

APPENDIX "C"

TO THE DECLARATION OF CONDOMINIUM OF

THE CROSSINGS OF BOYNTON BEACH

A CONDOMINIUM

PALM BEACH COUNTY, FLORIDA

FLOOR PLANS AND SPECIFICATIONS

(PHASE IDENTIFICATION)

B4071 P1218

CONSENT OF MORTGAGEE

MERRITT CAPITAL CORPORATION, a Maryland corporation,
hereby consents to the First Amendment to the Declaration of
Condominium of THE CROSSINGS OF BOYNTON BEACH.

Signed, sealed and delivered MERRITT CAPITAL CORPORATION
in the presence of:

Marlane K. Hoover

By:

[Signature]
President

E. Marie Kinnear

Attest:

[Signature]
S. Vice President

(SEAL)

STATE OF MARYLAND)

)

SS:

CITY OF BALTIMORE)

)

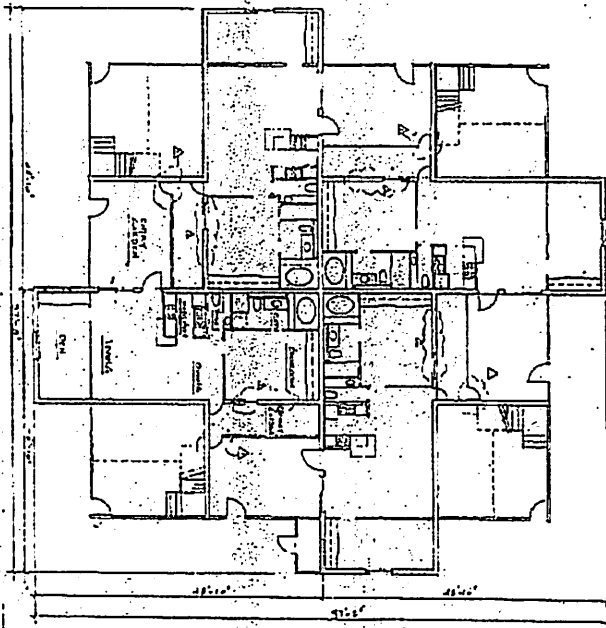
I HEREBY CERTIFY that on this 6th day of October, 1983,
before me personally appeared Merritt Capital Corporation
and [Signature] as President
and [Signature] respectively of Merritt Capital
Corporation, to me known to be the persons who signed the
foregoing instrument as such officers and acknowledged the
execution thereof to be their free acts and deeds as such
officers for the uses and purposes therein mentioned and
that the said instrument is the act and deed of said cor-
poration.

