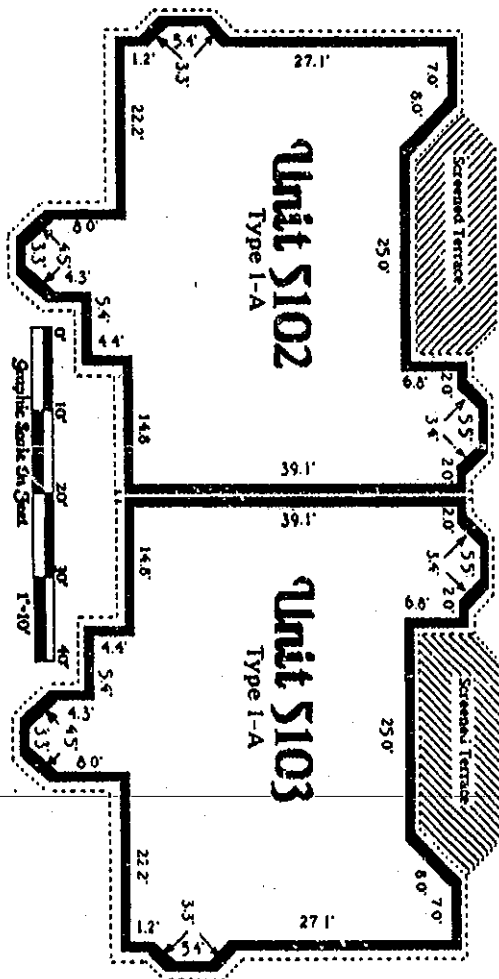
Note: See Sheet 30 Of 34 For Additional Information Concerning Units 5102 & 5103

Finished Floor Elevation: 12.10  
 Finished Ceiling Elevation: 20.90

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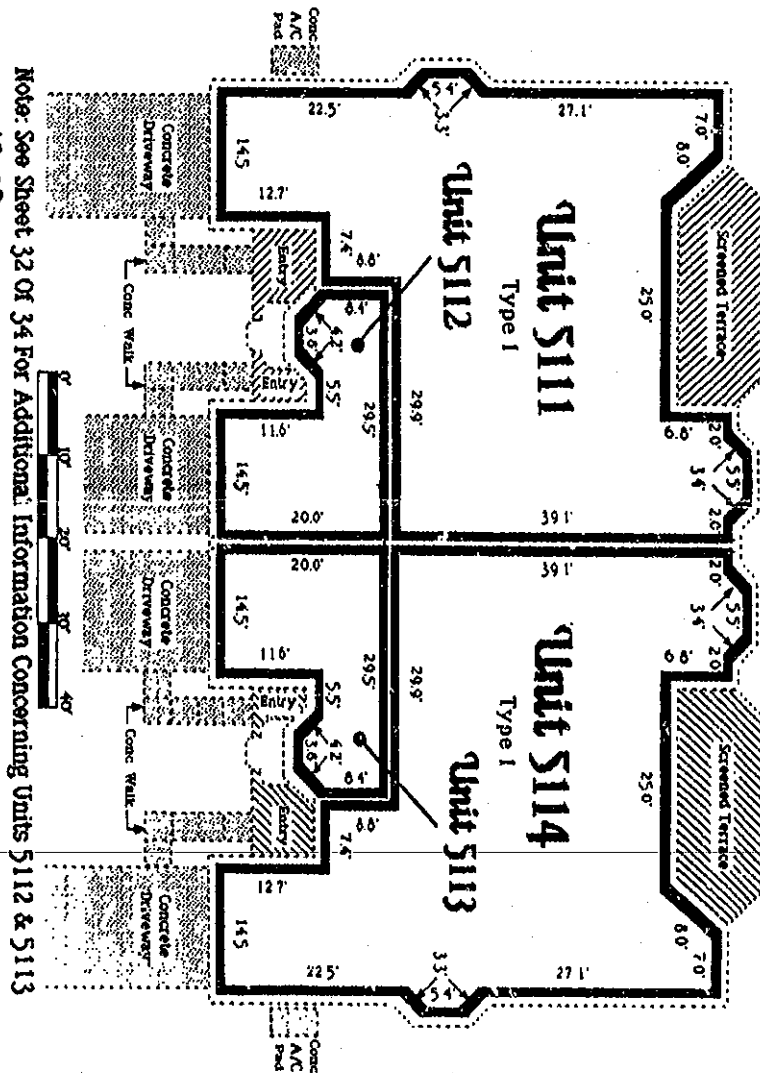
Note: See Sheet 29 Of 34 For Additional Information Concerning Units 5102 & 5103

