

1/12/81
JRH/GJN:sc
#11896A
#48

This Instrument was Prepared by:
J. Richard Harris
NAME
P.O. Box 2664
ADDRESS
Palm Beach, FL 33480
CITY AND STATE

**CERTIFICATE OF CORPORATE RESOLUTION ADOPTED BY
JUPITER COVE CONDOMINIUM ASSOCIATION, INC.
ON THE 19th DAY OF January, 1981**

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1982 JAN -6 PM 4:32

STATE OF FLORIDA)
COUNTY OF PALM BEACH) :ss

THIS IS TO CERTIFY THAT:

1. Attached hereto is a true copy of a Resolution amending the Declaration of Condominium of JUPITER COVE, according to the Declaration of Condominium recorded at Official Record Book 3204, Page 665, of the Public Records of Palm Beach County, Florida, which Resolution was duly adopted by the Board of Administration of JUPITER COVE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, at a special meeting of the Board of Administration held on the 19 day of Jan, 1981, all in accordance with the requirements of the Declaration of Condominium for its amendment.

2. That said Amendment substantially alters or modifies existing common elements in JUPITER COVE CONDOMINIUM and all unit owners in JUPITER COVE CONDOMINIUM have executed a consent to this Amendment.

3. The adoption of the Resolution and the executed consents of all unit owners in JUPITER COVE CONDOMINIUM appear in the minutes of the JUPITER COVE CONDOMINIUM ASSOCIATION and are unrevoked.

EXECUTED at Palm Beach, Florida, on the 19 day of Jan, 1981.

Janet R. Parente
Witness

Marilyn Burt
Witness

Attest Nancy Pappalardo
Nancy Pappalardo,
Secretary

JUPITER COVE CONDOMINIUM
ASSOCIATION, INC.

By Vincent J. Pappalardo
President

(CORPORATE SEAL)

I HEREBY CERTIFY that the above Certificate of Corporate Resolution adopted by JUPITER COVE CONDOMINIUM ASSOCIATION, INC. was acknowledged before me by VINCENT J. PAPPALARDO and NANCY PAPPALARDO, respectively President and Secretary of JUPITER COVE CONDOMINIUM ASSOCIATION, INC.

WITNESS my hand and official seal in the State and County last aforesaid this 19th day of January, 1981.

Barbara P. Ricketts
Notary Public

My Commission Expires March 20, 1984
Notary Public, State of Florida at Large
Commission expires March 20, 1984

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R E S O L U T I O N

WHEREAS, The Board of Administration of JUPITER COVE CONDOMINIUM, INC. has determined through consultation with the Florida Department of Environmental Regulation and the United States Army Corp of Engineers that the location of the Marina facilities of JUPITER COVE CONDOMINIUM would be best located as shown on the Site Plan attached to this Resolution as Exhibit "G"; and

WHEREAS, said location of the Marina will serve to protect the environment of the Jupiter Inlet by preserving endangered plant life known as Cuban Shoal Grass, which lies adjacent to the the shoreline of JUPITER COVE CONDOMINIUM; and

WHEREAS, the location of the Marina as shown on the attached Exhibit "G" will serve to increase the security and protection of boats docked at the Marina by JUPITER COVE CONDOMINIUM residents; and

WHEREAS, said location is, in fact, more satisfactory than the location originally contemplated in the documents creating the JUPITER COVE CONDOMINIUM and therefore, should serve to increase the value of residences at JUPITER COVE CONDOMINIUM; and

WHEREAS, JUPITER COVE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, is given the power to amend the Declaration of Condominium under Chapter 718 of the Florida Statutes and under the provisions of the Declaration of Condominium; and

WHEREAS, the Board of Administration of the JUPITER COVE CONDOMINIUM ASSOCIATION, INC. is of the opinion that the location of the Marina as shown on the attached Exhibit "G" will be a benefit to each and every resident of JUPITER COVE and will serve to better protect the environmental quality and beauty of the Jupiter Inlet area;

THEREFORE, be it resolved that the following paragraphs be added to the Declaration of Condominium for JUPITER COVE as said Declaration is recorded at Official Record Book 3204, Page 665, of the Official Records of Palm Beach County, Florida:

1. Subparagraph (e) of Paragraph 3.8 of said Declaration of Condominium for JUPITER COVE is hereby added as follows:

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"(e) In addition to the limited common elements specified in Paragraph 3.8(d) hereof, dockage facilities described in Paragraph 5.9 hereof will be limited common elements. From and after the completion of construction of the dockage facilities, the Developer will have the sole right to use said facilities and the sole right to designate the unit to which such dockage facilities will be appurtenant. Upon such designation, the Developer will transfer the exclusive right to use such facility by Transfer Agreement. All consideration paid for such designation and transfer will be exclusively the property of Developer. The Transfer Agreement will be executed with the same formalities as the execution of a deed and will be recorded in the Public Records of Palm Beach County, Florida. After execution of such Transfer Agreement and recording of such Agreement in the Public Records of Palm Beach County, Florida, the dock space described in such Transfer Agreement shall thereafter be appurtenant to the unit set forth in the Transfer Agreement as a limited common element and may not thereafter be removed as a limited common element appurtenant to said unit without the written consent of the owner of the unit to which the dock facility is appurtenant. Dock spaces transferred as limited common elements appurtenant to a unit are reserved for the use of that unit and the owners and occupants of that unit to the exclusion of all other units and the owners and occupants of all other units. All dock facilities not transferred by Developer from time to time, during the period which they are not so transferred, shall continue to be common elements of the Condominium; provided, however, that while such dock facilities are not transferred, no unit owners or occupants of units other than the designees and licensees of Developer shall have any right to use such dock facilities. Provided, further, that no dock facilities shall ever be used by anyone other than a unit owner or the unit owner's guests and licensees. From and after the transfer of a dockage facility and designation of such dockage facility as a limited common element appurtenant to a unit, the unit owner to which said dockage facility is appurtenant as a limited common element may transfer such dockage facility to any other unit owner. Such transfer shall be by an Assignment of the rights created in the Transfer Agreement recorded in the

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Public Records and such Assignment shall be executed with the same formalities as a deed and shall be recorded in the Public Records of Palm Beach County, Florida. From and after the execution and recording of such Assignment, the dockage facility described therein shall be a limited common element appurtenant to the unit set forth and described in the Assignment recorded in the Public Records of Palm Beach County, Florida, and the dockage facility shall be used only by the owner of such unit and the occupants of such unit. From and after the construction of the dockage facilities, the Condominium Association will maintain such facilities and will assess the owners of the units to which the dockage facilities have been designated an appurtenant limited common element for all costs of dock maintenance. The Association will have a lien for the payment of such assessments on the unit to which dockage facility is an appurtenant limited common element and will be entitled to all remedies for enforcement of the lien and collection of the assessment, including attorney's fees, granted in this Declaration and by Chapter 718 of the Florida Statutes as existing at the time of execution of this document."

2. Paragraph 5.9 of the Declaration of Condominium for JUPITER COVE is hereby renumbered as Paragraph 5.10; Paragraph 5.10 of the Declaration of Condominium for JUPITER COVE is hereby renumbered as Paragraph 5.11; Paragraph 5.11 of the Declaration of Condominium for JUPITER COVE is hereby renumbered as Paragraph 5.12; there is hereby added to the Declaration of Condominium for JUPITER COVE Paragraph 5.9 as follows:

"5.9 It is the intention of the Developer to construct as a part of the common elements contained within Phase II as Phase II is described in Exhibit "A-2" attached to this Declaration, and within Phase III as Phase III is described in Exhibit "A-3" attached to this Declaration a Marina and dock facilities. The Marina and dock facilities shall be constructed in accordance with the Site Plan for such facilities as attached to this Declaration as Exhibit "G" and made a part hereof. It is understood that the Developer may construct such Marina and dockage facilities after a phase has been added to this Declaration of Condominium by Amendment in the form of Amendment

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attached hereto as Exhibit "F" and made a part hereof. Upon completion of such construction of Marina and dockage facility and addition of all lands comprising said Marina and dockage facilities to this Declaration of Condominium by Amendment in the form of Amendment attached hereto as Exhibit "F", the Marina itself will be a part of the common elements of the Condominium and the dockage facilities will be limited common elements of the Condominium, which limited common elements will be appurtenances to units designated in accordance with Paragraph 3.8(e) of this Declaration of Condominium. Notwithstanding that the Marina facility will be constructed all or partially on lands which are a part of the common elements of this Condominium at the time of construction, the spoil or dredge materials removed for the construction of the Marina will be the sole and exclusive property of the Developer and subject to the disposition as the Developer may choose and for such consideration as the Developer may accept. Any and all consideration paid to Developer for the disposition of spoil or dredge materials will be the sole and exclusive property of the Developer. From and after the completion of the Marina and dockage facilities in accordance with the Site Plan attached to this Declaration of Condominium as Exhibit "G", the Developer will designate the units to which the dock facilities will be appurtenant limited common elements in accordance with the provisions and conditions set forth in Paragraph 3.8(e) of this Declaration. Thereafter, the unit owner owning a unit to which a dockage facility is an appurtenant limited common element may assign his interest in such dockage facility to any other unit owner. Such assignment shall be in accordance with the provisions and conditions set forth in Paragraph 3.8(e) of this Declaration of Condominium. After such assignment, the unit designated in such assignment shall have the dockage facilities so identified as an appurtenant limited common element. The assignment by a unit owner to another unit owner of the interest in the appurtenant limited common element dockage facility may be for consideration and any such consideration paid will be the sole and exclusive property of the assigning unit owner. Maintenance of the Marina and dockage facilities shall be in accordance with Paragraph 3.8(e) hereof."

