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OR BK 17595 PG 1316
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Palm Beach County, Florida
Dorothy H Wilken, Clerk of Court
Pgs 1316 - 1318; (3pgs)

PREPARED BY AND RETURN TO:
MYRA GENDEL, ESQ.
Moyle, Flanigan, et al., P.A.
625 N. Flagler Drive - 9th Floor
P.O. Box 3888
West Palm Beach, Florida 33402-3888

AGREEMENT NOT TO ENCUMBER OR TRANSFER PROPERTY

KNOW ALL MEN BY THESE PRESENTS; That the undersigned, hereinafter called the "Borrower," for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations unto them in hand paid, the receipt whereof is hereby acknowledged, and for the purpose of inducing SOUTHTRUST BANK, N.A., hereinafter called the "Bank," to extend credit unto the Borrowers, Borrower hereby jointly and severally covenant, promise and agree as follow, to wit:

1. The Borrowers agree that they will not, without first procuring the consent in writing of the said Bank hereafter create or permit any lien or other encumbrance to exist on their property, real or personal, now owned or hereafter acquired by them including but not limited to the property hereinafter described.

2. The Borrowers agree that they shall not have the privilege, nor will they sell, transfer, assign, hypothecate, or in any manner whatever, dispose of the property, or any interest therein, owned by them, including specifically, but not limited to the following real estate situate in Palm Beach County, Florida, to wit:

See Exhibit "A" attached hereto

so long as any indebtedness or obligation to Bank shall remain unpaid.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals at West Palm Beach, County of Palm Beach, State of Florida, this 1st day of June, 1999.

(SIGNATURES AND ACKNOWLEDGMENT ON FOLLOWING PAGE)

Signed, sealed and delivered
in the presence of:

(1)

Print Name:

KEITH ENNIS

(2)

Print Name:

Zila J. Arcman

BORROWERS:

BOCA ISLES SOUTH PORPERTY
OWNERS ASSOCIATION, INC., a
Florida not for profit corporation

BY:

Howard Suppo
HOWARD SUPPO, Vice President

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7th day of June, 1999,
by HOWARD SUPPO, as Vice President of BOCA ISLES SOUTH PROPERTY
OWNERS ASSOCIATION, INC., who:

 is personally known to me, OR
X has produced FL. DRIVERS LICENSE as identification.

Carol Oenbrink
Notary Name: CAROL OENBRINK
Notary Public
Serial (Commission) Number (if any)

(NOTARY STAMP)

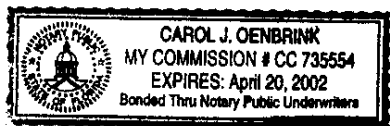


EXHIBIT "A"

Tract "C", BOCA ISLES SOUTH PHASE 5B, according to the Plat thereof as recorded in Plat Book 73, Page 10, of the Public Records of Palm Beach County, Florida.