

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 seal, this 17th day of April, 2000.

Signed, sealed and delivered
in the presence of:

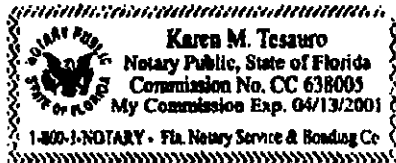
Sign: Jessica Condon
Print: Jessica Condon
Sign: Diane Lee Phillips
Print: Diane Lee Phillips

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

By: Roger Beutner
Print: Roger Beutner
Title: President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17 day of April, 2000, by Roger Beutner, President of Waterside at Admiral's Cove Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced Roger E Beutner (indicate form of identification) (if left blank personal knowledge existed) as identification.



Karen M. Tesaro
Notary Public State of Florida
Notary Print Name:
Karen M. Tesaro

My Commission Expires:

4/13/2001

(NOTARY SEAL)