

DEC-12-1994 4:50pm 94-239282
ORR 8343 Pg 36

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W I T N E S S E T H:

WHEREAS, Declarant desires to develop a project known as Boca Isles South ("BIS Community") which is in the same PUD as the BI Community.

WHEREAS, pursuant to the provisions of Article III, Section 1, of the Declaration, the method of annexing additional land to the Property is by filing this Annexation Notice; and

WHEREAS, pursuant to the provisions of Article II, Section 2, of the Declaration, this Annexation Notice shall also constitute an

amendment to the Declaration.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Annexation. The property described on Exhibit 1 attached hereto is hereby annexed, for the limited purpose of designating the Association as the Master Association to operate and maintain the Common Area located therein. Henceforth, for purposes of operation and maintenance of the Common Areas only, the description of the Properties in the Declaration shall include the property initially described in the Declaration and the Annexed Lands.

2. Master Association. Pursuant to the provisions of the applicable Palm Beach County ordinances, the Association shall be deemed to be the Master Association of the Properties for the purpose of operation and maintenance of the Common Areas only.

3. Delegation. Notwithstanding the above designation of the Association as a Master Association for the purposes of operation and maintenance of the Common Areas only, the Association does hereby delegate the responsibility for the maintenance of all of the Common Areas within the plats filed for the Annexed Lands ("BIS Common Area") and to perform all of the other functions reserved to the Association in the Declaration to the Boca Isles South Property Owners Association, Inc. ("BISPOA"). The BISPOA shall discharge all of its obligations in connection therewith as set forth in the Declaration of Restrictive Covenants Boca Isles South, filed, or to be filed, in the Public Records of Palm Beach County, Florida ("Boca Isles South Declaration").

Only in the event of a material failure of the BISPOA to operate and maintain the BIS Common Areas, may the Association terminate the above delegation and assume and discharge such responsibilities.

4. Assessments. For so long as the BISPOA is discharging its obligations in connection with the operation and maintenance of the BIS Common Area, the method of assessment of Operating Costs shall be as initially set forth in the Declaration. The Operating Costs so assessed shall, during such period, be limited to the cost of ownership, operation and administration of the Association and the Common Area, excluding the BIS Common Area inasmuch as the Operating Costs associated therewith will be assessed by the BISPOA and paid by the Owners within the BIS Community.

However, in the event that the delegation is terminated as aforesaid, the Association shall have the right to assess the Operating Costs against all the Owners in the Properties, including the Annexed Lands. In such event, the method of allocation of the Operating Costs as set forth in the Declaration, attributable to all of the Common Area shall be deemed to be amended to a fraction, the numerator of which is one (1) and the denominator is eight

hundred (800), provided, however, that the Declarant reserves the right to have the denominator be the number of Parcels/Homesites in the entire Boca Isles Community conveyed to Owners as of the immediately preceding October 31st. If such election is made, the Declarant shall notify the Association, and the Association and the Owners shall be bound thereby.

5. Limited Purpose. Notwithstanding the above annexation of the Annexed Lands or designation of the Association as a Master Association for the purposes of operation and maintenance of the Common Areas only, the provisions of the Declaration shall remain unmodified in all other aspects as if the definition of the Properties had not been amended by virtue of this Annexation Notice, including, but not limited to, architectural control, Association membership, use rights, dispute resolution and enforcement, Recreation Facilities usage and charges, insurance, creation of easements, etc. Further, except as concerns the operation and maintenance of the Common Areas, the Association shall have no jurisdiction or other authority with respect to the BIS Community. Further, to the extent that the Declaration prior to this annexation, provided for the use of certain areas by limited numbers of Owners, such provisions shall remain in full force and effect.

6. Declarant Liability. Notwithstanding anything contained in the Declaration to the contrary, the Declarant shall, at the election of the Declarant, either pay Assessments for Parcels/Homesites owned by Declarant, or, fund any deficits in the Operating Budget of the Association.

7. Recreation Facilities Owner Liability. Notwithstanding anything contained in the Declaration to the contrary, Boca Isles Club, Inc., as Recreation Facilities Owner of the Recreational Area described as Tract C, Plat 1B, and Boca Isles South Club, Inc., as Recreation Facilities Owner of the Recreational Area described as Tract C, Plat 5B, shall each pay to the Association or the BISPOA, as the case may be, an Assessment for Operating Costs as if it was the Owner of one (1) dwelling within the BIS Community or the BIS Community, respectively.

