

This instrument prepared by:
Francis Marion Pohlrig, Esq.
August, Niskoff, & Pohlrig
2628 One Biscayne Tower
Two South Biscayne Boulevard
Miami, Florida 33131

SUNFLOWER

A Condominium

143179

FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS: That BOCA WOODS TOWNHOMES, INC., a Florida corporation (hereinafter referred to as the "Declarer"), being the Declarer of SUNFLOWER, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 2614, at Page 1404, of the Public Records of Palm Beach County, Florida, and the owner in fee simple of the real property situate in Palm Beach County, Florida, being more particularly described in Exhibits attached hereto

DOES HEREBY MAKE, CONSITUTE AND DECLARE this First Amendment to said Declaration of Condominium and does hereby declare as follows:

1. The real property and improvements thereon situate in Palm Beach County, Florida, and described in Exhibit "A-2" attached hereto and incorporated herein by reference, is hereby submitted to condominium ownership pursuant to the provisions of Chapter 711, Florida Statutes, and the provisions and reservations more particularly set forth in the Declaration of Condominium above-referred to are incorporated herein by reference.
2. The real property described in Exhibit "A-2" is the second phase of SUNFLOWER, a Condominium, and said real property is hereby subjected to all of the restrictions, reservations, covenants, conditions, easements and other matters set forth in the Declaration of Condominium of SUNFLOWER, a Condominium, as recorded in Official Records Book 2614, at Page 1404, of the Public Records of Palm Beach County, Florida.
3. The legal description and survey of the land involved in this second phase of SUNFLOWER is:
 - 3.1 SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A-2".
 - 3.2 Attached hereto and made a part hereof is Exhibit "D-3", being a survey of the land, together with a graphic description of the improvements in which the Units are located and a plot plan thereof, as well as the parking and recreation area.
 - 3.3 The identification, location and dimensions of each Unit and the Common Elements appear on the Exhibits attached hereto. Together with the Declaration of Condominium above referred to, they are in sufficient detail to identify the Common Elements, each Unit and their relative locations and approximate dimensions. A typical floor plan of each Unit is shown on Exhibit "D-6" and a sketch of the typical front and rear elevations is show on Exhibit "D-7" both attached to the Declaration of Condominium, which Exhibits are incorporated herein by reference. The legend and notes contained thereon are likewise incorporated herein and made a part hereof by reference.

'76 DEC 30 AM 11:23

1660

Please return to: AUGUST, NISKOFF, & POHLIG, Attorneys at Law
Suite 2628, One Biscayne Tower
Two South Biscayne Boulevard
Miami, Florida 33131

CONSENT OF MORTGAGEE

ALISON MORTGAGE INVESTMENT TRUST, a California business trust, herein called the "Mortgagee", the owner and holder of that certain Mortgage upon the real property in Palm Beach County, Florida, described in said Mortgage, dated the 29th day of June, 1973, and recorded in Official Records Book 2180, at Page 1574, of the Public Records of Palm Beach County, Florida, hereby consents to the submission of a portion of the real property encumbered by its Mortgage to the condominium form of ownership, said portion being the second phase described in Exhibit "A-2" which is attached to this First Amendment to the Declaration of Condominium of SUNFLOWER, a Condominium, and the Mortgagee hereby agrees that the lien of its Mortgage shall be upon the following described property in Palm Beach County, Florida:

Units 1 through 120, inclusive, of SUNFLOWER, a Condominium, according to the Declaration of Condominium thereof, and all exhibits attached thereto, as recorded in Official Records Book 2614, at Page 1404, of the Public Records of Palm Beach County, Florida; as amended by the First Amendment to Declaration of Condominium to which this Consent is attached; TOGETHER with all of the appurtenances of the Units, including but not limited to the undivided shares in the Common Elements.

The aforescribed Mortgage shall be and remain a first lien on that portion of the real property and improvements and other property included as part of the Condominium Property, superior to the rights of contract purchasers of Condominium Units, until a valid Release has been executed.

Nothing herein contained shall in any way impair, alter, change or diminish the effect, lien or encumbrance of the aforescribed Mortgage on the remaining portions and parts of the originally mortgaged lands not submitted to condominium ownership, or any of the rights and remedies of the Mortgagee, its successors and assigns.