[Signature]
Notary Public
State of Maryland

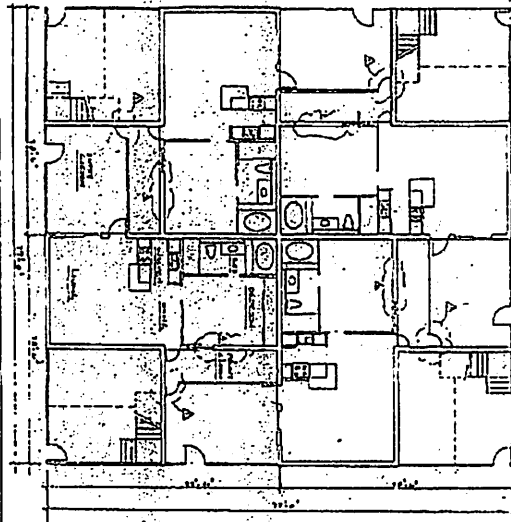
My Commission Expires: July 1, 1984

84104 P1714

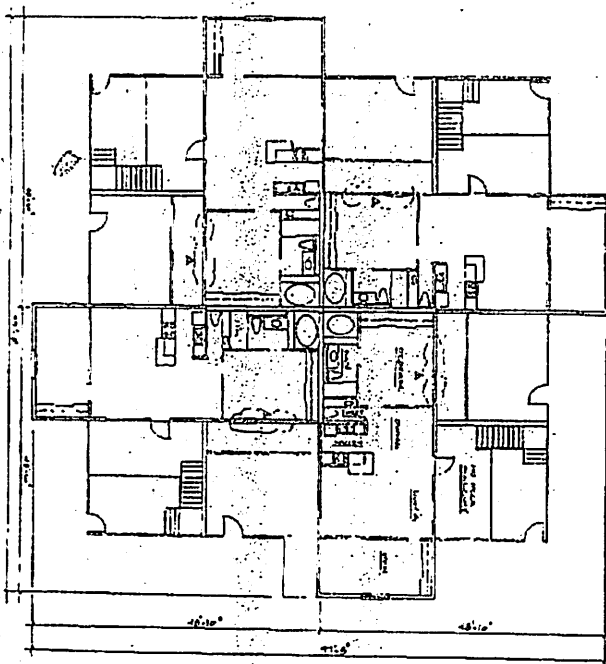
FIRST FLOOR PLAN - UNIT TYPE (B) B-PLEX
SCALE: 1/8" = 1'-0" TYPICAL ALL PLANS



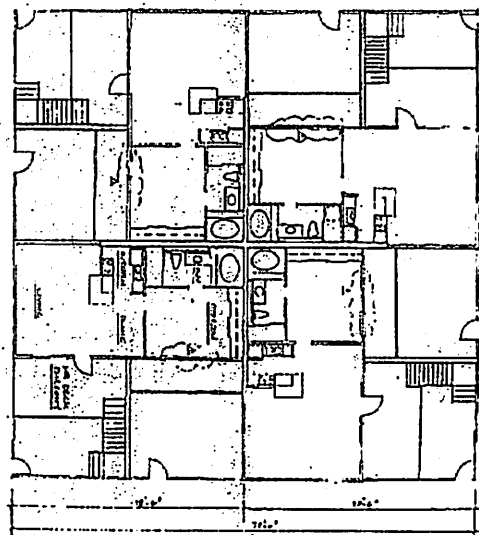
FIRST FLOOR PLAN - UNIT TYPE (A) B-PLEX



SECOND FLOOR PLAN - UNIT TYPE (B) B-PLEX



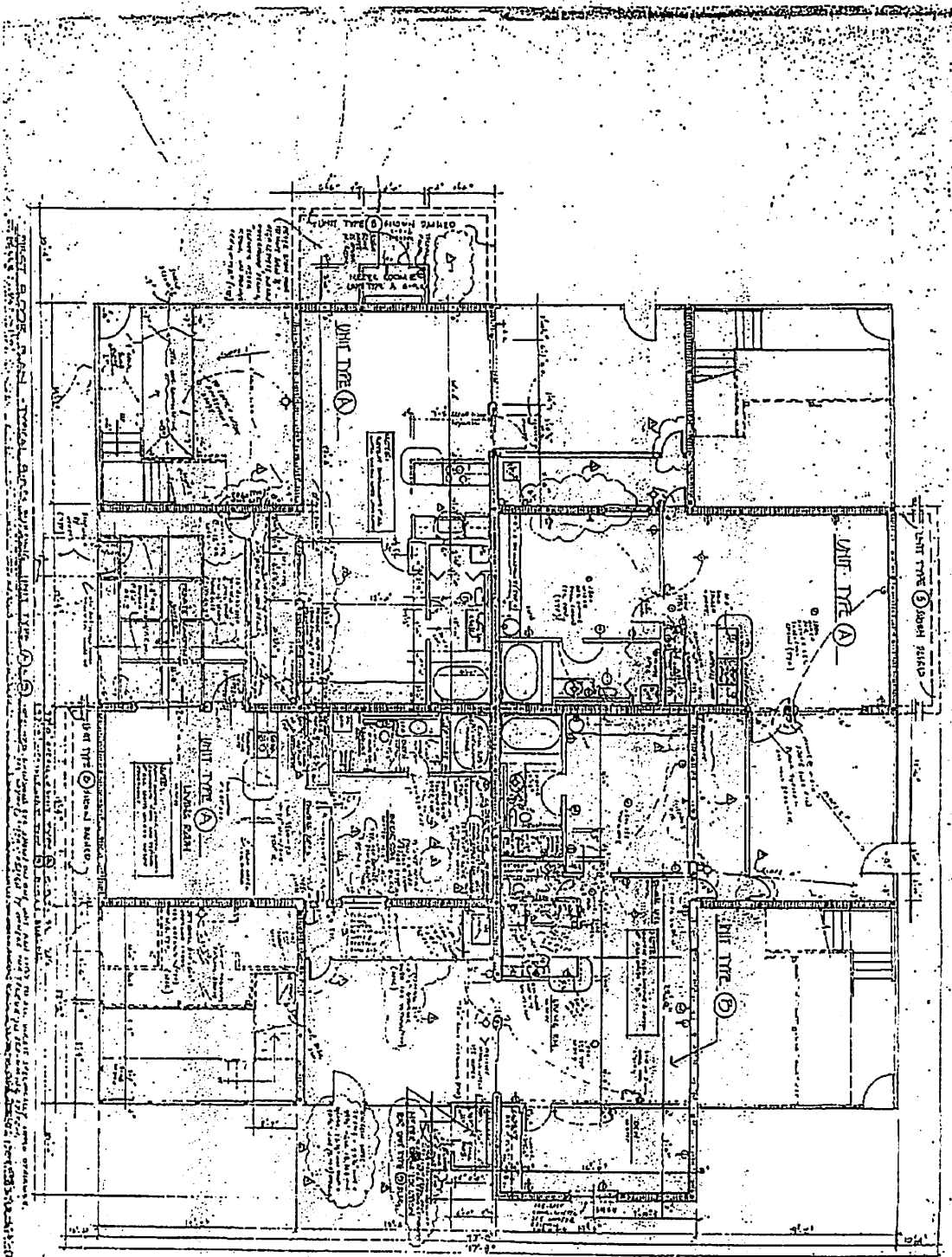
SECOND FLOOR PLAN - UNIT TYPE (A) B-PLEX