Finished Floor Elevation: 22.72  
Finished Ceiling Elevation: 22.72

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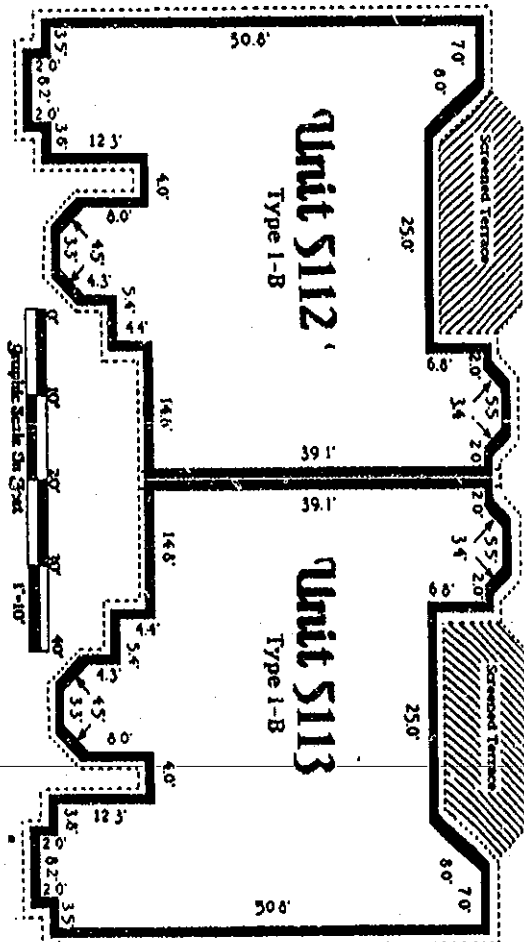


Finished Floor Elevation: 14.08  
 Finished Ceiling Elevation: 20.88

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**Location Of Condominium Unit Boundaries And Location Of Common And Limited Common Elements**



