

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR JUPITER COVE

COMES NOW, JUPITER COVE, a Joint Venture by and between JUPITER COVE PROPERTIES, INC., and ATLANTIC TRADING COMPANY, both Florida Corporations, the Developer of JUPITER COVE, a Condominium, pursuant to Paragraph 3.4 of the existing Declaration of Condominium, as amended, and does hereby amend the existing Declaration of Condominium, as recorded in Official Record Book 3204, Page 665 of the Public Records of Palm Beach County, Florida, and all amendments thereto.

WHEREAS, JUPITER COVE is a Phase Condominium as defined by Florida Statutes 718.408 and as described in Section 5 of the Declaration of Condominium for JUPITER COVE; and

WHEREAS, the Developer amended the Declaration of Condominium to add Phase II (Building A) by Amendment recorded in Official Record Book 4466, Page 156, of the Public Records of Palm Beach County, Florida; and

WHEREAS, said Amendment to add Phase II (Building A) includes provision for the construction of two (2) units to be known as Units 521 and 522; and

WHEREAS, the Developer, pursuant to Paragraph 3.4 of the Declaration, reserved the right to change the interior design and arrangement of all units and to alter the common boundaries of and common elements between units so long as the Developer owns the units so altered; and

WHEREAS, the Developer still owns Units 521 and 522 and the Developer now wishes to alter the boundaries of such units by adding the Master Bedroom of Unit 522 to Unit 521; and

WHEREAS, Paragraph 3.4(b) of the Declaration provides such an amendment need be signed and acknowledged only by the Developer.

NOW, THEREFORE, the Declaration of Condominium of JUPITER COVE, as amended, including all relevant paragraphs and attachments as they pertain to Units 521 and 522 of Building A, is hereby amended to alter the common boundaries and walls between Units 521 and 522 of Building A. The portion of Unit 522 of Building A described as the "Master Bedroom" shall become a part of Unit 521 of Building A. The new common walls and boundaries between Units 521 and 522 of Building A are described and illustrated on Exhibit "A" attached hereto and made a part hereof.

RETURN TO
SAM J. GABRIEL - ATTORNEY-AT-LAW
ADMIRALTY BUILDING - SUITE 406
4440 PGA BOULEVARD
PALM BEACH GARDENS, FLORIDA 33410

85 088427

1985 APR 22 PM 3:34

84524 P0338

PROVIDED FURTHER, that Exhibits B-1 and B-2 attached to the Amendment to Declaration of Condominium for JUPITER COVE to add Phase II (Building A) recorded in Official Record Book 4466, at Page 156, Public Records of Palm Beach County, Florida, are amended as to Units 521 and 522 of Building A only, to reflect the alteration of the common boundaries and walls between Units 521 and 522 of Building A, as set forth and described in Exhibit "A" attached hereto and made a part hereof.

PROVIDED FURTHER, that the remaining portions of the Declaration of Condominium as amended shall remain unchanged as a result of this Amendment to the Declaration and that the proportionate share of the common elements, expenses, and surplus attributed to the individual units shall remain unchanged as a result of this Amendment to the Declaration.

EXECUTED in accordance with Paragraph 3.4 of the Declaration of Condominium for JUPITER COVE, as amended, this 11 day of April, 1985.

Signed, sealed and delivered in the presence of:

JUPITER COVE, a Joint Venture by and between JUPITER COVE PROPERTIES, INC. and ATLANTIC TRADING COMPANY

JUPITER COVE PROPERTIES, INC.

Janet R Parenti
Jackie Ballas

By [Signature]
President

(CORPORATE SEAL)

--and--

ATLANTIC TRADING COMPANY

Janet R Parenti
Catherine Calogero

By [Signature]
President

(CORPORATE SEAL)

84524 P0339

STATE OF FLORIDA)

:ss

COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, VINCENT J. PAPPALARDO, as President of JUPITER COVE PROPERTIES, INC., a Florida Corporation, and E. LLWYD ECCLESTONE, JR., as President of ATLANTIC TRADING COMPANY, a Florida Corporation, to me known to be the individuals described in and who executed the foregoing Amendment to Declaration of Condominium; and they acknowledged the execution thereof to be their free act and deed as such officers and that the official seal of the said Corporations are duly affixed hereto; and that said instrument is the act and deed of said Corporations.