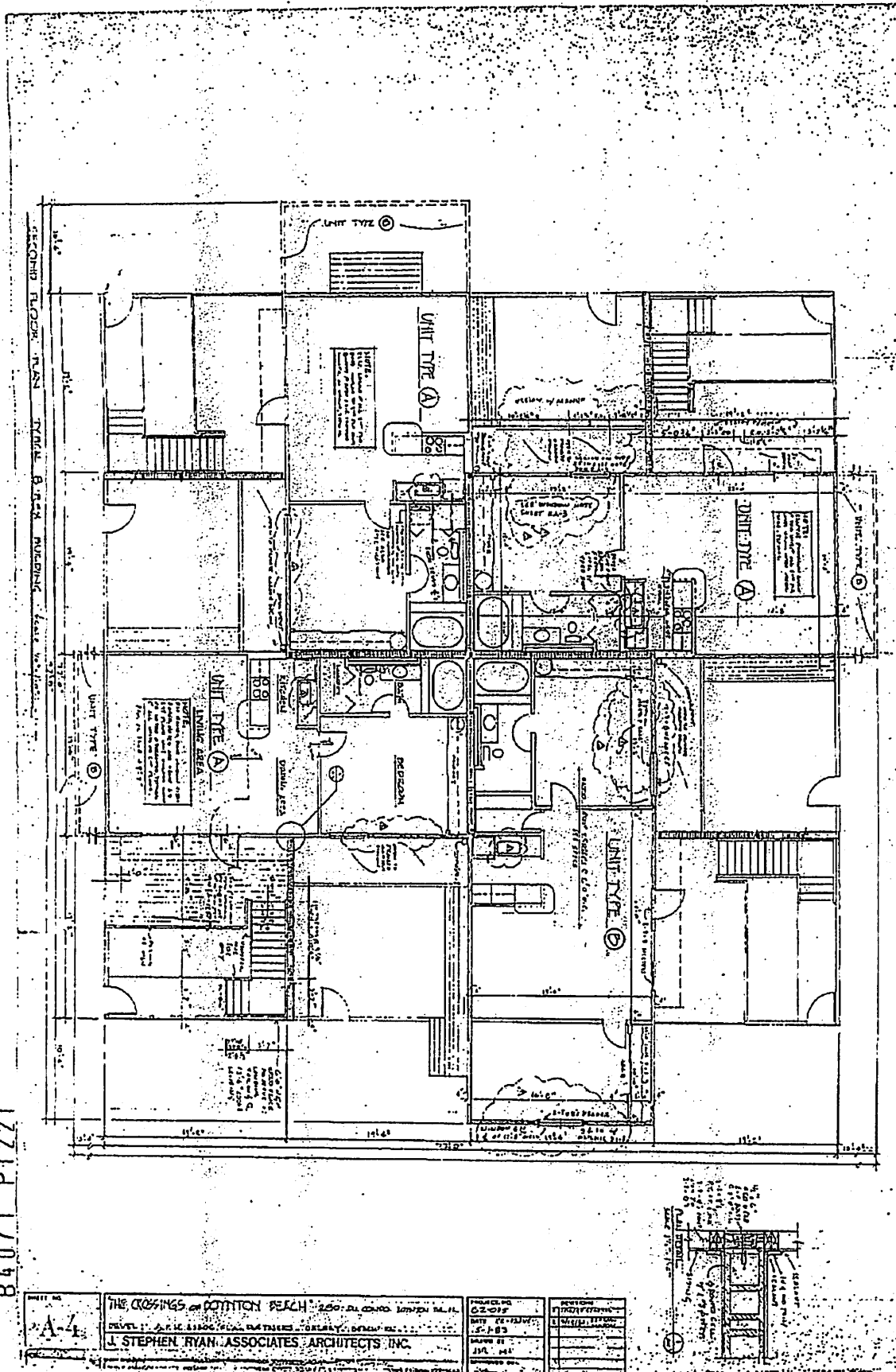
C 1 7 1 1 1 0 0

FILE NO. A-2	THE CROSSINGS OF BOYNTON BEACH, 2ND BAYVIEW BEACH, FL. DEVELOPER: C.A. RYAN, RYAN PARTNERS, BOYNTON BEACH, FL. J. STEPHEN RYAN, ASSOCIATES, ARCHITECTS INC. NOTE: ALL DIMENSIONS SHOWN (1800 IN SQUARE FEET) ARE FOR BAYVIEW BEACH, 2ND BAYVIEW BEACH, FL. (1800 IN SQUARE FEET)	PROJECT NO. 01-035 DATE: 12/20/07 BY: J.S.R. APPROVED BY: J.S.R.	REVISIONS 1. 12/20/07 2. 12/20/07 3. 12/20/07 4. 12/20/07 5. 12/20/07 6. 12/20/07 7. 12/20/07 8. 12/20/07 9. 12/20/07 10. 12/20/07
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B4071 P1220



A-3	THE CLAYTON & FLOYD ARCHITECTS, INC. 225 S. 1ST ST. SUITE 100, TAMPA, FL 33601 DEVELOPED BY: C.F.M. ASSOCIATES, PARTNERS: STEPHEN RYAN, J. STEPHEN RYAN ASSOCIATES ARCHITECTS INC. DATE: 11/15/05 SCALE: 1/8" = 1'-0"	PROJECT NO. 01-035	REVISIONS
		DATE: 11/15/05	1. 11/15/05
		DESIGN BY: J. RYAN	
		APPROVED BY: J. RYAN	



UNIT IDENTIFICATION

The Condominium is located in The Crossings of Boynton Beach P.U.D., a subdivision according to the Plat thereof recorded in Plat Book 45, Page 170, of the Public Records of Palm Beach County, Florida. There is one building on each platted Lot. Each building consists of four first floor units and four second floor units. Units are identified by a number followed by a letter. The number corresponds to the Lot number upon which the building is located. The letter is based on the following:

First Floor-North Apartment - "A"

First Floor-West Apartment - "B"

First Floor-South Apartment - "C"

First Floor-East Apartment - "D"

Second Floor-North Apartment - "E"

Second Floor-West Apartment - "F"

Second Floor-South Apartment - "G"

Second Floor-East Apartment - "H"

Thus, by way of example, the first floor West Apartment in the building located on Lot 25 would be identified as "25-B".

B4071 P1223

PHASE IDENTIFICATION

The Condominium is located in The Crossings of Boynton Beach P.U.D., a subdivision according to the Plat thereof recorded in Plat Book 45, Page 170 of the Public Records of Palm Beach County, Florida.

Phases of the Condominium are identified as the following lots according to said Plat:

Phase 1-Lots (Buildings) 1,2,3,33,34,35

Phase 2-Lots (Buildings) 4,5,6,7,8,

Phase 3-Lots (Buildings) 30,31,32

Phase 4-Lots (Buildings) 24,25,26,27,28,29

Phase 5-Lots (Buildings) 19,20,21,22,21

Phase 6-Lots (Buildings) 9,10,11,12

Phase 7-Lots (Buildings) 13,14,15,16,17,18

B4071 P1224

APPENDIX "D"

TO THE DECLARATION OF CONDOMINIUM OF

THE CROSSINGS OF BOYNTON BEACH

A CONDOMINIUM

PALM BEACH COUNTY, FLORIDA

ARTICLES OF INCORPORATION

THE CROSSINGS OF BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC.

B4071 P1226

ARTICLES OF INCORPORATION

OF

THE DOYTON BEACH CONDOMINIUM ASSOCIATION, INC.

A Corporation Not For Profit

1. NAME AND PLACE OF BUSINESS. The name of the corporation is THE DOYTON BEACH CONDOMINIUM ASSOCIATION, INC. The place of business shall be Federal Highway and N.E. 22nd Avenue, Delray Beach, Florida 33435.

2. PURPOSE. The corporation is organized as a corporation not for profit under the laws of Florida to provide an entity responsible for the operation of THE DOYTON BEACH CONDOMINIUM ASSOCIATION, INC. according to the Declaration of Condominium Unit of now or hereafter recorded in the Public Records of Palm Beach County, Florida, with respect to certain lands in Palm Beach County, Florida.

3. QUALIFICATION OF MEMBERS AND MANNER OF THEIR ADMISSION. The members of this corporation shall constitute all of the record owners of individual parcels of THE DOYTON BEACH CONDOMINIUM ASSOCIATION, INC. After receiving the approval of the corporation, as required under the Declaration, change of membership in this corporation shall be established by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument establishing record title to a condominium parcel and the delivery to the corporation of a certified copy of such instrument. The grantee designated by such instrument thereby shall become a member of the corporation; and the membership of the grantor thereby shall terminate.

