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Palm Beach County, Florida
Dorothy H Wilken, Clerk of Court

**AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
KENSINGTON PLACE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION , INC.**

This Amendment to the Declaration is effective this 21 day of MAY 2004 by KENSINGTON PLACE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION , INC. a Florida Corporation (the "Declarant").

This Amendment to the Declaration amends the original Declaration of Covenants and Restrictions for Kensington Place at Boynton Beach Homeowners Association , Inc. which was Recorded on April 9 , 2004 in Official Record Book 16790 , Page 0788 of the Public Records of Palm Beach County , Florida

PURPOSE: The purpose of this amendment is to satisfy a pre-construction requirement by the City of Boynton Beach , Florida (the "City"). The requirement is to provide landscape and possible future availability for the "City" to create a "GREENWAY" along the Western property line , which may be a habitat for small animals, a pathway, a bicycle path, or of a similar type of use.

Exhibit "A" defines the legal description of the Property.

The landscape on the Western most 20' of the Common Area property is being modified to satisfy part of this requirement. The 6' high vinyl fence on the Western most property line is going to be installed as indicated on the approved SITE PLAN drawings for "Kensington Place".

Exhibit "B" is a sketch of the Landscape Modification and possible future "FENCE" relocation for the "GREENWAY".

The "Declarant" herein grants permission to the "City" to move the Westerly 6' vinyl fence EASTERLY approximately twenty (20') feet running parallel to the West Property Line in the "FUTURE" , if a "GREENWAY" is approved by the "City" for development. The fence may nearly abut the backside (West) wall of the dumpster enclosure as shown on the approved Site Plan.

Maintenance and Liability for the new area exposed as a "GREENWAY" will be born by the "City" , as the "Declarant" no longer will have control over this area , when the fence is moved.

Section 12.4 "Special Easement Grants" in the recorded "Declaration of Covenants and Restrictions for Kensington Place at Boynton Beach Homeowners Association, Inc." will be amended to have Section "12.4.H" added to read as follows:

12.4.H The City of Boynton Beach is granted permission to move the Westerly 6' vinyl fence "EASTERLY" approximately twenty (20) feet running parallel to the West Property Line in the "FUTURE" , if a "GREENWAY" is approved by the "City" for development. The fence may nearly abut the backside (West) wall of the dumpster enclosure as shown on the approved Site Plan.

Maintenance and Liability for the new area exposed as a "GREENWAY" will be born by the "City" , as the "Declarant" no longer will have control over this area , when the fence is moved.

Continued on page two for signatures

All other terms and conditions of the Original Declaration shall remain in full force and effect except as amended above.

DECLARANT has executed this Amendment to the Declaration on the date first written above.

Signed, Sealed, and Delivered
in the presence of:

Kensington Place at ~~Bowton~~ Beach Home Owners
Association , Inc.

[Signature]
Witness:

By: [Signature]
Print Name: ROBERT BACON
Title: Director


[Signature]
Witness:

Before me personally appeared Robert L. Bacon, who is personally known to me , or
produced identification [Signature], and signed this document.

[Signature]
Notary Public

(Seal)

My Commission Expires: August 19, 2005

 Anitra S. Thomas
Commission # DD 051477
Expires Aug. 19, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Unfiled copy

EXHIBIT "A"

LEGAL DESCRIPTION:

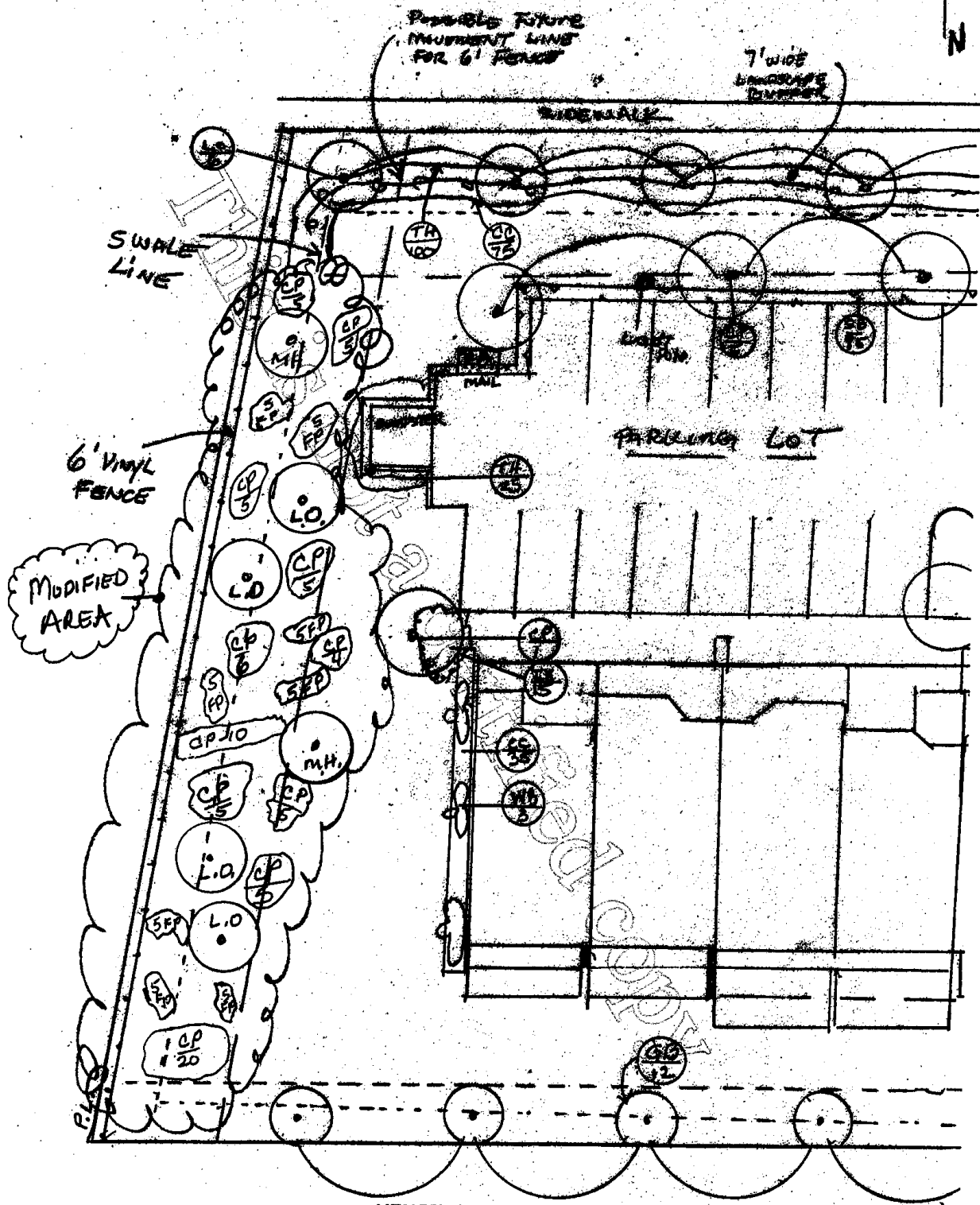
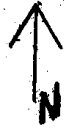
A PORTION OF THE SOUTHEAST QUARTER (S.E.¼) OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

THE SOUTH 180 FEET OF THE NORTH 245 FEET OF THE SOUTHEAST QUARTER (S.E. ¼) OF SECTION 33 LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND WEST OF THE WESTERLY BOUNDARY OF THE PLAT OF ROBINSON ADDITION AS RECORDED IN PLAT BOOK 23, PAGE 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 70,340 SQUARE FEET OR 1.61 ACRE MORE OR LESS.

This is Not a Certified Copy

EXHIBIT "B"



KENSINGTON PLACE
WEST SIDE LANDSCAPE MODIFICATION
FOR POSSIBLE "FUTURE" GREENWAY

Identification for Modified Area

- MH MAHOGANY (3)
- LO LIVE OAK (3)
- FP FLORIDA PRIVET (40)
Instead of Plumbago
- CP COCOPLUM AS SHRUBS (75)
- BS "BEACH SUNFLOWER"
For ground cover as required
Estimate 20 trays
- SOD IN SWALE AREA AS NEEDED

Scale 1:20
R.B. 4/30/04