This instrument and every undertaking made pursuant hereto is executed on behalf of ALISON MORTGAGE INVESTMENT TRUST by one or more of its Trustees, Officers or Agents of the Trust, in his or their capacity as such, and not individually, under a Declaration of Trust dated June 17, 1969, as amended and restated; the obligations hereof shall be understood and expressly stated not to be binding upon any of the Trustees, Shareholders or Officers or Agents of the Trust personally, nor shall any of them be held to any personal liability hereunder, but the obligations shall be binding only upon the Trust Estate of ALISON MORTGAGE INVESTMENT TRUST and the Trust Estate only shall be liable. Reference is hereby made to the Declaration of Trust which is on file in the office of the County Recorder of Orange County, California.

Signed, sealed and delivered
in the presence of:

ALISON MORTGAGE INVESTMENT TRUST

Mary Maud

By: [Signature]

Barbara Johnson

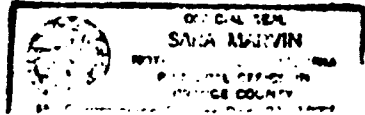
By: Emmett M. Mills

STATE OF CALIFORNIA .)
) ss.
COUNTY OF ORANGE)

THE FOREGOING INSTRUMENT was executed and acknowledged before me this 21st day of DECEMBER, 1976, by J. A. BARR and EMMETT M. MILLS, SECRETARY and S.E. VICE PRES., respectively, of ALISON MORTGAGE INVESTMENT TRUST, a California business trust, on behalf of said Trust.

My commission expires:

[Signature]
Notary Public, State of California



DESCRIPTION OF SECOND PHASE OF "SUNFLOWER", A CONDOMINIUM (SUNFLOWER II),
LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, OF GARDENS OF BOCA RATON SUBDIVISION, according
to the Plat thereof, recorded in Plat Book 31, at Page 143,
of the Public Records of Palm Beach County, Florida.

EXHIBIT "A-2"

TO

FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM

OF

SUNFLOWER

A Multi-Phase Condominium

THE ABOVE DESCRIBED PROPERTY IS DEDICATED TO THE CONDOMINIUM FORM OF
OWNERSHIP THIS 17 DAY OF December, 1976.

SUNFLOWER

COMMON OWNERSHIP PERCENTAGE
OF UNITS IN SECOND PHASE OF
SUNFLOWER, A CONDOMINIUM

SUNFLOWER II UNIT NO.	FRACTIONAL UNDIVIDED SHARE IN COMMON ELEMENTS AND SHARE OF COMMON EXPENSES AND COMMON SURPLUS	SUNFLOWER II UNIT NO.	FRACTIONAL UNDIVIDED SHARE IN COMMON ELEMENTS AND AND SHARE OF COMMON EXPENSES AND COMMON SURPLUS
31	1/174	76	1/174
32	1/174	77	1/174
33	1/174	78	1/174
34	1/174	79	1/174
35	1/174	80	1/174
36	1/174	81	1/174
37	1/174	82	1/174
38	1/174	83	1/174
39	1/174	84	1/174
40	1/174	85	1/174
41	1/174	86	1/174
42	1/174	87	1/174
43	1/174	88	1/174
44	1/174	89	1/174
45	1/174	90	1/174
46	1/174	91	1/174
47	1/174	92	1/174
48	1/174	93	1/174
49	1/174	94	1/174
50	1/174	95	1/174
51	1/174	96	1/174
52	1/174	97	1/174
53	1/174	98	1/174
54	1/174	99	1/174
55	1/174	100	1/174
56	1/174	101	1/174
57	1/174	102	1/174
58	1/174	103	1/174
59	1/174	104	1/174
60	1/174	105	1/174
61	1/174	106	1/174
62	1/174	107	1/174
63	1/174	108	1/174
64	1/174	109	1/174
65	1/174	110	1/174
66	1/174	111	1/174
67	1/174	112	1/174
68	1/174	113	1/174
69	1/174	114	1/174
70	1/174	115	1/174
71	1/174	116	1/174
72	1/174	117	1/174
73	1/174	118	1/174
74	1/174	119	1/174
75	1/174	120	1/174