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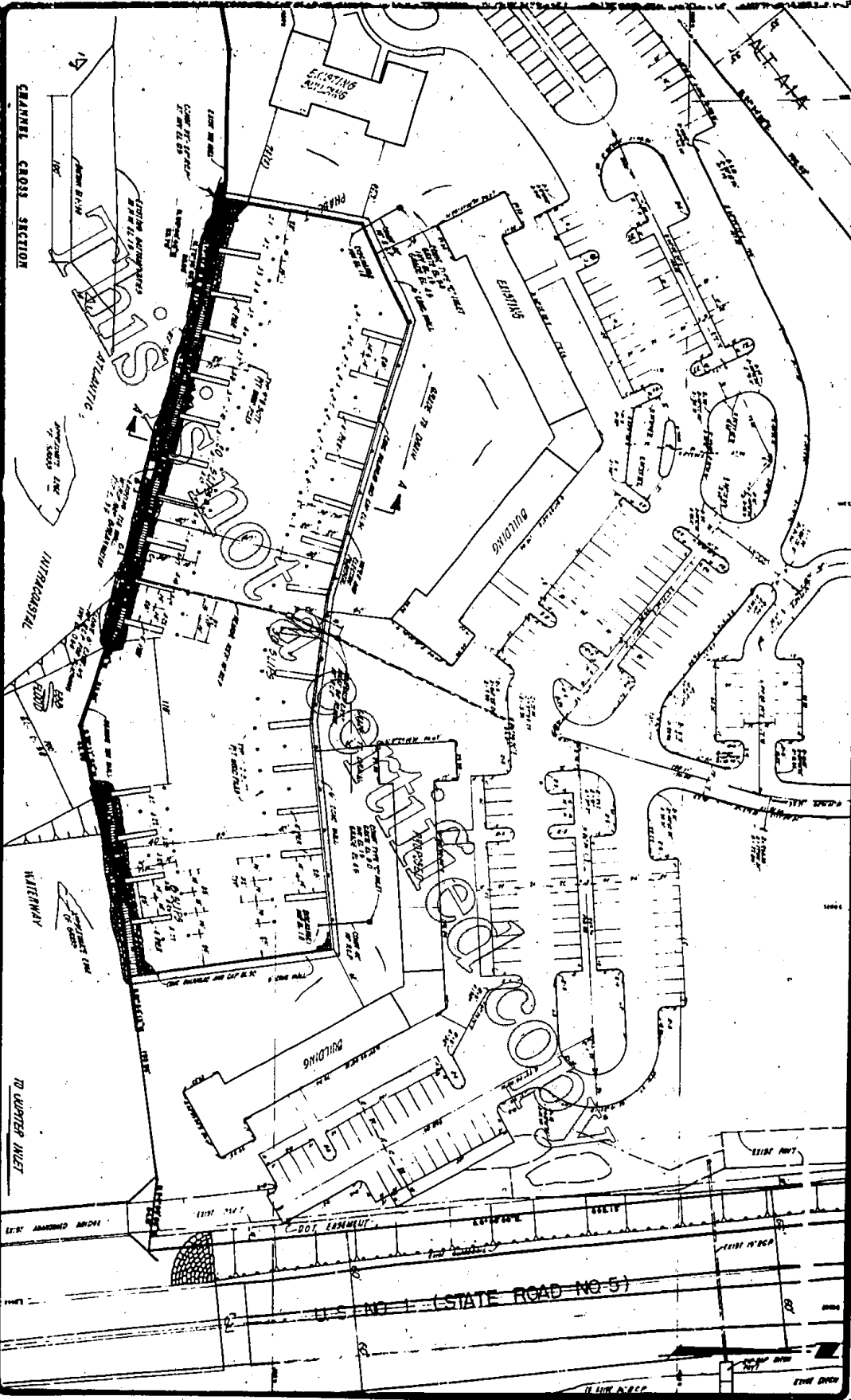
**TOWN OF JUPITER, FLORIDA
JUPITER COVE**

50 ACP UP-AND-MARKING PLAN
PLAN, BOUNDARY, ALLEVIATION AND
UNLAWFUL ACCESS DRESSING
ATLANTIC INTRACOSTAL WATERWAY

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11-11-83	RECEIVED		
2	11-11-83	RECEIVED		
3	11-11-83	RECEIVED		
4	11-11-83	RECEIVED		
5	11-11-83	RECEIVED		
6	11-11-83	RECEIVED		
7	11-11-83	RECEIVED		
8	11-11-83	RECEIVED		
9	11-11-83	RECEIVED		
10	11-11-83	RECEIVED		

NO. 11
11-11-83

LEONARD, BROWNE & STEWART, INC.
CORPORATE ENGINEERS
1111 N. W. 11th St.
Fort Lauderdale, FL 33304
TEL: 771-1111
FAX: 771-1111



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EXHIBIT G

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

Record Verified
Palm Beach County, Fla.
John B. Dunkle
Clerk Circuit Court