8. Withdrawal. The provisions of Article III, Section 3 of the Declaration, are amended by adding the following language at the end of the last sentence thereof:

"...provided, however, that, for so long as its ordinances require, Palm Beach County must consent to the withdrawal of any property from the terms of this Declaration."

9. Non-Modification. Except as specifically set forth herein, the remaining provisions of the Declaration shall remain unmodified, and in full force and effect.

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IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto set its hand and seal this 11th day of July, 1994.

WITNESSES:

Rebecca Harper
Print Name: Rebecca Harper
Anette S. Gosselin
Print Name: ANETTE S. Gosselin

Anette S. Gosselin
Print Name: ANETTE S. Gosselin
Rebecca Harper
Print Name: Rebecca Harper

Anette S. Gosselin
Print Name: ANETTE S. Gosselin
Rebecca Harper
Print Name: Rebecca Harper

DECLARANT:

BOCA GREENS, INC.
By: [Signature]
Print Name: _____
Its: VICE PRES

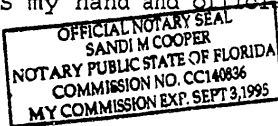
joined by:
BOCA ISLES PROPERTY OWNERS
ASSOCIATION, INC.
By: [Signature]
Print Name: TAMMY McDONALD
Its: PRESIDENT

joined by:
BOCA ISLES SOUTH PROPERTY OWNERS
ASSOCIATION, INC.
By: [Signature]
Print Name: TAMMY McDONALD
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared Mark Shewell well known to me to be the Vice President of Boca Greens, Inc., a corporation under the laws of the State of Florida, and he executed the foregoing Declaration of Restrictive Covenants and that the seal affixed to said instrument was so affixed by authority of said corporation, and is in fact the corporate seal of said corporation.

WITNESS my hand and official seal this 11th day of July, 1994.



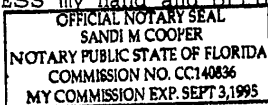
Sandi M. Cooper
Notary Public
Print Name: Sandi M. Cooper
My Commission Expires: _____

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STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tammy McDonald well known to me to be the President of Boca Isles Property Owners Association, Inc., a corporation under the laws of the State of Florida, and he executed the foregoing Declaration of Restrictive Covenants and that the seal affixed to said instrument was so affixed by authority of said corporation, and is in fact the corporate seal of said corporation.

WITNESS my hand and official seal this 11th day of July, 1994.

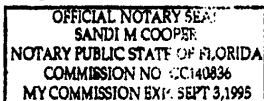


Sandi M. Cooper
Notary Public
Print Name: Sandi M. Cooper
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tammy McDonald well known to me to be the President of Boca Isles South Property Owners Association, Inc., a corporation under the laws of the State of Florida, and he executed the foregoing Declaration of Restrictive Covenants and that the seal affixed to said instrument was so affixed by authority of said corporation, and is in fact the corporate seal of said corporation.

WITNESS my hand and official seal this 11th day of July, 1994.



Sandi M. Cooper
Notary Public
Print Name: Sandi M. Cooper
My Commission Expires:



CARMAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS

SURVEYORS

LAND DEVELOPMENT CONSULTANTS

PLANNERS

6151 West Atlantic Blvd. (305) 972-3959 (FAX) 972-4178 Margate, Florida 33063

NOT A SURVEY
(SKETCH & LEGAL DESCRIPTION)
BOCA ISLES SOUTH
OVERALL

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LEGAL DESCRIPTION:

A PORTION OF TRACTS 51, 52, 53, 54, 55, 56 AND THE ADJACENT ROAD RIGHTS OF WAY THEREOF, IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACTS 17, 18, 19, 20, 29, 30, 31, 32 AND THE ADJACENT ROAD RIGHTS OF WAY THEREOF, IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST OF THE PLAT OF "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 2" AS RECORDED IN PLAT BOOK 1, AT PAGE 102 OF SAID PUBLIC RECORDS AND A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°46'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 2855.94 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF AN 80.00 FOOT RIGHT OF WAY KNOWN AS "CAIN BOULEVARD" AS RECORDED IN OFFICIAL RECORD BOOK 6370 AT PAGES 1418 THROUGH 1434 OF SAID PUBLIC RECORDS; THENCE SOUTH 08°47'28" EAST, A DISTANCE OF 1029.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2754.19 FEET AND A CENTRAL ANGLE OF 04°04'36", A DISTANCE OF 195.97 FEET (THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH SAID WEST RIGHT OF WAY LINE); THENCE SOUTH 42°32'34" WEST, A DISTANCE OF 36.72 FEET; THENCE SOUTH 89°48'00" WEST, A DISTANCE OF 2,560.53 FEET; THENCE SOUTH 89°57'57" WEST, A DISTANCE OF 115.01 FEET (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF AN 82.00 FOOT ROAD RIGHT OF WAY, KNOWN AS "PARK ACCESS ROAD" AS RECORDED IN OFFICIAL RECORD BOOK 6705 AT PAGES 391 THROUGH 397 OF SAID PUBLIC RECORDS); THENCE NORTH 00°57'22" WEST, ALONG A LINE 115.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE EASTERLY BOUNDARY OF SAID SECTION 14, A DISTANCE OF 1,238.67 FEET; THENCE NORTH 00°56'14" WEST, ALONG A LINE 115.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE EASTERLY BOUNDARY OF SAID SECTION 11, A DISTANCE OF 1898.62 FEET TO A POINT LYING ON A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE NORTHERLY BOUNDARY OF SAID TRACT 51; THENCE NORTH 89°58'48" EAST, ALONG SAID LINE, A DISTANCE OF 115.02 FEET TO A POINT LYING ON THE EASTERLY BOUNDARY OF SAID SECTION 11; THENCE NORTH 00°56'14" WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 87.41 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS BEARS SOUTH 01°48'49" EAST, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF "KIMBERLY BOULEVARD", AN 80.00 FOOT ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3159 AT PAGE 816 OF SAID PUBLIC RECORDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 29°30'58", A DISTANCE OF 1009.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°17'51" EAST, A DISTANCE OF 472.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 32°59'43", A DISTANCE OF 598.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 03°51'13", A DISTANCE OF 36.32 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAID "CAIN BOULEVARD", THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY LINE OF "KIMBERLY BOULEVARD"; THENCE SOUTH 24°02'24" EAST, A DISTANCE OF 538.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE SOUTHERLY

JOB NO. B70400AD	DWG. BY: RC	SCALE: NDVG	PLO OVERALL
FILE NO. B224 19LES 0/4	CKD BY: SAB	DATE: 3-14-94	SHEET 1 OF 3 SHEETS

RECORDER'S MEMO: Legibility
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when received.

EXHIBIT "1"

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,760.00 FEET AND A CENTRAL ANGLE OF 06°50'21", A DISTANCE OF 329.44 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1830.00 FEET AND A CENTRAL ANGLE OF 08°24'35", A DISTANCE OF 268.61 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08°47'28" EAST, A DISTANCE OF 366.12 FEET TO THE POINT OF BEGINNING (THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH SAID WEST RIGHT OF WAY LINE).

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(BEARINGS BASED ON THE SOUTH LINE OF SAID SECTION 12 HAVING A BEARING OF SOUTH 89°46'57" WEST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY, FLORIDA.)

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 166.997 ACRES, MORE OR LESS.

I:\WPCADD\KF06B\SOUTH.WP
SUNJSH3-1594 REV 5-24-94

NOTES

01. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
02. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR & ASSOCIATES, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT AUTHORIZATION.
03. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE UNDERSIGNED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF RECORDS.
04. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

ABBREVIATION

A	ARC LENGTH	R/W	RIGHT-OF-WAY
BNDY	BOUNDARY	SEC	SECTION
C	CENTERLINE	TWP	TOWNSHIP
D	CENTRAL ANGLE		
D.E.	DRAINAGE EASEMENT		
F.D.O.T	FLORIDA DEPARTMENT OF TRANSPORTATION		
O.R.B.	OFFICIAL RECORD BOOK		
PG.	PAGE (S)		
P.B.C.R	PALM BEACH COUNTY RECORDS		
P.B.	PLAT BOOK		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
R	RADIUS		
RGE	RANGE		