TOTAL OF COMMON OWNERSHIP
APPURTENANT TO SUNFLOWER II

90/174

EXHIBIT "B-2

TO
FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF

SUNFLOWER

A Multi-Phase Condominium

THE ABOVE NUMBERED UNITS ARE DEDICATED TO THE CONDOMINIUM FORM OF OWNERSHIP THIS

17 DAY OF December, 1976

SUNFLOWER

A Condominium

SURVEYOR'S CERTIFICATE

DATED: December 17, 19 76

THIS IS TO CERTIFY that the Survey Exhibits referred to in Article 4 of the First Amendment to Declaration of Condominium of SUNFLOWER, which is attached hereto and consists of Exhibit "D-3", prepared under Job No. 75-11-3, together with the wording of the Declaration of Condominium, as amended by First Amendment to Declaration of Condominium to which this Certificate is attached, is a correct representation of the improvements described and there can be determined therefrom the identification, location and dimensions of the Common Elements, Limited Common Elements and of each Unit in the second phase of SUNFLOWER, a Condominium, as recently surveyed under my direction.

WALTER A. CORNELL

By: 

WALTER A. CORNELL, President
Registered Land Surveyor No. 737
State of Florida

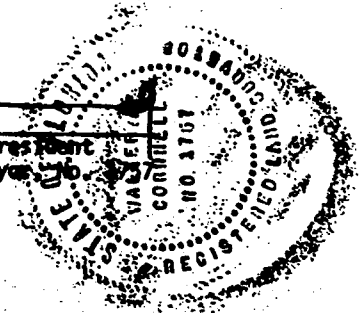


EXHIBIT "C"

