

BY-LAWS
OF
RIVERWALK HOMEOWNERS ASSOCIATION, INC.

ARTICLE I
DEFINITIONS

A. "Association" shall mean and refer to RIVERWALK HOMEOWNERS ASSOCIATION, INC., a non-profit corporation organized and existing under the laws of the state of Florida.

B. "The Properties" shall mean and refer to The Properties as defined in the Declaration of Covenants and Restrictions for RIVERWALK (the "Declaration") recorded or to be recorded among the Public Records of Palm Beach County, Florida.

C. "Unit" shall mean and refer to any residential townhouse Unit located in any townhouse building within The Properties or any portion thereof.

D. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Unit.

E. "Member" shall mean and refer to all those Owners who are Members of the Association as provided in Article IVA., of the Articles of Incorporation of the Association.

F. "Developer" shall mean and refer to RIVER TRAILS, LTD., a Florida limited partnership, its successors and assigns.

G. Each defined term used herein which is defined in the Declaration shall have the same meaning or definition when used herein as the meaning or definition ascribed thereto in the Declaration.

ARTICLE II
LOCATION

The initial principal office of the Association shall be located at 201 Ocean Trail Way, Jupiter, Florida 33458. The principal office may be moved from time to time by the Board of Directors, in their sole discretion.

ARTICLE III
MEMBERSHIP

A. Membership of the Association is as set forth in Article IVA., of the Articles of Incorporation of the Association.

B. The rights of Membership are subject to the payment of annual and special assessments levied by the Association. The obligation for such assessments is imposed against each Owner of the Unit against which such assessments are made, and such assessments become a lien upon the Unit against which the same are assessed as provided in Article V of the Declaration.

ARTICLE IV
BOARD OF DIRECTORS

A. The Directors of the Association shall be elected at the annual meeting of the Members as specified in the Articles of Incorporation. Except as otherwise provided in the Articles of Incorporation of the Association, the election of each Director shall be separate and shall require a plurality of the votes of

those persons voting in each election. There shall be no cumulative voting.

B. Any Director may be removed from office at any time with or without cause by the affirmative majority vote of the Association Membership, except that the Directors elected or designated by the Class B Member may be removed only by the Class B Member and except that the Directors named in the Articles of Incorporation may be removed only by the Class B Member.

C. The first meeting of a newly elected Board of Directors, for the purpose of organization, shall be held immediately after the annual meeting of Members, provided the majority of the Members of the Board elected be present. Any action taken at such meeting shall be by a majority of the whole Board. If the majority of the Members of the Board elected shall not be present at that time, or if the Directors shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty (30) days after the annual meeting of Members upon at least three (3) days' notice in writing to each Member of the Board elected, stating the time, place and object of such meeting.

D. Regular meetings of the Board of Directors may be held at any place or places within Palm Beach County, Florida, on such days and at such hours as the Board of Directors may, by resolution, designate.

E. No notice shall be required to be given of any regular meeting of the Board of Directors.

F. Special meetings of the Board of Directors may be called at any time by the President or by any two (2) Members of the Board and may be held at any place or places within Palm Beach County, Florida.

G. Notice of each special meeting of the Board of Directors, stating the time, place and purpose or purposes thereof, shall be given by or on behalf of the President or by or on behalf of the Secretary or by or on behalf of any two (2) Members of the Board to each Member of the Board not less than three (3) days by mail or one (1) day by telephone or telegraph. Special meetings of the Board may also be held at any place and time without notice by unanimous waiver of notice by all the Directors. The Board of Directors may act by unanimous written consent in lieu of a meeting.

ARTICLE V OFFICERS

A. The officers of the Association shall consist of a President, a Vice President, a Secretary and a Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors from time to time. Any two (2) or more offices may be held by the same person provided, however, that neither the offices of President and Vice President nor the offices of President and Secretary shall be held by the same person. Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board.

B. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Members of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform all such duties as are properly required of him by the Board of Directors. The Board of Directors shall elect one Vice President, who shall generally assist the President and who

shall have such other powers and perform such other duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or disability of the President the Vice President shall perform duties and exercise the powers of the President.

C. The Secretary shall issue notices of all meetings of the Membership of the Association and the Directors where notice of such meetings are required by law or in these By-Laws. He shall keep the minutes of the meetings of the Membership and of the Board of Directors. If the Board of Directors elects or appoints one or more assistant secretaries, such assistant secretaries shall, in the absence or disability of the Secretary, perform the duties of the Secretary in such order as shall be determined by the Board of Directors.

D. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments as require his signature and shall perform all such duties as usually pertain to his office or as are properly required of him by the Board of Directors. In the event the Association enters into a management agreement, the duties and functions of the Treasurer may be delegated to the managing agent to the extent such delegation is determined to be appropriate by the Board of Directors.

E. Vacancies in any office arising from any cause may be filled by the Board of Directors at any regular or special meeting.

F. The compensation, if any, of all officers and other employees of the Association shall be fixed by the Board of Directors.

ARTICLE VI MEETINGS OF MEMBERS

A. The regular annual meeting of the Members shall be held in the month of February in each year beginning in 1985 at such time and place as shall be determined by the Board of Directors, except that the Board of Directors shall have the right to change the date of regular annual meetings from time to time.

B. Special meetings of the Members for any purpose may be called at any time by the President or the Vice President. In addition, a special meeting of the Members shall be called as directed by resolution of the Board of Directors or upon the written request of the Members who have the right to vote one-third (1/3) of the votes of the Class A Membership, except that a special meeting of the Members to recall or remove a Member of the Board of Directors (other than a Director elected or designated by the Class B Member) shall be called either as directed by resolution of the Board of Directors or upon the written request of the Members who have the right to vote one-tenth (1/10) of all the votes of the entire Membership or who have the right to vote one-tenth (1/10) of the votes of the Class A Membership.