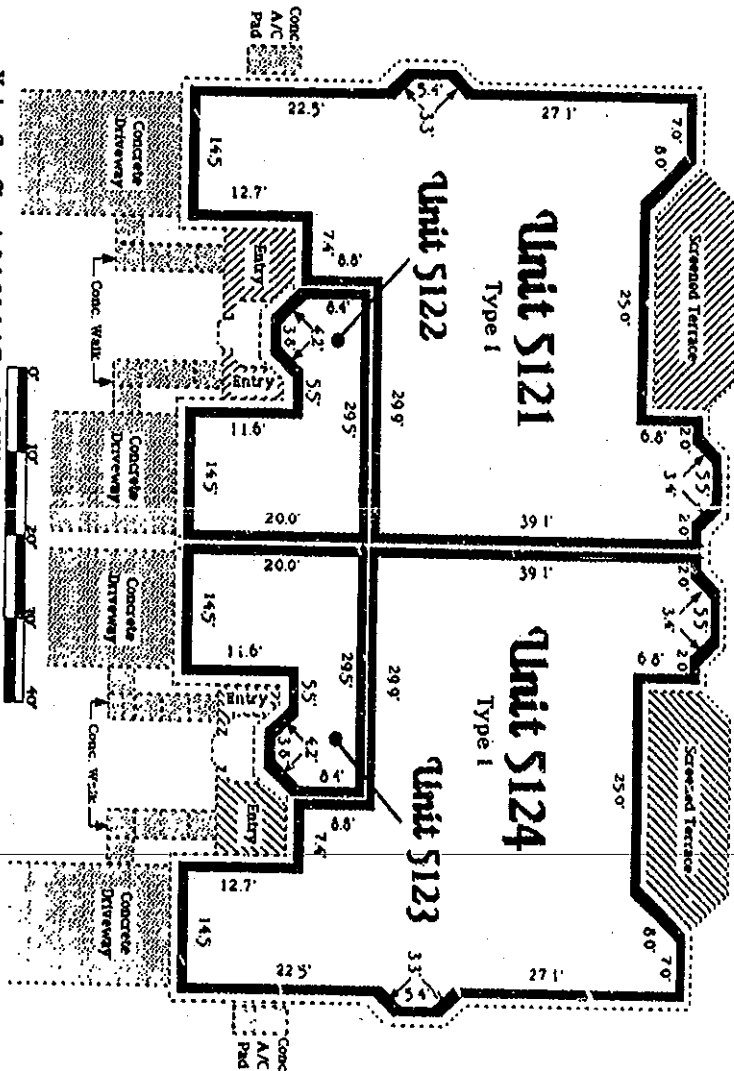
Note: See Sheet 31 Of 34 For Additional Information Concerning Units 5112 & 5113

Finished Floor Elevation: 22.67  
 Finished Ceiling Elevation: VARIES

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 Location of Condominium Unit Boundaries And Location of Common And Limited Common Elements



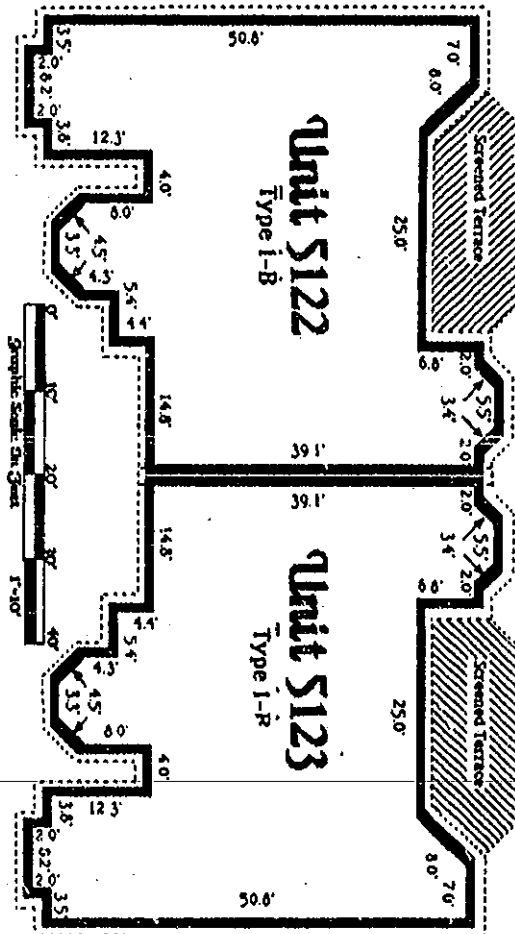
Note: See Sheet 34 Of 34 For Additional Information Concerning Units 5122 & 5123  
 Finished Floor Elevation: 12.49  
 Finished Ceiling Elevation: 21.29

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Exhibit No. 1

To the Declaration of Condominium of Waterside At Admiral's Cove, A Condominium  
Location of Condominium Unit Boundaries And Location of Common And Limited Common Elements



Note: See Sheet 33 Of 34 For Additional Information Concerning Units 5122 & 5123

Finished Floor Elevation: 23.15  
Finished Ceiling Elevation: 14.215

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