

Prepared by and Return to: CHARLES A. LUBITZ, ESQUIRE Boose, Casey, Ciklin, Lubitz, Martens, McBane & O'Connell 17th Floor - Northbridge Tower I 515 North Flagler Drive West Palm Beach, Florida 33401

CERTIFICATE OF AMENDMENT (Third Amendment to Declaration of Condominium of Waterside at Admiral's Cove, a Condominium)

KNOW ALL MEN BY THESE PRESENTS:

On February 28, 2000, at a special meeting of Waterside at Admiral's Cove Condominium Association. Inc. which was duly noticed and held not less than 2/3rds of the Unit Owners in said Association approved the following amendment to Article IV.B.4 of the Declaration of Condominium of Waterside at Admiral's Cove, a Condominium, recorded in OR Book 6254 at Page 704 of the Public Records of Palm Beach County, FL, as the same was heretofore amended by a First Amendment recorded in said Public Records in OR Book 6315, Page 65, and a Second Amendment recorded in OR Book 6686, Page 394.

(Underscoring denotes new language except the words "shall not" appear underscored in the original and no change is made hereby.)

ARTICLE IV, SECTION B

4. Subject to the Board of Directors' right to approve the height. materials, colors and all other aspects of the design and appearance of the same, the Board of Directors shall: (i) permit screening of any area designated on the Survey Exhibits as an area that "may be screened"; and (ii) not permit any other portion of any Limited Common Element to be screened. Subject to the Board of Directors' right to approve all aspects of the design and appearance of the same, the Board of Directors shall permit spa pools to be constructed within any portion of a Limited Common Element which "may be screened". The Board of Directors shall not have the right-or-the authority-to-permit-or-to-approve any-Limited-Common-Element Change which expands the Interior Space (as hereinafter defined) of any Unit. whether or not such expansion is proposed to be made by constructing an addition to the Unit or by permanently enclosing an area that has theretofore been screened; provided, however, that the Board of Directors shall have the right to approve the installation of glass or aluminum sliding panels on the interior side of any permitted screening so long as the configuration or size of any Unit is not changed in any material fashion. "Interior Space" shall mean any space enclosed by walls and roof.

All permitted interior space is designated on the Survey Exhibits by the line which circumscribes "the boundary of a Condominium unit" of each Unit (as identified in the Legend on Sheet 4 of 34 of the Survey Exhibits).

With respect to all other applications for Limited Common Element Changes, the Board of Directors shall have the right to determine, in the Board of Directors' sole and absolute discretion, whether any such application for a Limited Common Element Change should be granted or should be denied and whether any conditions (including, without limitation, assumption of maintenance responsibilities by the particular Unit Owner) should be imposed upon any approval of an application for a Limited Common Element Change, and the decision of the Board of Directors shall be final. The Board of Directors shall not be obligated to permit all Unit Owners to make a particular type of Limited Common Element Change solely because the Board of Directors has permitted other Unit Owners to make the particular type of Limited Common Element Change; rather, the Board of Directors may consider the particular physical circumstances in determining whether a particular Limited Common Element Change is fair and in the best interest of the Condominium. Except as aforesaid, the Board of Directors shall not have the authority to approve or to deny any application for a Limited Common Element Change.

IN WITNESS WHEREOF, I have hereunto set my hand and scal, this 17 day of April,

Signed, scaled and delivered in the presence of:

2000.

Sign: MANCH CHARDEN
Print: Tessica Consoon

Signa Lea Jea Million

WATERSIDE AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC., a

Florida corporation

By: Roger Reutner

Title: President

STATE OF FLORIDA COUNTY OF PALM BEACH

Roger Beutner, President of Waterside	acknowledged before me this 17 day of April, 2000, by at Admiral's Cove Condominium Association, Inc., a Florida
Koper & Bewmer	ration. He is <u>personally known</u> to me or has produced (indicate form of identification) (if left blank personal
knowledge existed) as identification.	
Karen M. Tesauro Notary Public, State of Florida Commission No. CC 638005 My Commission Exp. 04/13/2001	Notary Public State of Florida
1.800.1.NOTARY - Fix. Newsy Service & Bonding Co	Notary Print Name: Karen M. Tesauro
My Commission Expires	(NOTARY SEAL)