C. Notice may be given to the Member either personally, or by sending a copy of the notice through the mail, postage thereon fully paid, to his address appearing on the records of the Association. Each Member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed or personally delivered at least fourteen (14) but not more than forty (40) days in advance of the meeting and shall set forth the general nature of the business to be transacted.

D. The presence at the meeting of the Members entitled to cast thirty percent (30%) of the votes shall constitute a quorum for any action governed by these By-Laws. If a quorum is present, the vote of a majority of the Members who are present or represented at the meeting and entitled to vote on the subject matter shall be the act of the Membership unless otherwise provided by law or by the Articles of Incorporation of the Association.

E. If at any meeting of the Membership there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. Any business which might have been transacted at a meeting when originally called may be transacted at any adjournment thereof. In the case of the adjournment of a meeting, no notice to the Members of such adjournment shall be required other than announcement at the meeting of the time and place of the adjourned meeting.

F. Voting rights of Members shall be as stated in the Articles of Incorporation of the Association. Such votes may be cast in person or by proxy. "Proxy" is defined to mean an instrument containing the appointment of a person who is appointed by a Member to vote for him and in his place and stead. Proxies shall be in writing and shall be valid only for the particular meeting designated therein and any adjournment thereof if so stated. A proxy must be filed with the Secretary before the appointed time of the meeting in order to be effective. Any proxy may be revoked prior to the time a vote is cast pursuant to such proxy.

G. At any time prior to a vote upon any matter at a meeting of the Membership, any Member may request the use of a secret written ballot for the voting thereon and require the use of such secret written ballot. In the event such secret written ballot is used, the chairman of the meeting shall call for nominations and the election of inspectors of election to collect and tally such secret written ballots upon the completion of the balloting.

H. Roberts Rules of Order (latest edition) shall govern the conduct of all meetings of the Members of the Association when not in conflict with the Declaration, the Articles of Incorporation of the Association, the By-Laws of the Association or the Statutes of Florida.

ARTICLE VII BOOKS AND RECORDS

The books and records of the Association shall, during reasonable business hours, be available at the office of the Association for the inspection of any Member of the Association upon at least seven (7) days prior written request given by such Member to the Association.

ARTICLE VIII FISCAL MATTERS

A. The fiscal year of the Association shall begin on the first day of January and end on the last day of December of each year, provided, however, that the Board of Directors shall be authorized to change the fiscal year at such time and from time to time as the Board of Directors shall deem it advisable.

B. The funds of the Association shall be deposited in one or more savings and loan associations or banks in Palm Beach County, Florida under resolutions duly approved by the Board of Directors, and shall be withdrawn only over the signature(s) of the officer(s) authorized to withdrawn funds by such resolutions.

C. The Association shall maintain books and records according to good accounting practice, which books and records shall be

opened to inspection by Members as provided in Article VII hereof.

D. The Board of Directors shall present at each annual meeting, a full and clear statement of the business and condition of the Association.

E. The Board of Directors shall without the approval of the Members, promulgate such Rules and Regulations to govern the operations of the RIVERWALK Project as it deems reasonable from time to time. The first such Rules and Regulations are attached as Exhibit 1 to the By-Laws.

ARTICLE IX AMENDMENTS; CONFLICTS

A. Subject to the provisions of Paragraph B. hereof, these By-Laws may be amended at any regular or special meeting of the Members, by the affirmative vote of two-thirds (2/3) of the Members present in person or by proxy. The notice of such meeting shall expressly state that such amendment will be considered at the meeting.

B. Notwithstanding anything to the contrary contained herein:

1. Until the Developer has completed, sold and conveyed all of the Units to be constructed within The Properties, these By-Laws may be amended by the affirmative vote or consent of the Board of Directors;

2. No amendment to these By-Laws shall be made which conflicts with the Declaration or the Articles of Incorporation of the Association; and

3. No amendment to these By-Laws shall be made without the written consent of the Developer for so long as the Developer is the owner of any Unit.

C. A copy of each amendment of these By-Laws shall be recorded among the Public Records of Palm Beach County, Florida.

D. In case of any conflict between the Articles of Incorporation of the Association and these By-Laws, the Articles of Incorporation shall govern and control. In case of any conflict between the Declaration and these By-Laws, the Declaration shall govern and control.

* * * * *

WE HEREBY CERTIFY that the foregoing By-Laws of the above-named corporation were duly adopted by the Board of Directors of said Association at a meeting held for such purpose on the ____ day of _____, 1984.

JOHN BOURASSA, President

PAM FORTIER, Secretary

STATE OF FLORIDA)
)ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this _____ day of _____, 1984, by JOHN H. BOURASSA and PAM FORTIER, as President and Secretary, respectively, of RIVERWALK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation.

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT 1 TO BY-LAWS
RIVERWALK HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

PASSAGEWAYS

1. The sidewalks, entrances, passages and vestibules must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Units.

SIGNS

2. No sign, advertisement, banner, notice or other lettering except those used by the Developer in the sale or leasing of units, shall be exhibited, inscribed, painted or affixed by any Unit Owner on any part of the outside or inside of any townhouse building without the prior written consent of the Homeowners Association.

WINDOW AND DOOR TREATMENT

3. No awnings or other projections shall be attached to the outside walls of the buildings, without the prior written consent of the Homeowners Association pursuant to Association design standards.

WHEELED VEHICLES

4. No baby carriages or bicycles shall be allowed to stand in the Common Elements of the Condominium except bicycles may be parked in a portion of the Common Elements if hidden from public view.

CHILDREN

5. Visiting children under the age of fourteen (14) playing in common recreational areas shall be accompanied at all times by an adult.

ASSOCIATION EMPLOYEES

6. No servants or employees of the Association shall be sent off the premises by any Unit Owner at any time for any purpose.