WITNESS my hand and official seal this 11 day of April, 1985.

Catherine Pappalardo
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES APR 19 1987
BONDED THRU GENERAL INSURANCE UND

84524 P0340

APT 521 ← ← ← APT 522

11'0" x 13'0" LIVING/DINING

8'0" x 10'0" KITCHEN

10'0" x 12'0" BEDROOM

10'0" x 12'0" BEDROOM

10'0" x 12'0" TERRACE

APT 521 ← ← ← APT 522

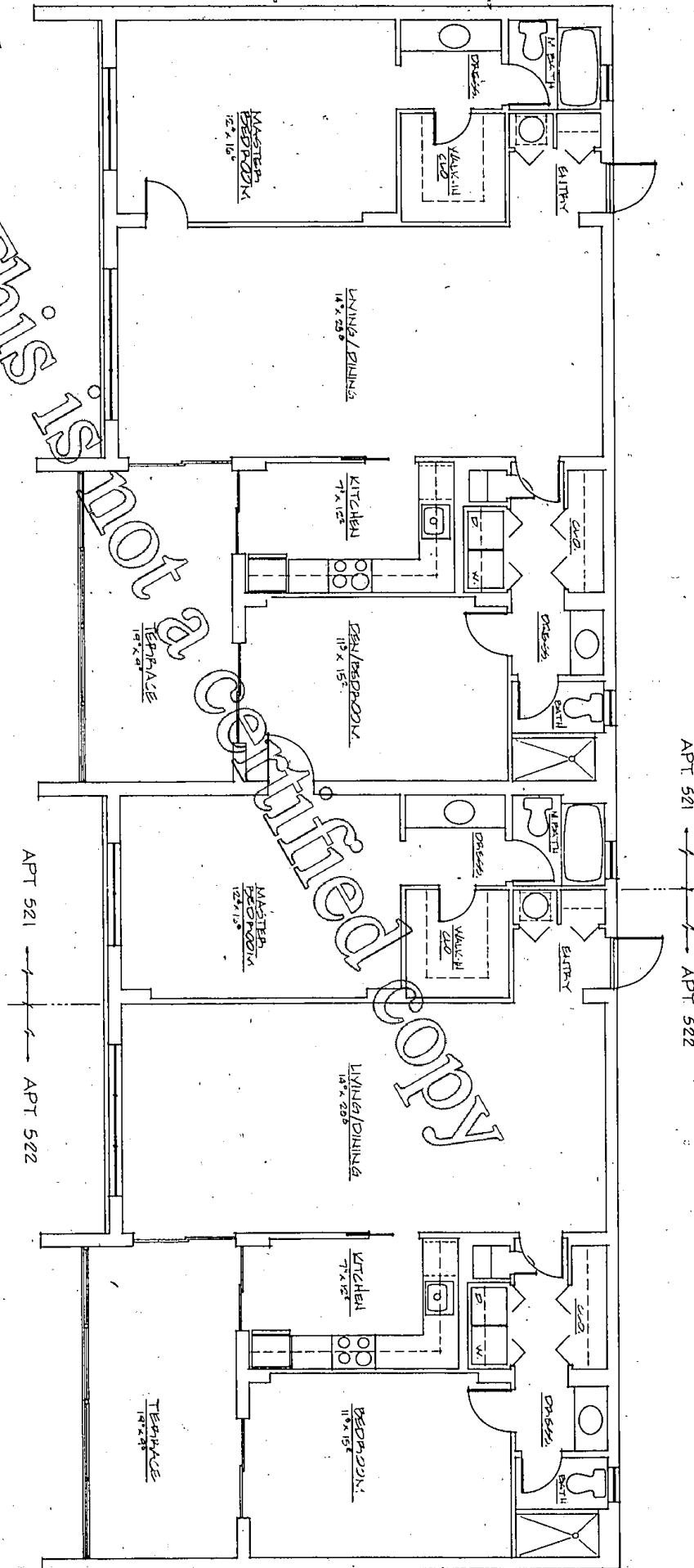
PROPOSED ELEVATION DIMENSIONS

JUPITER COVE
JUPITER FLORIDA Building A

SST

COMPOSITE EXHIBIT A - PAGE 1 OF 4

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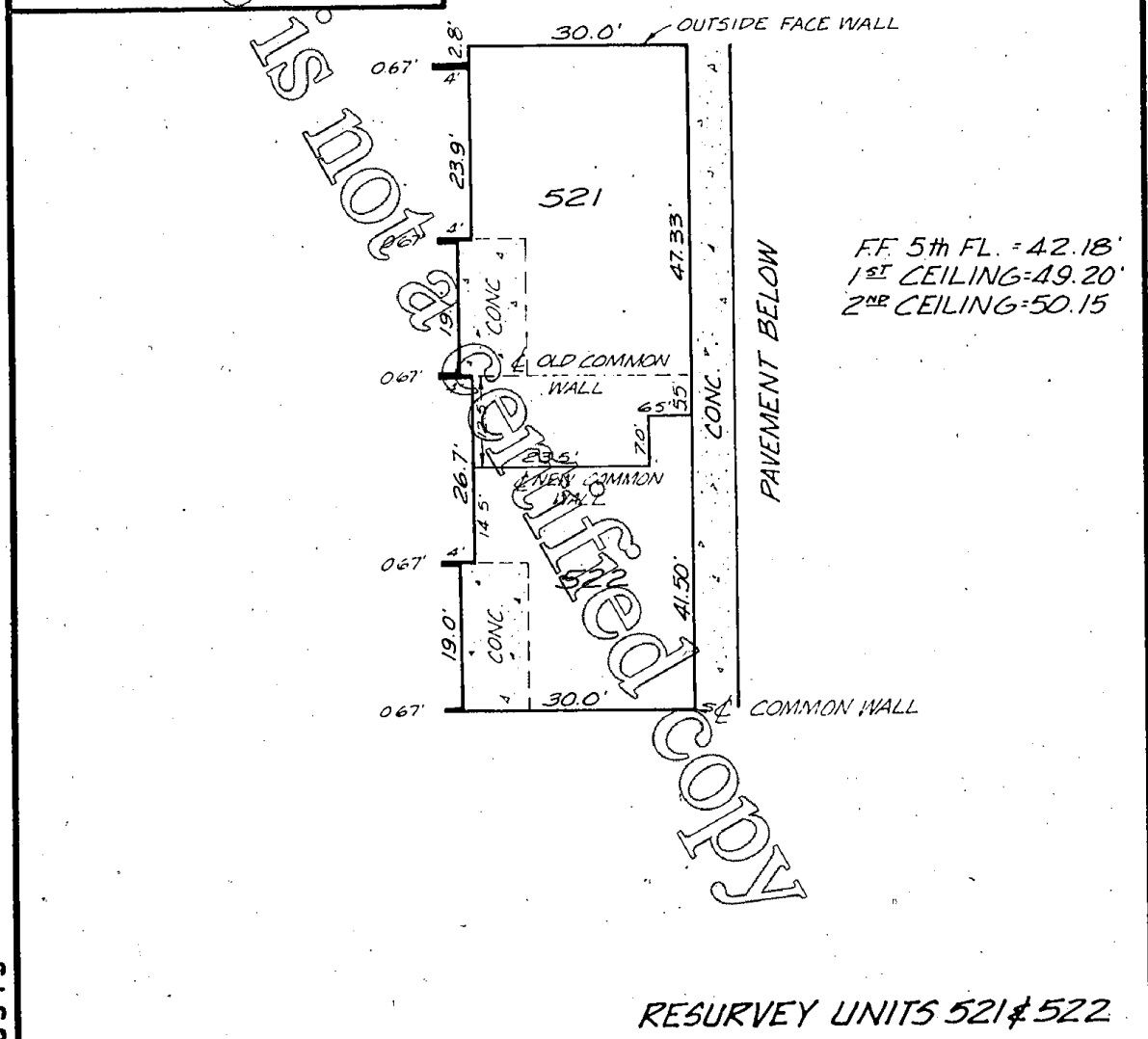
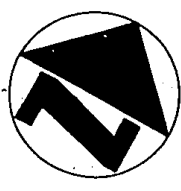
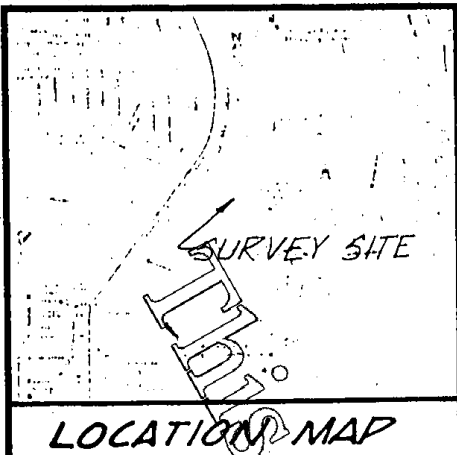