4. TERM. The existence of the corporation shall be perpetual unless THE DOYTON BEACH CONDOMINIUM ASSOCIATION, INC. is terminated and in the event of such termination, the corporation shall be dissolved in accordance with law.

5. NAMES AND RESIDENCES OF INCORPORATORS. The names and residences of the incorporators to these Articles of Incorporation are:

JACOB H. HAIN	717-3 N.E. 12th Terrace Doyton Beach, Florida 33435
ROBERT E. HAMILTON	1700 N.W. 2nd Avenue Delray Beach, Florida 33444
MICHAEL M. LISTON	615 East Atlantic Avenue Delray Beach, Florida 33444

6. DIRECTORS AND OFFICERS. The affairs of the Association shall be managed by its Board of Directors. The officers of the corporation shall be a President, Vice President, Treasurer and Secretary (Assistant Secretary, optional) which officers shall be elected annually by the Board of Directors. The directors and officers may lawfully and properly exercise the powers set forth in Section 11, notwithstanding the fact that some or all of them who may be directly or indirectly involved in the exercise of such powers and in the negotiation and/or consummation of agreements entered pursuant to such powers are some or all of the persons with whom the corporation enters into such agreements or who own some or all of the property interest in the entity or entities with whom the corporation enters into such agreements; and all such agreements shall be presumed conclusively to have been made and entered by the directors and officers of the corporation in the valid exercise of their lawful powers.

B4071 P1227

7. NAME OF OFFICERS. The names of the officers who are to serve until the first election or appointment are as follows:

PRESIDENT	ROBERT E. HAMILTON
VICE PRESIDENT	JEROME BLAIR
SECRETARY/TREASURER	MICHAEL M. LISTICK

8. BOARD OF DIRECTORS. The Board of Directors shall consist of three (3) persons initially and the names and addresses of the persons who are to serve as such until the first election thereof are as follows:

JEROME BLAIR	717-3 N.E. 12th Terrace Boynton Beach, Florida 33435
ROBERT E. HAMILTON	1700 N.W. 2nd Avenue Delray Beach, Florida 33444
MICHAEL M. LISTICK	616 East Atlantic Avenue Delray Beach, Florida 33444

9. BY-LAWS. The original By-Laws shall be made by the Board of Directors and/or declared under the Declaration of Condominium. The same may thereafter be amended, altered or rescinded only with the approval of not less than a majority of the Board of Directors and not less than seventy-five percent (75%) of the members of the corporation.

10. AMENDMENTS. These Articles of Incorporation may be amended only with the approval of not less than a majority of the Board of Directors and not less than seventy-five percent (75%) of the members of the corporation.

11. POWERS. The corporation shall have all of the following powers:

a. All of the powers now or hereafter conferred upon corporations not for profit under the laws of Florida are not repugnant to any of the provisions of the Florida Condominium Act or these Articles of Incorporation.

b. All of the powers of an Association, as set forth in the Florida Condominium Act.

c. To acquire and enter into agreements whereby it acquires land, leaseholds, memberships or other property or use interests in lands or facilities including but not limited to country clubs, golf courses, swimming and other recreational facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the unit owners.

d. To contract with a third party for the management of the Condominium and to delegate to the contractor all powers and duties of this corporation except such as are specifically required by the Declaration and/or the By-Laws to have the approval of the Board of Directors or the membership of the corporation.

e. To acquire by purchase or otherwise condominium parcels of the Condominium subject nevertheless to the provisions of the applicable Declaration and/or By-Laws.

f. To operate and manage THE OCEANES OR BOYNTON BEACH, A CONDOMINIUM in accordance with the sense, meaning, direction, purpose and intent of the Declaration as the same may from time to time be amended and to otherwise perform, fulfill and exercise the powers, privileges, options, rights, duties,

obligations and responsibilities entrusted to or delegated to it by the Declaration and/or By-Laws.

11. INITIAL REGISTRATION OFFICE AND HOME. The street address of the initial registered office of the corporation is Federal Highway and N.E. 12th Avenue, Boynton Beach, Florida 33435. The President Agent of the Corporation shall be MICHAEL N. LISTICK, whose address as Resident Agent is: 116 East Atlantic Avenue, Delray Beach, Florida 33444.

We, the undersigned, being each of the subscribers hereto, do hereby subscribe to these Articles of Incorporation and in Witness Whereof, we have hereunto set our hands and seals this 1st day of August, 1983.

James Blair (SEAL)

Robert E. Hamilton (SEAL)

Michael N. Listick (SEAL)

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me personally appeared JAMES BLAIR, to me known to be the person described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid the 1st day of August, 1983.

Robert E. Hamilton
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: My Commission Expires April 11, 1987

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me personally appeared ROBERT E. HAMILTON, to me known to be the person described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State aforesaid the 1st day of August, 1983.

Robert E. Hamilton
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: My Commission Expires April 11, 1987

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, HENRY COFFIN, that on this day, before me personally appeared MICHAEL N. LISTICK, to me known to be the person described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State aforesaid this 21st day of August, 1913.

John J. Murphy
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires April 11 1917
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of law relative to keeping open such office.

Michael N. Listick
MICHAEL N. LISTICK, AS FORTHSTOOD
AGNY

B4071 P1230

APPENDIX "E"

TO THE DECLARATION OF CONDOMINIUM OF

THE CROSSINGS OF BOYNTON BEACH

A CONDOMINIUM

PALM BEACH COUNTY, FLORIDA

BY-LAWS OF

THE CROSSINGS OF BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC.