TRASH IN PUBLIC AREAS

7. No Unit Owner shall allow anything whatsoever to fall from the windows or doors of the premises, nor shall sweep or throw from the premises any dirt or other substance into any of the ventilators or elsewhere in the building or upon the grounds.

REFUSE CONTAINERS, ETC., IN PUBLIC AREAS

8. No garbage cans, supplies, milk bottles or other articles shall be placed outside the Units, except for trash containers which shall be placed at designated curbside locations for pick-up not longer than twenty-four (24) hours prior to the scheduled pick-up, nor shall anything be hung from the window, or balconies or placed upon the window sills. Neither shall any

linens, cloths, clothing, curtains, rugs or mops be shaken or hung from any of the windows or doors of any other area inside or outside of a Unit exposed to the view of any other Unit, street or lake. No fire exits shall be obstructed in any manner.

NUISANCES

9. No Unit Owner shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owners shall play upon or suffer to be played upon any musical instrument or radio in the Units or outside the Units between the hours of eleven o'clock p.m. and the following eight o'clock a.m., if the same shall disturb or annoy other occupants of the buildings.

AERIALS

10. No external radio or television antenna installation shall be made except a hook-up to a cable television system used throughout the Condominium. Any aerial erected on a roof or exterior walls of the building without the consent of the Homeowners Association in writing is liable to removal without notice.

LEASES

11. All leases of a Unit shall be for a period of seven (7) days or more. No Unit Owners shall lease his Unit more than five (5) times per year.

PARKING

12. Each Owner shall receive an assignment of one (1) parking space for each Unit owned. The remaining spaces shall be used for guests of Owners or Tenants, however, remaining spaces may be assigned by the Association at any time.

BOAT SLIPS, STORAGE SPACES AND BOAT RAMP

13. Boat slips and boat storage spaces shall be made available for rental by the Association for fees established by the Association from time to time. Fees shall be reasonably related to covering the cost of maintaining the boat slips, surrounding beach area, boat ramp, and the boat storage area. Slips and storage spaces shall be rented to the following classes of persons only on a space available basis according to the following order of priority:

- A. Resident or Absentee Owners of Units.
- B. Tenants.
- C. Landlord Owners whose Tenants do not utilize the boat slips or storage spaces.
- D. Landlord Owners whose Tenants do utilize the boat slips or storage spaces.
- E. Guests of Owners or Tenants.

The Association may elect to reserve one or more slips or storage spaces for its own use for boats owned or leased by the Association or the Developer. The Association may also designate

one or more "day only" slips to be utilized by any of the above five (5) categories on a day by day basis.

The boat ramp shall be available for use only by those Owners, Tenants or guests who are renting a boat slip or storage space. There shall be no fee charged for use of the boat ramp.

Use of all boating facilities is strictly at the boat owner's sole risk. The Association specifically disclaims all liability for personal injury or property damage arising out of the use of the boating facilities by any Owner, Tenant or guest.

Owners shall be responsible for any damage to any Association boating facilities caused by themselves, their Tenants or their guests or Tenant's guests.

All users of boating facilities shall follow standard U.S. Coast Guard Safety procedures. No running or horseplay shall be permitted in the boat slip and ramp area.

Disregard of these rules and regulations and others promulgated by the Association from time to time shall result in the suspension of all boating facility privileges.

MISCELLANEOUS

14. Units shall be used for residential purposes exclusively. No building or other structure, or part thereof, at any time situate on said land shall be used as a hospital, professional office, sanitarium, church, charitable, religious or philanthropic institution, or for business, professional, manufacturing purposes, or for any use whatsoever other than single family dwelling purposes as aforesaid. The foregoing shall not prohibit the use by a Unit Owner of a personal computer within his Unit.

15. No trucks, commercial vehicles, vans, campers, mobile homes, motor homes, house trailers, boat trailers (except in designated storage areas), or trailers of every other description shall be permitted to be parked or to be stored at any place on the Properties except service vehicles making a call at a Unit or upon another portion of the Properties. The foregoing restriction shall apply to any vehicle used primarily for business as evidenced by lettering or other insignia on the exterior of the vehicle.

16. Notwithstanding any other provision of these Rules and Regulations or of the Homeowners Association Documents, no Unit shall be occupied overnight by more than six (6) persons without prior written consent of the Homeowners Association.

THE FOREGOING WERE DULY ADOPTED AS THE RULES AND REGULATIONS OF RIVERWALK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AT A MEETING OF THE BOARD OF DIRECTORS.

(CORPORATE SEAL)

RIVERWALK HOMEOWNERS
ASSOCIATION, INC.

By: _____
JOHN BOURASSA, President

ATTEST:

By: _____
PAM FORTIER, Secretary

STATE OF FLORIDA)
)ss.
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority, personally appeared _____ and _____, to me known to be the President and Secretary of RIVERWALK HOMEOWNERS ASSOCIATION, INC., who, after being duly cautioned and sworn, deposed and said that they executed the foregoing Rules and Regulations for the purposes therein expressed. .

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 198__.

Notary Public

(NOTARY SEAL)

My Commission Expires:

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, IRVIN J. WIEMER
(hereinafter "GRANTOR"), do hereby make, constitute, and appoint
JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true
and lawful attorney-in-fact, for myself, and in my name, place and
stead, as the fee simple title holder of the Property described on
Schedule "A" attached hereto, to make any changes which may be
necessary in order to effectuate the plan of the developer of
RIVERWALK (River Trails Limited, a Florida limited partnership)
including, but not limited to: modifications by way of platting,
replatting, vacation, or annulment of all or any part of the plats
of RIVERWALK, prosecution of any and all zoning matters before the
appropriate governmental agency, including but not limited to, the
Palm Beach County Zoning Board of Adjustment, modification to the
homeowners association documents, consents to all of the foregoing
as may be required, the granting or giving of utility easements
and required notices regarding the foregoing, modifications to the
common areas throughout RIVERWALK, and to execute any other
documents required to effectuate the foregoing purposes, and
further:

1. I grant to said attorney-in-fact full power and author-
ity to perform all acts to be done in and about the premises as
herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority
to appoint a substitute to perform any of the acts that said at-
torney-in-fact is by this instrument authorized to perform, with
the right to revoke such appointment by substitute at pleasure.

