

THIS INSTRUMENT PREPARED BY:  
AND TO BE RETURNED TO:  
FRANCIS MARION POHLIG, ESQ.  
2628 ONE BISCAYNE TOWER  
TWO SOUTH BISCAYNE BLVD.  
MIAMI, FLORIDA 33131  
PHONE: (305) 358-1773

31913

SUNFLOWER

A Condominium

SECOND AMENDMENT

TO

DECLARATION OF CONDOMINIUM

977 MAR 18 AM 11:33

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 as amended by that certain First Amendment to Declaration of Condominium recorded in Official Records Book 2623, at Page 555, 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, CONSTITUTE AND DECLARE this Second 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-3" 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, as amended, above-referred to are incorporated herein by reference.
2. The real property described in Exhibit "A-3" is the third 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, as amended by First Amendment to Declaration of Condominium, as recorded in Official Records Book 2623, at Page 555, of the Public Records of Palm Beach County, Florida.
3. The legal description and survey of the land involved in this third phase of SUNFLOWER is:
  - 3.1 SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A-3".
  - 3.2 Attached hereto and made a part hereof is Exhibit "D-4", 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 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, as amended, 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 shown 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.

16-60

- 3.4 A Certificate of Walter A. Cornell, a surveyor authorized to practice in the State of Florida, stating that the Exhibits referred to in this Article 3, together with the wording of said Declaration of Condominium and the First Amendment to said Declaration of Condominium, and this Second Amendment to Declaration of Condominium, are a correct representation of the improvements described, and that there can be determined therefrom the identification, location and dimensions of the Common Elements and of each Unit, is attached to this Second Amendment to said Declaration of Condominium as Exhibit "C".
4. This third phase of SUNFLOWER, a Condominium, SUNFLOWER III, is hereby declared to contain and is divided into fifty four (54) Units. Each Unit, together with its undivided share of the Common Elements, constitutes a Condominium Unit.
- 4.1 For purposes of identification, each Condominium Unit has been numbered. The undivided share owned by each Unit Owner in the Common Elements appurtenant to each Unit, the percentage of sharing in the Common Expenses and in the Common Surplus are shown on Exhibit "B-3" attached hereto.
- 4.2 The respective undivided interests as set forth in Exhibit "B-3" have been carefully established, giving effect to numerous criteria, and cannot be changed, altered or amended, except by the Declarer.
- 4.3 The total number of Units now submitted to the Condominium form of ownership in SUNFLOWER, a Condominium, is 174 Units.
5. The said Declaration of Condominium is hereby further amended as and to the extent that the terms, provisions and context thereof may require to incorporate in the Condominium and the Condominium Property this additional phase three of SUNFLOWER, a Condominium, but not otherwise, and except to the extent hereby amended, all of the terms and provisions of the said Declaration of Condominium, as amended, are hereby ratified and reaffirmed.

IN WITNESS WHEREOF, BOCA WOODS TOWNHOMES, INC. has caused this Second Amendment to Declaration of Condominium to be executed this 10 day of MARCH, 19 77.

Signed, sealed and delivered in the presence of:

[Signature]  
[Signature]

BOCA WOODS TOWNHOMES, INC.

By: [Signature]  
 MARVIN J. REE, President

(Corporate Seal)



STATE OF FLORIDA )  
 COUNTY OF  Palm Beach  ) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of March, 19 77, by MARVIN J. REE, President of BOCA WOODS TOWNHOMES, INC., a Florida corporation, on behalf of said corporation.

My commission expires:

[Signature]  
 Notary Public,  
 State of Florida-at-Large

Notary Public, State of Florida  
 My C. No.                       
 Expiration Date                     



EA2653 ncz1671

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 the portion of the real property encumbered by its Mortgage to the condominium form of ownership, said portion being the third phase described in Exhibit "A-3" which is attached to this Second 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 174, 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, as recorded in Official Records Book 2623, at Page 555, of the Public Records of Palm Beach County, Florida, and as amended by the Second 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, 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:

*[Handwritten signatures]*

ALISON MORTGAGE INVESTMENT TRUST

By: *[Signature]*  
By: *[Signature]*  
*Senior Vice President*

STATE OF CALIFORNIA )  
                                  ) ss.  
COUNTY OF ORANGE )

THE FOREGOING INSTRUMENT was executed and acknowledged before me this 10 day of MARCH, 1977, by Robert E. Morgan and Ernest M. Miller, President and Senior 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



PLB 2653 1A-1672

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

PARCEL 3, 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-3"

TO

SECOND AMENDMENT

TO

DECLARATION OF CONDOMINIUM

OF

SUNFLOWER

A Multi-Phase Condominium

THE ABOVE DESCRIBED PROPERTY IS DEDICATED TO THE CONDOMINIUM FORM OF  
OWNERSHIP THIS 10th DAY OF March, 1977.

EA2853 MR1673

SUNFLOWER

COMMON OWNERSHIP PERCENTAGE  
OF UNITS IN THIRD 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
121	1/174	148	1/174
122	1/174	149	1/174
123	1/174	150	1/174
124	1/174	151	1/174
125	1/174	152	1/174
126	1/174	153	1/174
127	1/174	154	1/174
128	1/174	155	1/174
129	1/174	156	1/174
130	1/174	157	1/174
131	1/174	158	1/174
132	1/174	159	1/174
133	1/174	160	1/174
134	1/174	161	1/174
135	1/174	162	1/174
136	1/174	163	1/174
137	1/174	164	1/174
138	1/174	165	1/174
139	1/174	166	1/174
140	1/174	167	1/174
141	1/174	168	1/174
142	1/174	169	1/174
143	1/174	170	1/174
144	1/174	171	1/174
145	1/174	172	1/174
146	1/174	173	1/174
147	1/174	174	1/174

TOTAL OF COMMON OWNERSHIP  
APPURTENANT TO SUNFLOWER III

54/174

EXHIBIT "B-3

TO

SECOND AMENDMENT

TO

DECLARATION OF CONDOMINIUM

OF

SUNFLOWER

A Multi-Phase Condominium

THE ABOVE NUMBERED UNITS ARE DEDICATED TO THE CONDOMINIUM FORM OF OWNERSHIP  
THIS 10th DAY OF March, 1977.

SUNFLOWER

A Condominium

SURVEYOR'S CERTIFICATE

DATED: 9 Mar. 1977

THIS IS TO CERTIFY that the Survey Exhibits referred to in Article 4 of the Second Amendment to Declaration of Condominium of SUNFLOWER, which is attached hereto and consists of Exhibit "D-4", 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 and as amended by Second 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 third phase of SUNFLOWER, a Condominium, as recently surveyed under my direction.

WALTER A. CORNNELL

By: *Walter A. Cornell*  
WALTER A. CORNNELL, President  
Registered Land Surveyor, No. 1757  
State of Florida

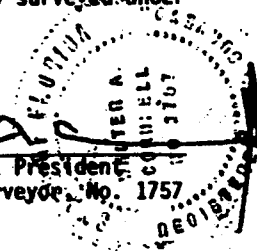


EXHIBIT "C"  
TO  
SECOND AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
SUNFLOWER  
A Multi-Phase Condominium