TO
FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
SUNFLOWER

A Multi-Phase Condominium

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

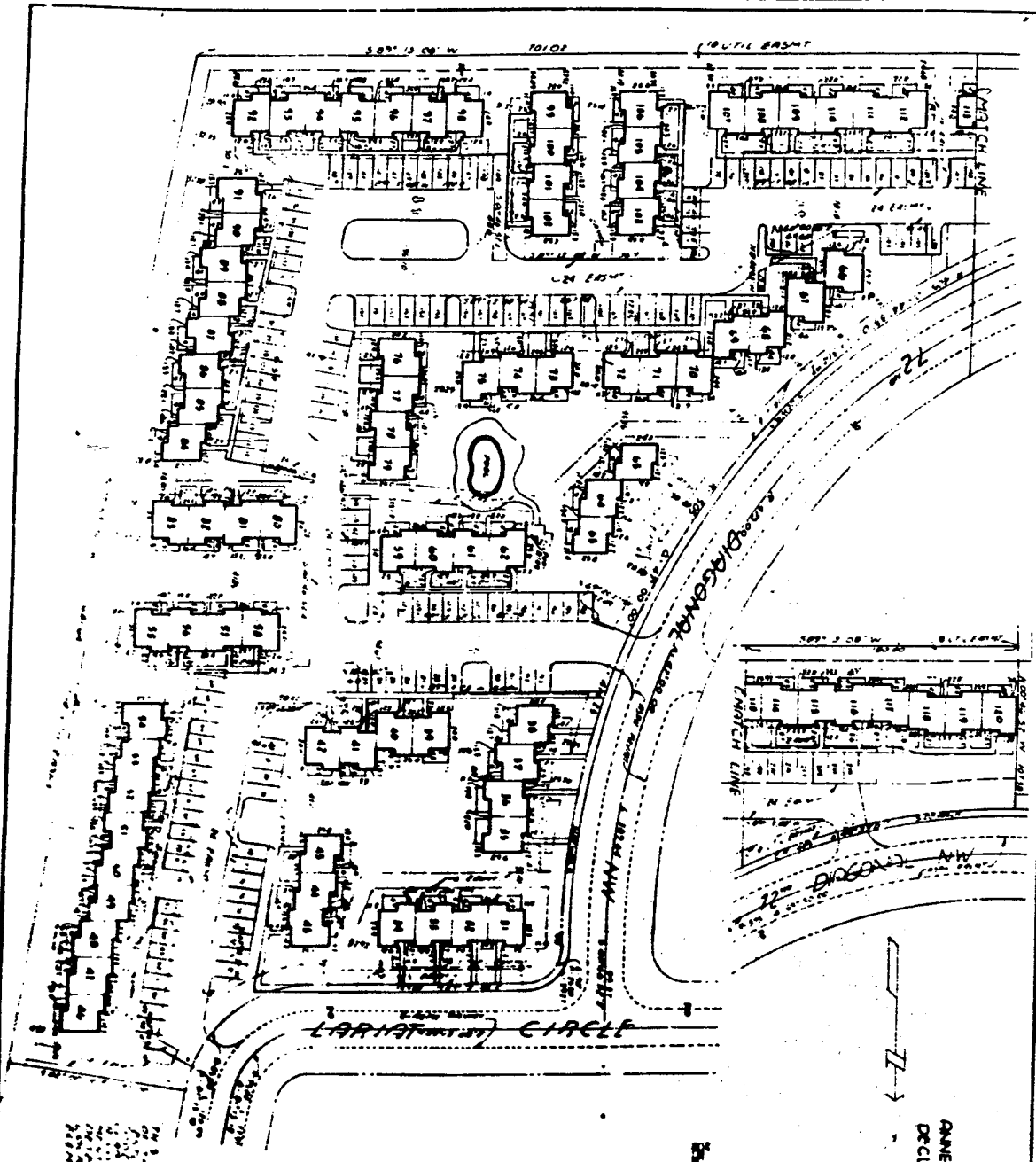


EXHIBIT 'D'
 ANNEXED TO AND MADE A PART OF
 DECLARATION OF CONDOMINIUM
 OF
SUNFLOWER
 A CONDOMINIUM
 IN 7 SHEETS - SHEET NO. 3
 SUNFLOWER B

NOTED:
 EXISTING AND PROPOSED UTILITIES
 ARE SHOWN AS PER THE RECORDS OF THE
 PALM BEACH COUNTY PLANNING AND
 ZONING DEPARTMENT AND THE
 CITY OF PALM BEACH. THE
 EXISTING UTILITIES ARE SHOWN
 IN LIGHT BROWN AND THE
 PROPOSED UTILITIES ARE SHOWN
 IN DARK BROWN.

DESCRIPTION

1	UNIT 101
2	UNIT 102
3	UNIT 103
4	UNIT 104
5	UNIT 105
6	UNIT 106
7	UNIT 107
8	UNIT 108
9	UNIT 109
10	UNIT 110
11	UNIT 111
12	UNIT 112
13	UNIT 113
14	UNIT 114
15	UNIT 115
16	UNIT 116
17	UNIT 117
18	UNIT 118
19	UNIT 119
20	UNIT 120
21	UNIT 121
22	UNIT 122
23	UNIT 123
24	UNIT 124
25	UNIT 125
26	UNIT 126
27	UNIT 127
28	UNIT 128
29	UNIT 129
30	UNIT 130
31	UNIT 131
32	UNIT 132
33	UNIT 133
34	UNIT 134
35	UNIT 135
36	UNIT 136
37	UNIT 137
38	UNIT 138
39	UNIT 139
40	UNIT 140
41	UNIT 141
42	UNIT 142
43	UNIT 143
44	UNIT 144
45	UNIT 145
46	UNIT 146
47	UNIT 147
48	UNIT 148
49	UNIT 149
50	UNIT 150
51	UNIT 151
52	UNIT 152
53	UNIT 153
54	UNIT 154
55	UNIT 155
56	UNIT 156
57	UNIT 157
58	UNIT 158
59	UNIT 159
60	UNIT 160
61	UNIT 161
62	UNIT 162
63	UNIT 163
64	UNIT 164
65	UNIT 165
66	UNIT 166
67	UNIT 167
68	UNIT 168
69	UNIT 169
70	UNIT 170
71	UNIT 171
72	UNIT 172
73	UNIT 173
74	UNIT 174
75	UNIT 175
76	UNIT 176
77	UNIT 177
78	UNIT 178
79	UNIT 179
80	UNIT 180
81	UNIT 181
82	UNIT 182
83	UNIT 183
84	UNIT 184
85	UNIT 185
86	UNIT 186
87	UNIT 187
88	UNIT 188
89	UNIT 189
90	UNIT 190
91	UNIT 191
92	UNIT 192
93	UNIT 193
94	UNIT 194
95	UNIT 195
96	UNIT 196
97	UNIT 197
98	UNIT 198
99	UNIT 199
100	UNIT 200



680006 **SUNFLOWER**  **WALTER A. CORNELL, INC.** CONSULTING ENGINEERS
 BOCA RATON, FLORIDA BOCA RATON, FLORIDA BOCA RATON, FLORIDA

EXHIBIT "D-3"

Record Verified
 Palm Beach County, Fla.
 John B. Dunkle