

PARAGRAPH III

In addition to those minimum standards and prohibited uses set forth in Paragraph IV of said Declaration recorded in Official Record Book 3156, at Page 1105, of the public records of Palm Beach County, Florida, the following additional minimum standards and prohibited uses shall be applicable to the single family residential lots contained in the above-described tract. Where any provision herein conflicts or is more restrictive than the Declaration recorded in Official Record Book 3156, at Page 1105, public records of Palm Beach County, Florida, this Additional Declaration and Modification shall supersede the former.

1. No single family residence shall be constructed with less than 2,500 square feet of living area under roof. Garages, screened areas, and patios shall not be included in calculating the required area.

2. Each residence shall have a two-car garage.

3. No residence shall be constructed without meeting the required standards of grading to ensure proper drainage. These standards are to be set by Weaver Development Corporation or the Association and the grading is subject to approval by Weaver Development Corporation.

4. Landscaping shall be subject to approval by Weaver Development Corporation or the Association.

5. Each residence shall have one(1) decorative lamp post at or near the curb line of th lot, with an operaive electrical light bulb.

6. No motor vehicles may be parked on any lot other than on the driveway or in the garage, and no motor homes or trailers of any kind, including residential, boat, commercial or utility, may be parked on any lot for longer than 48 hours unless they are so screened by shrubbery or structures otherwise approved by the Restrictive Covenants so as to be out of view to all surrounding property owners, including the golf course.

PARAGRAPH IV

Paragraph XI(6.) as contained in the Declaration of Protective Covenants and Restrictions, recorded on October 17, 1979, in Official Record Book 3156, at pages 1105 through 1132, of the public records of Palm Beach County, Florida, is modified as follows:

Front Set Back

(a) 25 feet of the 20 foot road right-of-way easement

Rear Set Back

(c) 20 feet of the property line of the golf course if a Fairway or an inside Fairway parcel

IN WITNESS WHEREOF, WEAVER DEVELOPMENT CORPORATION, a Florida corporation, has executed this Additional Declaration and Modification under seal, this 9 day of January, -1985

Signed, sealed and delivered
in the presence of:

WEAVER DEVELOPMENT CORPORATION,
a Florida corporation

By Melvin E. Williams