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**AMENDMENTS TO DECLARATION  
OF COVENANTS FOR  
FAIRFIELD AT BOCA**

**INTRODUCTION**

FAIRFIELD AT BOCA is a Planned Unit development as described in "DECLARATION OF COVENANTS FOR FAIRFIELD AT BOCA" as contained in Official Record Book 4758 beginning at Page 1304.

**PURPOSE**

The purpose of this document is the amendment of the DECLARATION OF COVENANTS FOR FAIRFIELD AT BOCA pursuant to the General Provisions of said covenants.

**AMENDMENTS**

Pursuant to the provisions of the covenants, the covenants are hereby amended by:

1. Renumbering subsection (6) to subsection (7) of Section 3.1 and adding a new subsection (6);

2. Changing the number of days specified in Section 3.8 which must elapse before payment of an assessment is considered late and subject to a late fee and interest;
3. Adding Section 4.2.7 to the covenants.

#### AMENDED PROVISIONS

The amended provisions are from the date of recording of this instrument as follows:

Section 3.1 General Purpose. The Master Association is organized for the purpose of providing services and activities for the benefit of persons living in Fairfield at Boca. The Master Association has the right to perform any duty that any Owner or Subdivision Association in Fairfield at Boca fails to perform and to bring an action to compel a Condominium Association to perform its duties. The powers, rights and duties of the Master Association are contained in the Articles of Incorporation and By-Laws for the Master Association. In order to pay for the services it is authorized to provide, the Master Association will charge assessments against Parcels and their Owners. The assessments levied by the Master Association may be used for the purpose of (1) providing services and activities for the benefit of Fairfield at Boca; (2) providing security for Owners and their property; (3) maintaining and repairing the Common Property and property that prior covenants require Owners to maintain, including green belts, the lake, entry features, signage, street lighting, landscaping, the overall water and drainage system, and other areas and structures beneficial or useful to the Parcels; (4) providing for

the payment of taxes and insurance on all property of the Master Association, and the repair and replacement of the additions to the property of the Master Association; (5) providing for the cost of labor, insurance, equipment, materials, management and supervision thereof; (6) providing for the dissemination of television and radio signals to the owners by means of a satellite dish or cable television system, and the like; and (7) providing other services of the Master Association from time to time which are not provided by the respective associations for subdivisions and condominiums within Fairfield at Boca and for the purpose of carrying out the functions of the Master Association. The Board shall determine which services are to be provided from time to time and the extent of the service to be provided.

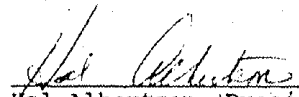
Section 3.8. Effect of Non-payment of Assessment: Remedies of the Master Association. Any assessment payment not paid within fifteen (15) days after the due date shall be subject to a late fee of Ten Dollars (\$10.00) and shall bear interest from the due date at the rate of eighteen percent (18%) per annum until paid. If the annual assessment is payable in installments, the Master Association may accelerate payment of the unpaid balance of the entire annual assessment and may enforce its lien for the assessment by foreclosure of any other means available under the law. No Owner may waive or otherwise escape liability for assessments by non-use of Common Property or by abandonment of the Parcel owned by such Owner.

Section 2.7. The right of the Master Association to fine Owners for violations of the Master Association's published rules and regulations committed by the Owner, or the Owner's invitees, guests, family, tenants, or employees. Such fines shall not exceed \$25.00 for the first offense, \$50.00 for the second offense, \$75.00 for the third offense, and \$100.00 for the fourth and each successive offense committed by the same individual. Any fine which remains unpaid 30 days after its imposition shall be subject to all of the rights of enforcement granted to the Master Association by Section 3.8 above.

**ENACTMENT**

We, the undersigned, the duly elected President and Secretary of the Master Association, do hereby affirm that the foregoing Amendments were duly approved by two-thirds (2/3) of the Members according to the provisions of Section 8.1 of the Covenants.

FAIRFIELD AT BOCA ASSOCIATION,  
INC.

  
Hal Albertson, President

This is not a certified copy

Robert Rosillo  
Robert Rosillo, Secretary

Before me, the undersigned authority, personally appeared Hal Albertson and Robert Rosillo, President and Secretary respectively of Fairfield at Boca Association, Inc., who being duly sworn, depose and say that they are the persons named and that they signed the foregoing. Sworn to and subscribed before me this 20 day of January, 1992.

Robert Rosillo  
Notary Public  
State of Florida at Large  
My Commission Expires:

NOTARY PUBLIC OFFICIAL NOTARY SEAL  
STATE OF FLORIDA GIOVANNI LANZA  
COMMISSION NUMBER  
159077  
MY COMMISSION EXP.  
DATE 17, 1995

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