B4704 P1360

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

4. This Power of Attorney shall commence and be in force and effect on October 18, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 18th day of October, 1985.

Signed, sealed and delivered in the presence of:

Susan Jackson
Samuel H. Marchant

IRVIN J. WIEMER

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 18th day of October, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared IRVIN J. WIEMER a single man, to me personally known and known to me to be the person described in and who executed the within Power of Attorney, and he acknowledged the within Power of Attorney to be his act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

NOTARY PUBLIC,
State of Florida At Large
My Commission Exp. May 24, 1987
Bonded Thru Cornelius,
Johnson & Clark, Inc.

Samuel H. Marchant
Notary Public
State of Florida

B4704 P1361

Amended location of Lot 41, PLAT NO. 1, RIVER WALK,
being all of the following described parcel, less the
East 104.00 feet thereof.

A Parcel of land located in the Northeast Quarter
(NE 1/4) of Section 3, Township 41 South, Range 42 East,
Palm Beach County, Florida, being the amended location
of boundary of Lots 41 through 47, inclusive, and lying
within PLAT NO. 1, RIVER WALK, said Plat recorded in
Plat Book 49, Pages 130 and 131, Public Records of Palm
Beach County, Florida, more particularly described as
follows:

Commencing at the Northwest corner of the NE 1/4 of
Section 3, Township 41 South, Range 42 East, Palm Beach
County, Florida, Thence S. 00°00'22" E. Along the West
line of said NE 1/4 a distance of 1671.62 feet; (Bearing
on the West line of said NE 1/4 is assumed to bear S.
00°00'22" E. and all other bearings herein are relative
thereto); Thence N. 88°41'30" E. A distance of 358.07
feet; Thence N. 01°18'30" W. A distance of 35.50 feet to
the point of beginning of the following described
parcel; Thence continue N. 01°18'30" W. A distance of
66.00 feet; Thence S. 88°41'30" W. a distance of 116.71
feet; Thence S. 59°35'35" W. A distance of 12.92 feet;
Thence S. 01°18'30" E. A distance of 59.71 feet; Thence
N. 88°41'30" E. A distance of 128.00 feet to the point
of beginning.

B4704 P1362

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, JUDE WAWRZYNIAK and LISA WAWRZYNIAK, his wife, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

B4704 P1363

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

4. This Power of Attorney shall commence and be in force and effect on October 25, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 25th day of October, 1985.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
JUDE WAWRZYNIAK
LISA WAWRZYNIAK

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 25th day of October, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared JUDE WAWRZYNIAK and LISA WAWRZYNIAK, his wife, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and they acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

[Signature]
Notary Public
State of Florida

NOTARY PUBLIC,
State of Florida At Large
My Commission Exp. May 24, 1987
Bonded Thru Cornelius,
Johnson & Clark, Inc.

B4704 P1364

Amended location of Lot 43, PLAT NO. 1, RIVER WALK,
being the West 16.00 feet of the East 88.00 feet of the
following described parcel:

A Parcel of land located in the Northeast Quarter
(NE 1/4) of Section 3, Township 41 South, Range 42 East,
Palm Beach County, Florida, being the amended location
of boundary of Lots 41 through 47, inclusive, and lying
within PLAT NO. 1, RIVER WALK, said Plat recorded in
Plat Book 49, Pages 130 and 131, Public Records of Palm
Beach County, Florida, more particularly described as
follows:

Commencing at the Northwest corner of the NE 1/4 of
Section 3, Township 41 South, Range 42 East, Palm Beach
County, Florida, Thence S. 00°00'22" E. Along the West
line of said NE 1/4 a distance of 1671.62 feet; (Bearing
on the West line of said NE 1/4 is assumed to bear S.
00°00'22" E. and all other bearings herein are relative
thereto); Thence N. 88°41'30" E. A distance of 358.07
feet; Thence N. 01°18'30" W. A distance of 35.50 feet to
the point of beginning of the following described
parcel; Thence continue N. 01°18'30" W. A distance of
66.00 feet; Thence S. 88°41'30" W. a distance of 116.71
feet; Thence S. 59°35'35" W. A distance of 12.92 feet;
Thence S. 01°18'30" E. A distance of 59.71 feet; Thence
N. 88°41'30" E. A distance of 128.00 feet to the point
of beginning.

84704 P1365

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, GLEN A. NAWROCKI, a single man, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

B4704 P1366

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefore irrevocable.

4. This Power of Attorney shall commence and be in force and effect on October 30, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 30 day of OCTOBER, 1985.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

[Signature]
GLEN A. NAWROCKI

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 30th day of October, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared GLEN A. NAWROCKI, a single man, to me personally known and known to me to be the person described in and who executed the within Power of Attorney, and he acknowledged the within Power of Attorney to be his act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

[Signature]
Notary Public
State of Florida

Notary Public State of Florida at Large
My Commission Expires April 18, 1986
Bonded thru American Fire & Casualty Co

B4704 P1367

Amended location of Lot 46, PLAT NO. 1, RIVER WALK,
being the West 16.00 feet of the East 40.00 feet of the
following described parcel:

A Parcel of land located in the Northeast Quarter
(NE 1/4) of Section 3, Township 41 South, Range 42 East,
Palm Beach County, Florida, being the amended location
of boundary of Lots 41 through 47, inclusive, and lying
within PLAT NO. 1, RIVER WALK, said Plat recorded in
Plat Book 49, Pages 130 and 131, Public Records of Palm
Beach County, Florida, more particularly described as
follows:

Commencing at the Northwest corner of the NE 1/4 of
Section 3, Township 41 South, Range 42 East, Palm Beach
County, Florida, Thence S. 00°00'22" E. Along the West
line of said NE 1/4 a distance of 1671.62 feet; (Bearing
on the West line of said NE 1/4 is assumed to bear S.
00°00'22" E. and all other bearings herein are relative
thereto); Thence N. 88°41'30" E. A distance of 358.07
feet; Thence N. 01°18'30" W. A distance of 35.50 feet to
the point of beginning of the following described
parcel; Thence continue N. 01°18'30" W. A distance of
66.00 feet; Thence S. 88°41'30" W. a distance of 116.71
feet; Thence S. 59°35'35" W. A distance of 12.92 feet;
Thence S. 01°18'30" E. A distance of 59.71 feet; Thence
N. 88°41'30" E. A distance of 128.00 feet to the point
of beginning.

84704 P1368

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, ERNEST F. BARRETT and PATRICIA K. BARRETT, his wife, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

B4704 P1369

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

4. This Power of Attorney shall commence and be in force and effect on November 4, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 4th day of November, 1985.

Signed, sealed and delivered in the presence of:

Linda Bell
Lamont H Marchant
Linda Bell
Lamont H Marchant

Ernest F. Barrett
ERNEST F. BARRETT

Patricia K. Barrett
PATRICIA K. BARRETT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 4th day of November, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared ERNEST F. BARRETT and PATRICIA K. BARRETT, his wife, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and they acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

NOTARY PUBLIC,
State of Florida At Large
My Commission Exp. May 24, 1987
Bonded Thru Cornelius,
Johnson & Clark, Inc.

Lamont H Marchant
Notary Public
State of Florida

B4704 P1270
OLET 40L48

Amended location of Lot 47, PLAT NO. 1, RIVER WALK,
being the East 24.00 feet of the following described
parcel:

A Parcel of land located in the Northeast Quarter
(NE 1/4) of Section 3, Township 41 South, Range 42 East,
Palm Beach County, Florida, being the amended location
of boundary of Lots 41 through 47, inclusive, and lying
within PLAT NO. 1, RIVER WALK, said Plat recorded in
Plat Book 49, Pages 130 and 131, Public Records of Palm
Beach County, Florida, more particularly described as
follows:

Commencing at the Northwest corner of the NE 1/4 of
Section 3, Township 41 South, Range 42 East, Palm Beach
County, Florida, Thence S. 00°00'22" E. Along the West
line of said NE 1/4 a distance of 1671.62 feet; (Bearing
on the West line of said NE 1/4 is assumed to bear S.
00°00'22" E. and all other bearings herein are relative
thereto); Thence N. 88°41'30" E. A distance of 358.07
feet; Thence N. 01°18'30" W. A distance of 35.50 feet to
the point of beginning of the following described
parcel; Thence continue N. 01°18'30" W. A distance of
66.00 feet; Thence S. 88°41'30" W. a distance of 116.71
feet; Thence S. 59°35'35" W. A distance of 12.92 feet;
Thence S. 01°18'30" E. A distance of 59.71 feet; Thence
N. 88°41'30" E. A distance of 128.00 feet to the point
of beginning.

B4704 P1371

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, ARNOLD G. SOUTHERN and REGINA J. SOUTHERN, his wife, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

B4704 P1372

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

4. This Power of Attorney shall commence and be in force and effect on September 4, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 4th day of September, 1985.

Signed, sealed and delivered in the presence of:

Natalie Cymaco
Summit Marchant

Arnold G. Southern
ARNOLD G. SOUTHERN

Natalie Cymaco
Summit Marchant

Regina J. Southern
REGINA J. SOUTHERN

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

On the 4th day of September, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared ARNOLD G. SOUTHERN and REGINA J. SOUTHERN, his wife, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and who acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

Summit Marchant
Notary Public
State of Florida

NOTARY PUBLIC,
State of Florida At Large
My Commission Exp. May 24, 1987
Bonded Thru Cornellus,
Johnson & Clark, Inc.

B4704 P1373

Amended location of Lot 81, PLAT NO. 1, RIVER WALK, being the South 24.00 of feet of the following described parcel.

A Parcel of land located in the Northeast Quarter (NE 1/4) of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, Being the amended location of boundary of Lots 81 through 87, inclusive, and lying within PLAT NO. 1, RIVER WALK, said Plat recorded in Plat Book 49, Pages 130 and 131, Public Records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, Thence S. 00°00'22"E. Along the West line of said NE 1/4 a distance of 1671.62 feet (Bearing on the West line of said NE 1/4 is assumed to bear S. 00°00'22" E. and all other bearings herein are relative thereto); Thence N. 88°41'30" E. A distance of 467.00 feet; Thence N. 00°45'30" W. A distance of 52.30 feet; Thence S. 89°14'30" W. A distance of 23.00 feet to the point of beginning; Thence continue S. 89°14'30" W. A distance of 66.00 feet; Thence N. 00°45'30" W. a distance of 125.35 feet; Thence N. 59°35'35" E. a distance of 5.36 feet; Thence N. 89°14'30" E. A distance of 61.35 feet; Thence S. 00°45'30" E. A distance of 128.00 feet to the point of beginning.

SUBJECT TO: Easements, Restrictions, Reservations, and/or Rights of Way of Record, if any shall exist.

B4704 P1374

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, PAMELA Y. FORTIER and EDWARD J. PATTERSON, III, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

B4704 P1375

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

4. This Power of Attorney shall commence and be in force and effect on August 23, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 23 day of August, 1985.