B4071 P1231

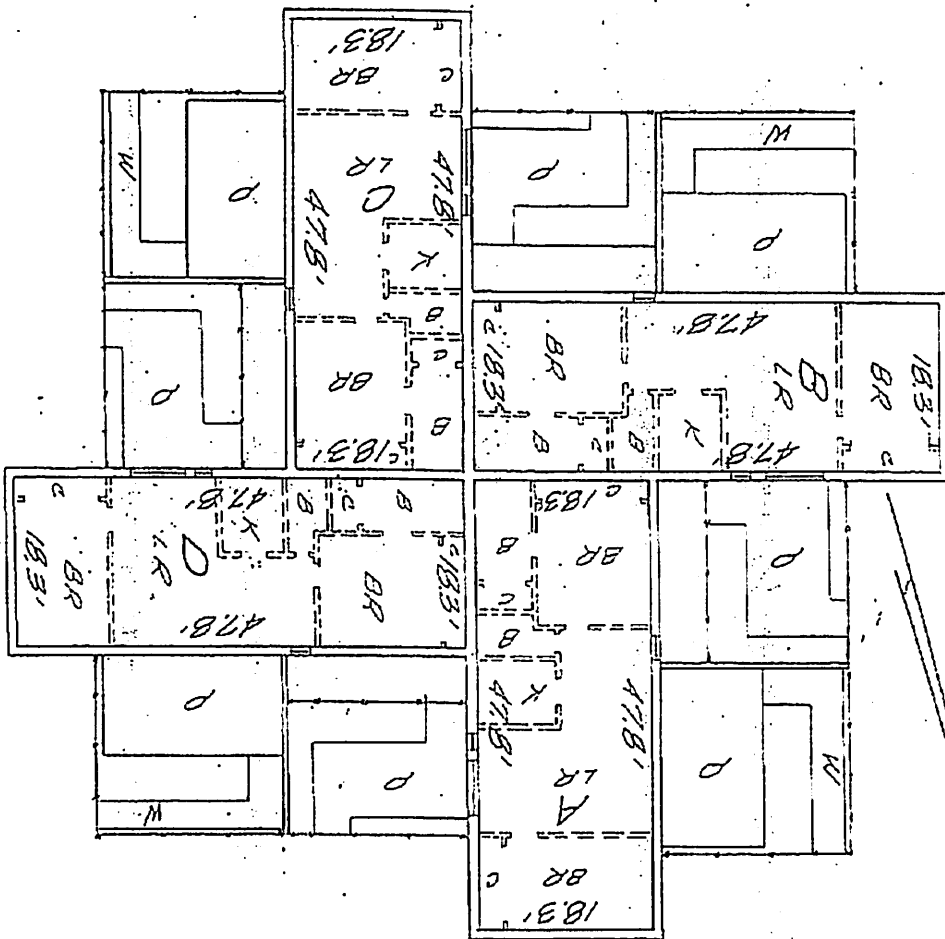
DATE: DECEMBER 14, 1983 SCALE: 1" = 15'

THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM

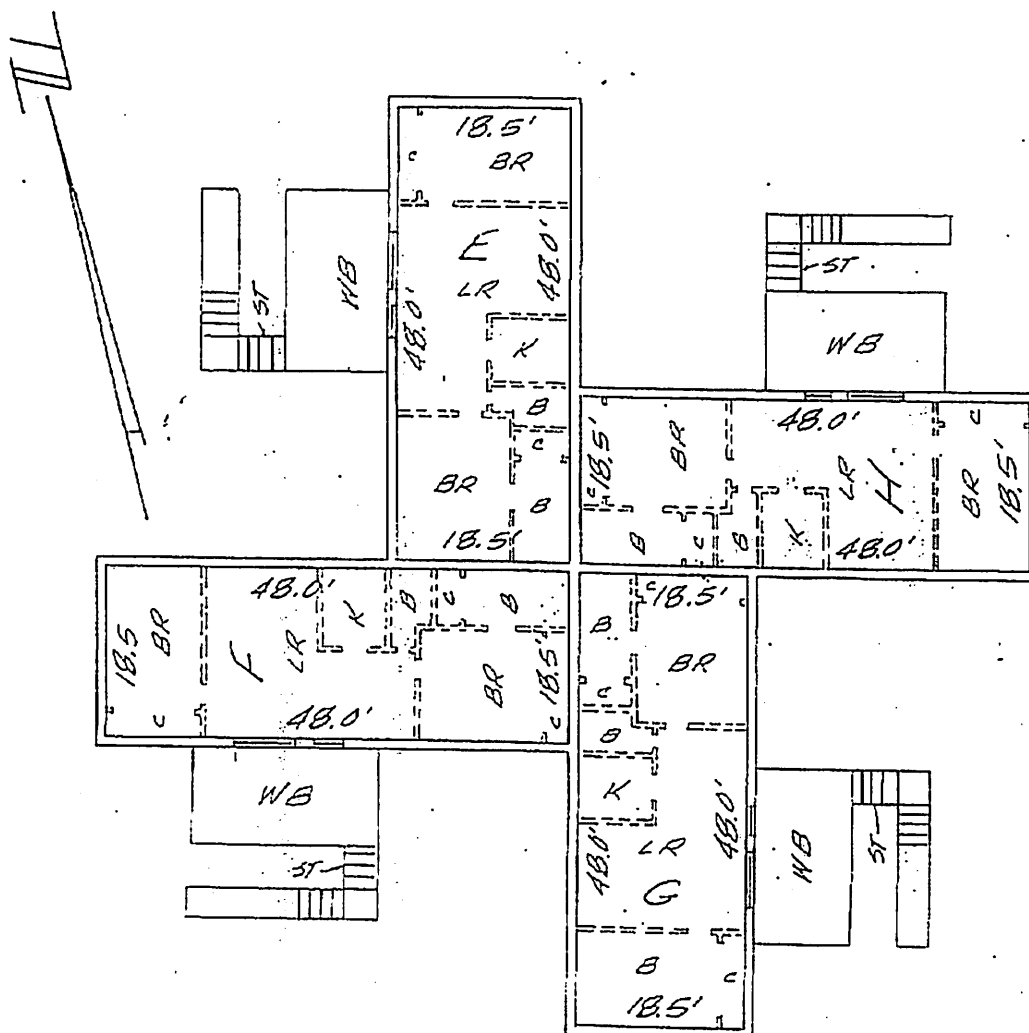
"A, B, C, D" = UNIT NUMBER
 "BR" = BEDROOM
 "C" = CLOSET
 "LR" = LIVING ROOM
 "K" = KITCHEN
 "B" = BATHROOM
 "E" = ENTRY DOOR
 "P" = CONC. PORCH OR PATIO
 "W" = CONC. WALK
 "F" = WOOD FENCE

LEGEND:
 "15.95" DENOTE RELATIVE ELEVATIONS IN FEET AND DECIMAL
 PARTS THEREOF BASED ON NATIONAL GEODETIC
 VERTICAL DATUM (N.G.V.D.)