LAST DATE OF FIELD WORK: NOT A SURVEY

SURVEYOR'S CERTIFICATION

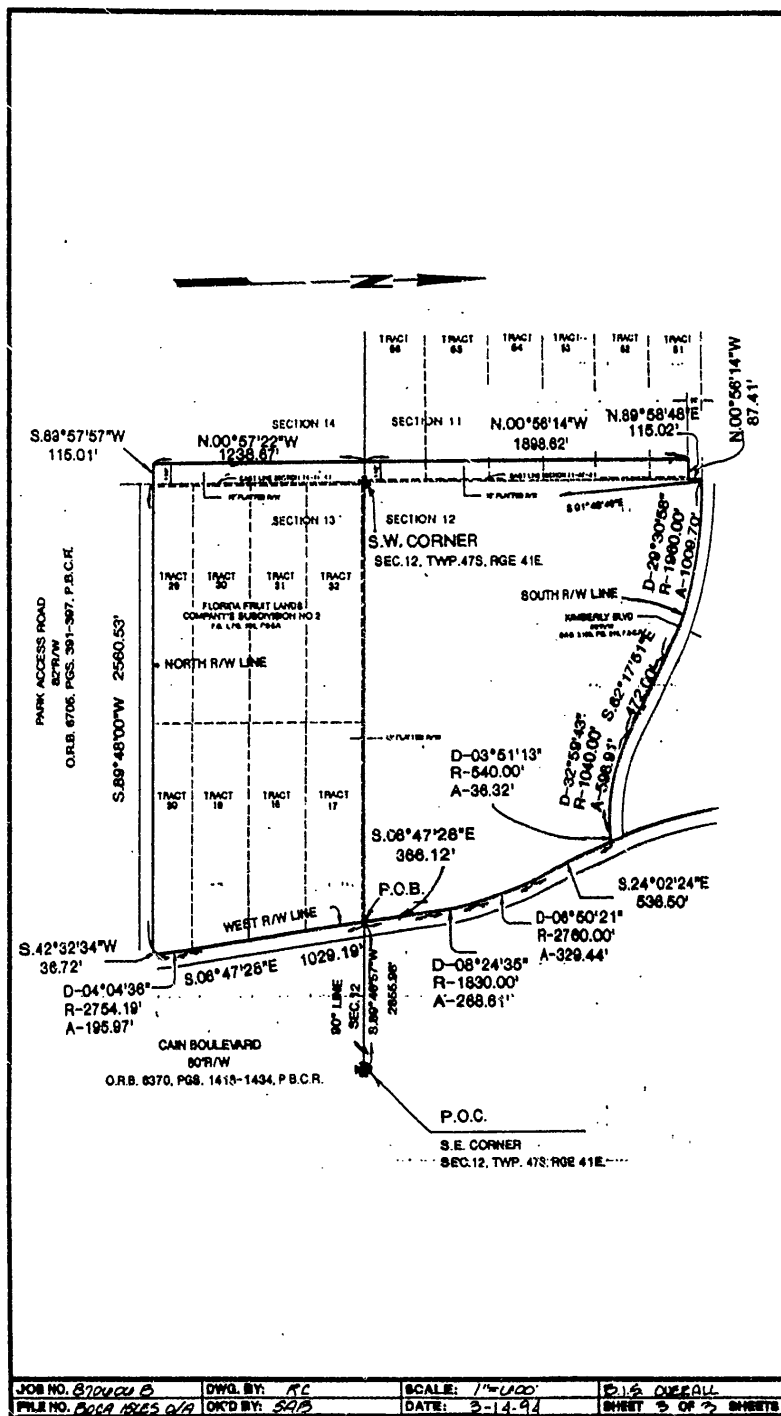
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Steven A. Berg
STEVEN A. BERG
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4886

JOB NO. B700010	DWG. BY: RL	SCALE: LDUE	P.L.B. OVERALL
FILE NO. B00A 1865 01A	OK'D BY: SAB	DATE: 3-14-94	SHEET 2 OF 2 SHEETS

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ORR 8363 Pg 43
 DOROTHY H. WILKEN
 CLERK OF THE COURT - PB COUNTY, FL



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FILE NO. 806A 1825 0/4	OK'D BY: SLP	DATE: 3-14-94	SHEET 3 OF 2 SHEETS