Signed, sealed and delivered
in the presence of:

B. Jean Ayin
Sammi H. Marchant
B. Jean Ayin
Sammi H. Marchant

Pamela Y. Fortier
PAMELA Y. FORTIER

Edward J. Patterson, III
EDWARD J. PATTERSON, III

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 23rd day of August, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared PAMELA Y. FORTIER and EDWARD J. PATTERSON, III, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and who acknowledged the within Power of Attorney to be they act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

Sammi H. Marchant
Notary Public
State of Florida

NOTARY PUBLIC,
State of Florida At Large
Commission Exp. May 24, 1987
Thru Cornelius,
Gibson & Clark, Inc.

B4704 P137b

Amended location of Lot 82, PLAT NO. 1, RIVER WALK, being the North 16.00 feet of the South 40.00 feet of the following described parcel.

A Parcel of land located in the Northeast Quarter (NE 1/4) of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, Being the amended location of boundary of Lots 81 through 87, inclusive, and lying within PLAT NO. 1, RIVER WALK, said Plat recorded in Plat Book 49, Pages 130 and 131, Public Records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, Thence S. 00°00'22"E. Along the West line of said NE 1/4 a distance of 1671.62 feet (Bearing on the West line of said NE 1/4 is assumed to bear S. 00°00'22" E. and all other bearings herein are relative thereto); Thence N. 88°41'30" E. A distance of 467.00 feet; Thence N. 00°45'30" W. A distance of 52.30 feet; Thence S. 89°14'30" W. A distance of 23.00 feet to the point of beginning; Thence continue S. 89°14'30" W. A distance of 66.00 feet; Thence N. 00°45'30" W. a distance of 125.35 feet; Thence N. 59°35'35" E. a distance of 5.36 feet; Thence N. 89°14'30" E. A distance of 61.35 feet; Thence S. 00°45'30" E. A distance of 128.00 feet to the point of beginning.

SUBJECT TO: Easements, Restrictions, Reservations, and/or Rights of Way of Record, if any shall exist.

84704 P1377

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, JOSEPH P. MARX, JR.,
a single person and JOSEPH P. MARX and MADELINE M. MARX, his wife,
(hereinafter "GRANTOR"), do hereby make, constitute, and appoint
JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true
and lawful attorney-in-fact, for myself, and in my name, place and
stead, as the fee simple title holder of the Property described on
Schedule "A" attached hereto, to make any changes which may be
necessary in order to effectuate the plan of the developer of
RIVERWALK (River Trails Limited, a Florida limited partnership)
including, but not limited to: modifications by way of platting,
replatting, vacation, or annulment of all or any part of the plats
of RIVERWALK, prosecution of any and all zoning matters before the
appropriate governmental agency, including but not limited to, the
Palm Beach County Zoning Board of Adjustment, modification to the
homeowners association documents, consents to all of the foregoing
as may be required, the granting or giving of utility easements
and required notices regarding the foregoing, modifications to the
common areas throughout RIVERWALK, and to execute any other
documents required to effectuate the foregoing purposes, and
further:

1. I grant to said attorney-in-fact full power and author-
ity to perform all acts to be done in and about the premises as
herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority
to appoint a substitute to perform any of the acts that said at-
torney-in-fact is by this instrument authorized to perform, with
the right to revoke such appointment by substitute at pleasure.

B4704 P1378

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

4. This Power of Attorney shall commence and be in force and effect on October 7, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 1st day of October, 1985.

Signed, sealed and delivered in the presence of:

X Kira C. Rapp

X Joseph P. Marx, Jr.
JOSEPH P. MARX, JR.

X Lucy J. Frustrere

Joseph P. Marx Sr.
JOSEPH P. MARX

Kelly A. DeCarlo

Sammy Merchant

Kelly A. DeCarlo

Sammy Merchant

Madeline M. Marx
MADELINE M. MARX

STATE OF RHODE ISLAND)

X COUNTY OF Washington

On the 7 day of Oct, 1985, before me, a Notary Public in and for the State of Rhode Island, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared JOSEPH P. MARX, JR., a single person, to me personally known and known to me to be the person described in and who executed the within Power of Attorney, and who acknowledged the within Power of Attorney to be his act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

[Signature]
Notary Public
State of Florida

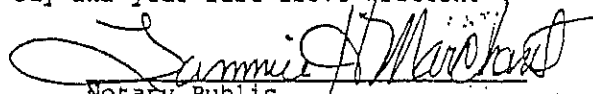
B4704 P1379

Joseph P. Marx
of Palm Beach

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

On the 8th day of October, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared JOSEPH P. MARX and MADELINE M. MARX, his wife, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and they acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.


Notary Public
State of Florida

My Commission Expires:

NOTARY PUBLIC,
State of Florida At Large
My Commission Exp. May 24, 1987
Bonded Thru Cornellus,
Johnson & Clark, Inc.

84704 P1380

Amended location of Lot 85, PLAT NO. 1, RIVER WALK,
being the North 16.00 feet of the South 88.00 feet of
the following described parcel.

A Parcel of land located in the Northeast Quarter
(NE 1/4) of Section 3, Township 41 South, Range 42 East,
Palm Beach County, Florida, being the amended location
of boundary of Lots 81 through 87, inclusive, and lying
within PLAT NO. 1, RIVER WALK, said Plat recorded in
Plat Book 49, Pages 130 and 131, Public Records of Palm
Beach County, Florida, more particularly described as
follows:

Commencing at the Northwest corner of the NE 1/4 of
Section 3, Township 41 South, Range 42 East, Palm Beach
County, Florida, Thence S. 00°00'22" E. Along the West
line of said NE 1/4 a distance of 1671.62 feet; (Bearing
on the West line of said NE 1/4 is assumed to bear S.
00°00'22" E. and all other bearings herein are relative
thereto); Thence N. 88°41'30" E. A distance of 467.00
feet; Thence N. 00°45'30" W. A distance of 52.30; Thence
S. 89°14'30" W. A distance of 23.00 feet to the point of
beginning; Thence continue S. 89°14'30" W. A distance of
66.00 feet; Thence N. 00°45'30" W. a distance of 125.35
feet; Thence N. 59°35'35" E. A distance of 5.36 feet;
Thence N. 89°14'30" E. A distance of 61.35 feet; Thence
S. 00°45'30" E. A distance of 128.00 feet to the point
of beginning.