FIRST FLOOR PLAN BUILDING 6
 FINISHED FLOOR ELEVATION - LOWER BOUNDARY = +15.95
 FINISHED CEILING ELEVATION - UPPER BOUNDARY = +23.95



711



SECOND FLOOR PLAN BUILDING 6

FINISHED FLOOR ELEVATION- LOWER BOUNDARY= +25.53

FINISHED CEILING ELEVATION-UPPER BOUNDARY= +33.60

LEGEND:

"+25.53" DENOTE RELATIVE ELEVATIONS IN FEET AND DECIMAL PARTS THEREOF BASED ON NATIONAL GEODETIC VERTICAL DATUM. (N.G.V.D.)

"E, F, G, H" = UNIT NUMBER

"BR" = BEDROOM

"C" = CLOSET

"LR" = LIVING ROOM

"K" = KITCHEN

"B" = BATHROOM

"=" = ENTRY DOOR

"WB" = WOOD BALCONY

"ST" = WOOD STAIRS

THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM

DATE: DECEMBER 14, 1983 SCALE: 1"=15'

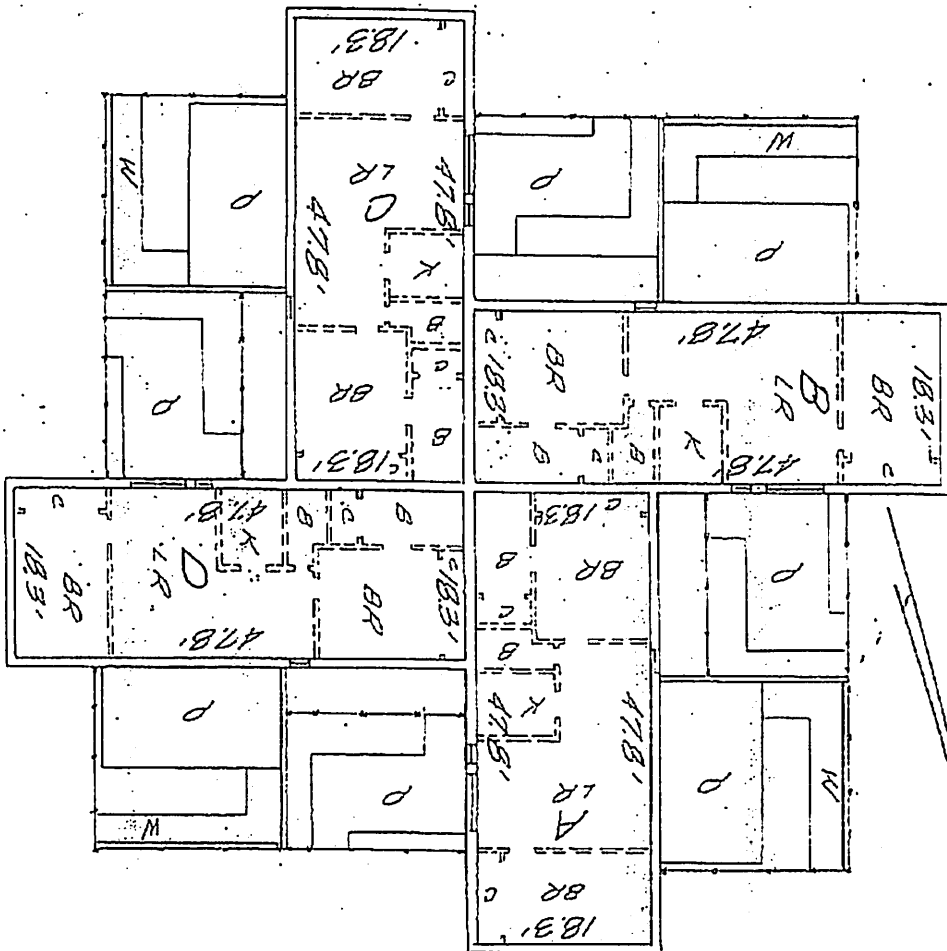
O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS — ENGINEERS — LAND PLANNERS

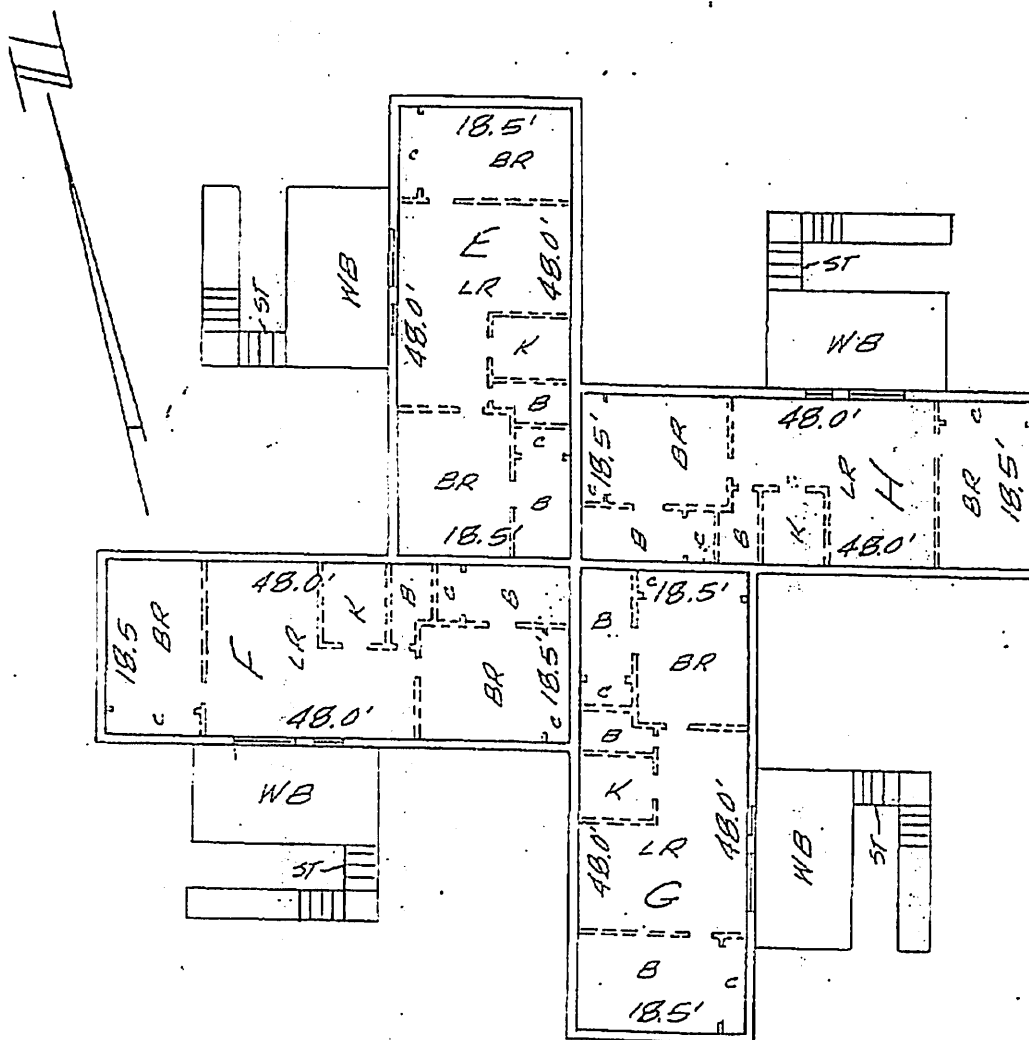
DATE: DECEMBER 14, 1983 SCALE: 1"=15'
THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM

"A, B, C, D" = UNIT NUMBER
"BR" = BEDROOM
"C" = CLOSET
"LR" = LIVING ROOM
"K" = KITCHEN
"B" = BATHROOM
"E" = ENTRY DOOR
"P" = CONC. PORCH OR PATIO
"W" = CONC. WALK
"F" = WOOD FENCE

LEGEND:
"+15.42" DENOTE RELATIVE ELEVATIONS IN FEET AND DECIMAL
PARTS THEREOF BASED ON NATIONAL GEODETIC
VERTICAL DATUM (N.G.V.D.)

FIRST FLOOR PLAN BUILDING 7
FINISHED FLOOR ELEVATION - LOWER BOUNDARY = +15.42
FINISHED CEILING ELEVATION - UPPER BOUNDARY = +23.42





SECOND FLOOR PLAN BUILDING 7

FINISHED FLOOR ELEVATION- LOWER BOUNDARY= +25.00

FINISHED CEILING ELEVATION-UPPER BOUNDARY= +33.07

LEGEND:

"+33.07" DENOTE RELATIVE ELEVATIONS IN FEET AND DECIMAL PARTS THEREOF BASED ON NATIONAL GEODETIC VERTICAL DATUM. (N.G.V.D.)

"E, F, G, H" = UNIT NUMBER

"BR" = BEDROOM

"C" = CLOSET

"LR" = LIVING ROOM

"K" = KITCHEN

"B" = BATHROOM

"—" = ENTRY DOOR

"WB" = WOOD BALCONY

"ST" = WOOD STAIRS

THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM

DATE: DECEMBER 14, 1983

SCALE: 1"=15'

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS — ENGINEERS — LAND PLANNERS

Revised and Corrected

FLORIDA
BOYNTON BEACH

PLAT BOOK No. 45

This drawing not valid without an embossed seal.

NOTE

1. This "As-Built" survey meets the minimum Technical Standards of Chapter 21HH-6 F.A.C.

Hand-drawn site plan of a proposed building on a lot. The plan shows a rectangular building footprint with internal divisions for rooms, including a "2 STORY C.B.S. FRAME BUILDING" and a "1 STORY WOOD-FRAME & STUCCO METER ROOM". Dimensions are provided for various sections and setbacks. A "LEGEND" box defines abbreviations: "W" = C.B.S. WALL, "ST" = STAIRS, "A/C" = COND. AIR CONDITIONER PAD, and "B&P" = WOOD BALCONY (2ND FLOOR) WITH CONC. PORCH BELOW. The plan also indicates "PAVED" areas, "ACCESS & PARKING", and "LOT 7" and "LOT 6" boundaries. A "5' SIDEWALK" is shown along one edge.

TRAC T A
(ACCESS & PARKING)

0 1 2 3 4

64501-2

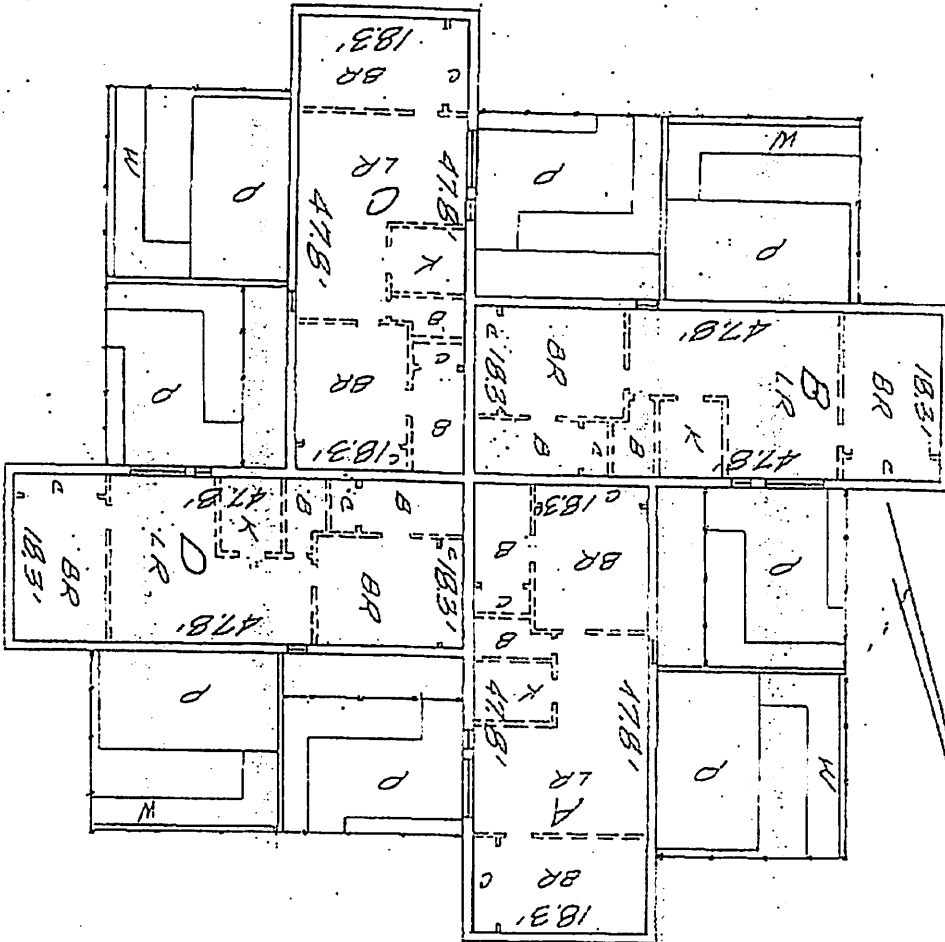
DATE: DECEMBER 14, 1983 SCALE: 1"=15'

