

WC
692
Prepared by and Return to:
CHARLES A. LUBITZ, ESQUIRE
Boose, Casey, Clikin, Lubitz,
Martens, McBane & O'Connell
17th Floor - Northbridge Tower I
515 North Flagler Drive
West Palm Beach, Florida 33401

Aug-07-2001 04:19pm 01-340242
ORB 12799 Pg 164
I AM NOT A REAL ESTATE AGENT I AM A NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS:

On April 17, 2001, at a special meeting of Spyglass 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 Spyglass at Admiral's Cove, a Condominium, recorded in OR Book 5863 at Page 1488 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 6745, Page 552, and a Second Amendment recorded in OR Book 6745, Page 556.

(Language added to the original Article is underlined except that the underlined words "shall not" on Line 1 and on the next to the last line in the second paragraph are so underlined in the original text and is not added hereby; deleted language (if any) is indicated by "----".)

ARTICLE IV, SECTION B

4. 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 and further provided that the Owner of the Unit for which such approval was given shall be solely responsible for the maintenance, repair and/or replacement of such installation. "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 25 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 31 day of July, 2001.

Signed, sealed and delivered
in the presence of:

Sign: [Signature]
Print: Beth Ann Farine III
Sign: [Signature]
Print: Harold J. Keston

(Corporate Seal)

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

By: [Signature]
Print: ALLAN MEYERSON
Title: President

ATTEST:

By: [Signature]
Print: JOSEPH DWORKIN
Title: Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31st day of July, 2001, by ALLAN MEYERSON, President, and JOSEPH DWORKIN, as Secretary, respectively, of Spyglass at Admiral's Cove Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____
(indicate form of identification) (if left blank personal knowledge existed) as identification.

Vivian S. Calder

Notary Public State of Florida

Notary Print Name:

My Commission Expires:

5-31-03

(NOTARY SEAL)



Vivian S. Calder
Commission # 00 837827
Expires May 31, 2003
Bonded Thru
Atlantic Bonding Co., Inc.