B4704 P1381

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, EDWARD M. TRAUB and WINIFRED C. TRAUB, his wife, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

B4704 P1382

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefore irrevocable.

4. This Power of Attorney shall commence and be in force and effect on November 1, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 1st day of November, 1985.

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]
EDWARD M. TRAUB

[Signature]

[Signature]
WINIFRED C. TRAUB

[Signature]

[Signature]

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 1st day of November, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared EDWARD M. TRAUB and WINIFRED C. TRAUB, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and who acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

[Signature]
Notary Public
NOTARY PUBLIC
State of Florida
My Commission Exp. May 24, 1987
Bonded Thru Cornellius,
Johnson & Clark, Inc

B4704 P1383

Amended location of Lot 86, PLAT NO. 1, RIVER WALK,
being the North 16.00 feet of the South 104.00 feet, of
the following described parcel:

A Parcel of land located in the Northeast Quarter
(NE 1/4) of Section 3, Township 41 South, Range 42 East,
Palm Beach County, Florida, being the amended location
of boundary of Lots 81 through 87, inclusive, and lying
within PLAT NO. 1, RIVER WALK, said Plat recorded in
Plat Book 49, Pages 130 and 131, Public Records of Palm
Beach County, Florida, more particularly described as
follows:

Commencing at the Northwest corner of the NE 1/4 of
Section 3, Township 41 South, Range 42 East, Palm Beach
County, Florida, Thence S.00°00'22"E. Along the West
line of said NE 1/4 a distance of 1671.62 feet; (Bearing
on the West line of said NE 1/4 is assumed to bear
S.00°00'22"E. and all other bearing herein are relative
thereto) Thence N.88°41'30"E. A distance of 467.00
feet; Thence N.00°45'30"W. A distance of 52.30 feet;
Thence S. 89°14'30"W. A distance of 23.00 feet to the
point of beginning; Thence continue S.89°14'30"W. A dis-
tance of 66.00 feet; Thence N.00°45'30"W. A distance of
125.35 feet; Thence N.59°35'35"E. A distance of 5.36
feet; Thence N. 89°14'30"E. A distance of 61.35 feet;
Thence S. 00°45'30"E. A distance of 128.00 feet to the
point of beginning.

84704 P1384

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, DONALD W. FACKLER, JR. and DIANE C. FACKLER, his wife, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

84704 P1385

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefore irrevocable.

4. This Power of Attorney shall commence and be in force and effect on August 26, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 26th day of August, 1985.

Signed, sealed and delivered in the presence of:

B. Jeanne Cavin Donald W. Fackler, Jr.
DONALD W. FACKLER, JR.
Sammy H. Marchant
B. Jeanne Cavin Diane C. Fackler
DIANE C. FACKLER
Sammy H. Marchant

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 26th day of August, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared DONALD W. FACKLER, JR. and DIANE C. FACKLER, his wife, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and who acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires: Sammy H. Marchant Notary Public

Notary Public
State of Florida
My Commission Expires May 14, 1987
Bonded thru Continus.
Johnson & Clark, Inc.

B4704 P138b

Amended location of Lot 87, PLAT NO. 1, RIVER WALK, being all of the following described parcel, less the South 104.00 feet thereof.

A Parcel of land located in the Northeast Quarter (NE 1/4) of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, Being the amended location of boundary of Lots 81 through 87, inclusive, and lying within PLAT NO. 1, RIVER WALK, said Plat recorded in Plat Book 49, Pages 130 and 131, Public Records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, Thence S. 00°00'22"E. Along the West line of said NE 1/4 a distance of 1671.62 feet (Bearing on the West line of said NE 1/4 is assumed to bear S. 00°00'22" E. and all other bearings herein are relative thereto); Thence N. 88°41'30" E. A distance of 467.00 feet; Thence N. 00°45'30" W. A distance of 52.30 feet; Thence S. 89°14'30" W. A distance of 23.00 feet to the point of beginning; Thence continue S. 89°14'30" W. A distance of 66.00 feet; Thence N. 00°45'30" W. a distance of 125.35 feet; Thence N. 59°35'35" E. a distance of 5.36 feet; Thence N. 89°14'30" E. A distance of 61.35 feet; Thence S. 00°45'30" E. A distance of 128.00 feet to the point of beginning.

SUBJECT TO: Easements, Restrictions, Reservations, and/or Rights of Way of Record, if any shall exist.

B4704 P1387

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
712 U.S. Highway One
Fourth Floor.
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, ANTHONY F. GUTWIRTH and ETHEL R. GUTWIRTH, his wife, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.

2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.

B4704 P1388

3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

4. This Power of Attorney shall commence and be in force and effect on September 24, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 24th day of September, 1985.