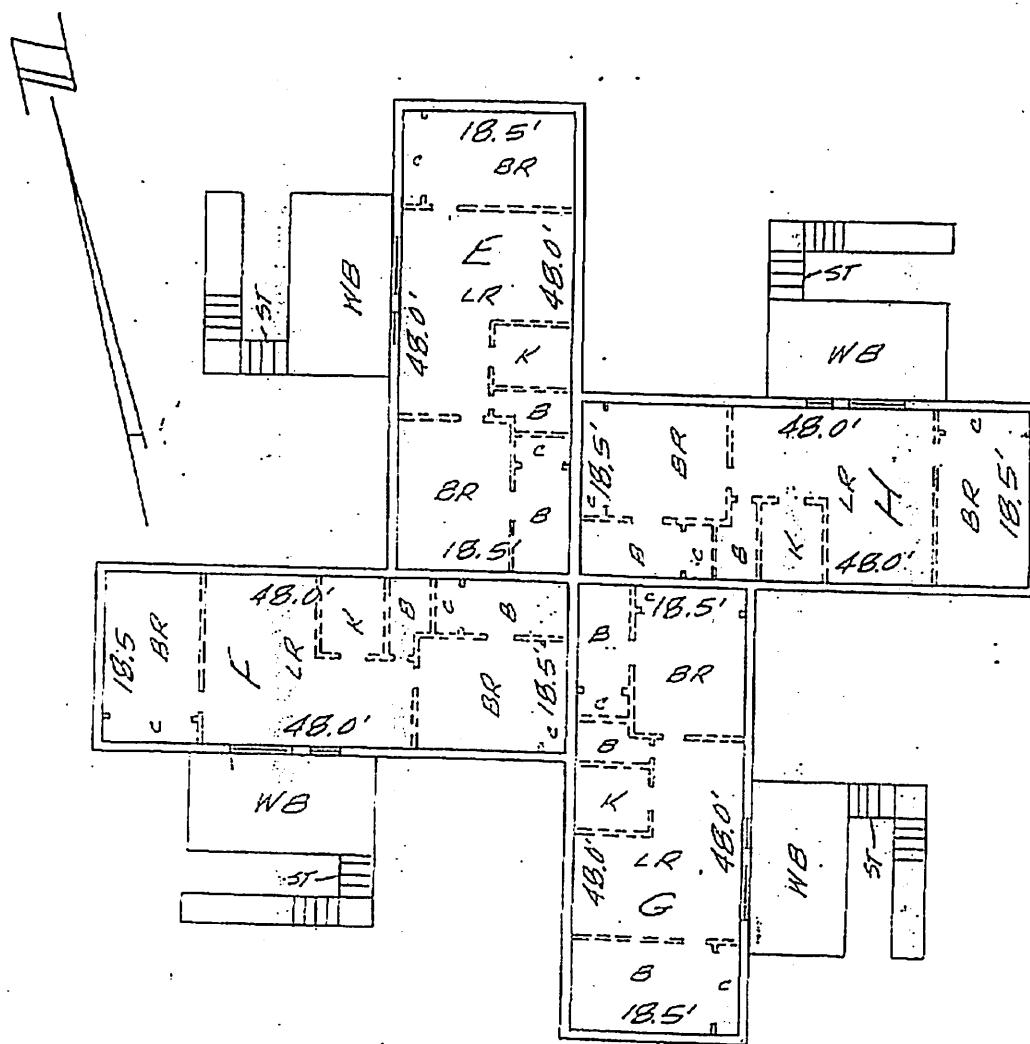
THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM

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 "E" = ENTRY DOOR
 "P" = CONC. PORCH OR PATIO
 "W" = CONC. WALK
 "F" = WOOD FENCE

LEGEND:
 DENOTE RELATIVE ELEVATIONS IN FEET AND DECIMAL
 PARTS THEREOF BASED ON NATIONAL GEODETIC
 VERTICAL DATUM (N.G.V.D.)

FIRST FLOOR PLAN BUILDING B
 FINISHED FLOOR ELEVATION - LOWER BOUNDARY = +15.40
 FINISHED CEILING ELEVATION - UPPER BOUNDARY = +23.40





SECOND FLOOR PLAN BUILDING B

FINISHED FLOOR ELEVATION- LOWER BOUNDARY= +24.98

FINISHED CEILING ELEVATION-UPPER BOUNDARY= +33.00

LEGEND:

"433.00" DENOTE RELATIVE ELEVATIONS IN FEET AND DECIMAL PARTS THEREOF BASED ON NATIONAL GEODETIC VERTICAL DATUM. (N.G.V.D.)

"E, F, G, H" = UNIT NUMBER

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"K" = KITCHEN

"B" = BATHROOM

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"WB" = WOOD BALCONY

"ST" = WOOD STAIRS

THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM

DATE: DECEMBER 14, 1983 SCALE: 1"=15'

O'BRIEN, SUITER & O'BRIEN, INC.

LAND SURVEYORS — ENGINEERS — LAND PLANNERS

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

LEGAL DESCRIPTION

Lots 9, 10, 11, 12, and 24, 25, 26, 27, 28 and 29
of THE CROSSINGS OF BOYNTON BEACH, P.U.D., as
recorded in Plat Book 45, at Pages 170 and 171, of
the Public Records of Palm Beach County, Florida.