PROPOSED 'B' APARTMENT COMBINATION 14' x 16'

UPPER COVE - UPPER FLOOR - APT 521 AND 522

APR 1984

84524 P0342



RESURVEY UNITS 521 & 522

CERTIFICATE: I, the undersigned, certify that this SKETCH OF SURVEY, of the hereunto attached property, is true and correct to the best of my knowledge and belief, contains no visible encroachments, unless stated, and meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 72.052, Florida Statutes.

NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

This SURVEY prepared from legal descriptions filed by client.

APR 09 1985

REVISIONS

PROJECT NAME:

JUPITER COVE BUILDING "A" PHASE 3

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

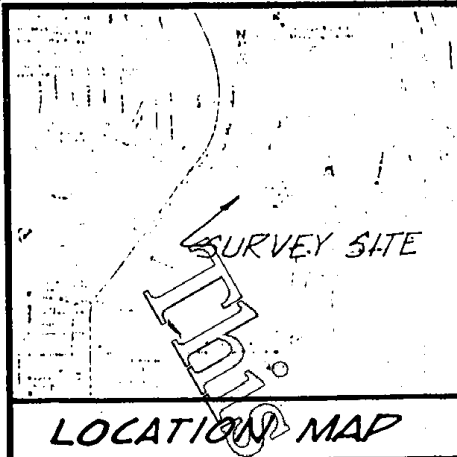
P.O. BOX 727
JUPITER, FLORIDA 33458

951 COLORADO AVENUE
STUART, FLORIDA 33494

117 SOUTH SECOND STREET
FORT PIERCE, FLORIDA 33450

Scale 1" = 20'	Field	Sheet / 01 /	Field Book Pg.	FILE NO.
	Design			
Date 4.9.85	Drawn EJP	Drawing No 10F1	Work Order No. 77-079	
	Checked D.M.			

BRUNING 44-132 59934 B4524 P0343

[illegible]

PAVEMENT BELOW

RECORD VERIFIED
PALM BEACH COUNTY FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

CERTIFICATE: This is to Certify that this SKETCH OF SURVEY, of the herein described property, is true and correct to the best of my knowledge and belief, contains no visible encroachments, unless shown, and that it complies with the Minimum Technical Standards set forth in the Florida Code of Land Surveyors pursuant to Section 206.01, Florida Statutes.

NOTE: NOT VALID UNLESS

NOTE: NOT VALID UNLESS
SEALED WITH AN EMBOSSED
SURVEYORS SEAL.
This SURVEY prepared from
legal description supplied
by client.

PROJECT NAME:

**JUPITER LOVE
BUILDING "A" PHASE 3**

P.O. BOX 727
JUPITER, FLORIDA 33458

951 COLORADO AVENUE
STUART, FLORIDA 33494

117 SOUTH SECOND STREET
FORT PIERCE, FLORIDA 33430

Field
Design

Drawn *EJP*
Checked *D.M.*

Drawing No
1 OF 1

Work Order
No. 77-079

FILE NO.