Signed, sealed and delivered in the presence of:

<u>Erckel S. Sutter</u>	<u>Anthony F. Gutwirth</u> ANTHONY F. GUTWIRTH
<u>Summit Marchant</u>	
<u>Erckel S. Sutter</u>	<u>Ethel R. Gutwirth</u> ETHEL R. GUTWIRTH
<u>Summit Marchant</u>	

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

On the 24th day of September, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared ANTHONY F. GUTWIRTH and ETHEL R. GUTWIRTH, his wife, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and who acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

Summit Marchant
Notary Public
State of Florida

NOTARY PUBLIC,
State of Florida At Large
My Commission Exp. May 24, 1987
Bonded Thru Corneliuss,
Johnson & Clark, Inc

B4704 P1389

Amended location of Lot 141, PLAT NO. 1, RIVER WALK,
being the South 24.00 feet of the following described
parcel:

A Parcel of land located in the Northeast Quarter
(NE 1/4) of Section 3, Township 41 South, Range 42 East,
Palm Beach County, Florida, being the amended location
of boundary of Lots 141 through 146, inclusive, and
lying within PLAT NO. 1, RIVER WALK, said Plat recorded
in Plat Book 49, Pages 130 and 131, Public Records of
Palm Beach County, Florida, more particularly described
as follows:

Commencing at the Northwest corner of the NE 1/4 of
Section 3, Township 41 South, Range 42 East, Palm Beach
County, Florida, Thence S.00°00'22"E. Along the West
line of said NE 1/4 a distance of 1671.62 feet; (Bearing
on the West line of said NE 1/4 is assumed to bear
S.00°00'22"E. and all other bearing herein are relative
thereto) Thence N.88°41'30"E. A distance of 515.01 feet;
Thence N.00°45'30"W. A distance of 137.80 feet to the
point of beginning of the following described parcel;
Thence continue N.00°45'30"W. A distance of 112.00 feet;
Thence N.89°14'30"E. A distance of 66.00 feet; Thence
S.00°45'30"E. A distance of 112.00 feet; Thence S.
89°14'30"W. A distance of 66.00 feet to the point of
Beginning.

B4704 P1390

This instrument prepared by and
return to:
Fred C. Cohen, Esquire
Cohen, Scherer & Cohn, P.A.
701 U.S. Highway One
North Palm Beach, FL 33408

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, RONALD D. HOLLAND and LEONA HOLLAND, his wife, (hereinafter "GRANTOR"), do hereby make, constitute, and appoint JOHN H. BOURASSA and/or BRIAN H. LAHEY of Jupiter, Florida, true and lawful attorney-in-fact, for myself, and in my name, place and stead, as the fee simple title holder of the Property described on Schedule "A" attached hereto, to make any changes which may be necessary in order to effectuate the plan of the developer of RIVERWALK (River Trails Limited, a Florida limited partnership) including, but not limited to: modifications by way of platting, replatting, vacation, or annulment of all or any part of the plats of RIVERWALK, prosecution of any and all zoning matters before the appropriate governmental agency, including but not limited to, the Palm Beach County Zoning Board of Adjustment, modification to the homeowners association documents, consents to all of the foregoing as may be required, the granting or giving of utility easements and required notices regarding the foregoing, modifications to the common areas throughout RIVERWALK, and to execute any other documents required to effectuate the foregoing purposes, and further:

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the premises as herein described as I could do if personally present.
2. I give to said attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment by substitute at pleasure.
3. All of the right and powers herein granted by this appointment are coupled with an interest and are therefor irrevocable.

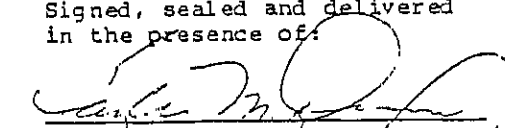
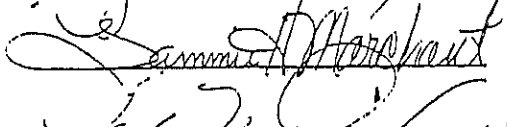
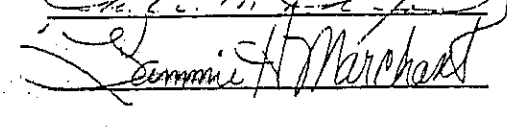
B4704 P1391

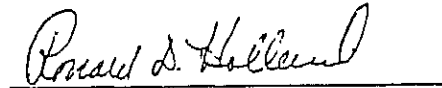
4. This Power of Attorney shall commence and be in force and effect on October 31, 1985 and shall terminate on July 1, 1986.

5. This Power of Attorney shall be binding upon the GRANTORS heirs, assigns and successors in interest.

IN WITNESS WHEREOF, I have signed this Power of Attorney at North Palm Beach, Palm Beach County, Florida, this 31st day of October, 1985

Signed, sealed and delivered in the presence of:


RONALD D. HOLLAND

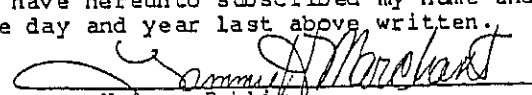

LEONA HOLLAND

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

On the 31st day of October, 1985, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Palm Beach, Florida, personally appeared RONALD D. HOLLAND and LEONA HOLLAND, his wife, to me personally known and known to me to be the persons described in and who executed the within Power of Attorney, and who acknowledged the within Power of Attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:


Notary Public
State of Florida

NOTARY PUBLIC,
State of Florida At Large
My Commission Exp. May 24, 1987
Bonded Thru Cornelius,
Johnson & Clark, Inc.

B4704 P1392

Amended location of Lot 146, PLAT NO. 1, RIVER WALK, being the North 24.00 feet of the following described parcel:

A Parcel of land located in the Northeast Quarter (NE 1/4) of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, being the amended location of boundary of Lots 141 through 146, inclusive, and lying within PLAT NO. 1, RIVER WALK, said Plat recorded in Plat Book 49, Pages 130 and 131, Public Records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida, Thence S.00°00'22"E. Along the West line of said NE 1/4 a distance of 1671.62 feet (Bearing on the West line of said NE 1/4 is assumed to bear S.00°00'22"E. and all other bearing herein are relative thereto); Thence N.88°41'30"E. A distance of 515.01 feet; Thence N.00°45'30"W. A distance of 137.80 feet to the point of beginning of the following described parcel; Thence continue N.00°45'30"W. A distance of 112.00 feet; Thence N.89°14'30"E. A distance of 66.00 feet; Thence S.00°45'30"E. A distance of 112.00 feet; Thence S.89°14'30"W. A distance of 66.00 feet to the point of beginning.

B4704 P1393

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