

FIRST ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR

THIS FIRST ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR is made this 21st day of August, 1986 by C.P. WALD, LTD., a Florida limited partnership, its successors or assigns ("Declarant").

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions for Country Fair, dated March 12, 1986, was recorded March 24, 1986, in Official Records Book 4825, at Page 1125, of the Public Records of Palm Beach County, Florida (the "Declaration"), as to the real property located in Palm Beach County, Florida (the "County") particularly described in EXHIBIT A to this Addendum ("Country Fair").

B. The words and phrases used in this Addendum shall have the same meanings as are set forth in the Declaration.

C. The real property described in EXHIBIT B to this Addendum (the "Addendum Committed Property") is part of Country Fair and is Committed Property under the Declaration.

D. The Addendum Committed Property was also part of the Uncommitted Property under the Declaration.

E. The Declaration also provides that the provisions of the Addendum shall describe Land Use Classification for Addendum Committed Property.

PROVISIONS

1. This instrument is an Addendum under the Declaration.

2. The Addendum Committed Property is hereby designated to be Committed Property, subject to all of the terms, conditions and provisions of the Declaration, as set forth therein and in the manner set forth herein.

3. The portions of the Addendum Committed Property particularly described on EXHIBIT C hereto are hereby designated as Residential Property and is comprised of Patio Home Land and Townhome Land as described therein.

4. The Addendum Committed Property legally described on EXHIBIT D is hereby assigned the Land Use Classification of Common Area.

5. This Addendum relates only to a portion of the Uncommitted Property under the Declaration, and Declarant reserves all of its rights under the Declaration to designate as Committed Property any remaining Uncommitted Property.

IN WITNESS WHEREOF, Declarant has caused this Addendum to be executed on the day and year first above written.

DECLARANT:  
C.P. WALD, LTD., a Florida limited partnership  
By: WALDMAN CORPORATION, a Florida corporation

Witnesses:

Yvonne C. Hest  
Julie M. Scott

By: [Signature] P.W.  
Attest: [Signature] V.P.

[CORPORATE SEAL]

85059 P0490

28 20

Prepared by and Return to:  
Brian J. Sherr, Esquire  
Sherr, Tiballi, Fayne & Scheider, P.A.  
600 Corporate Drive, Suite 400  
Fort Lauderdale, FL 33301-7208

86 291738  
886 NOV -3 AM 10:05

STATE OF FLORIDA            )  
                                  ) ss.  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, EDWARD WALDMAN and KENNETH J. WITKIN, the President and Secretary, respectively, of WALDMAN CORPORATION, a Florida corporation, to me known to be the persons who signed the foregoing instrument as such officers, and they severally acknowledged that the execution thereof was their free act and deed as such officers for the uses and purposes therein expressed and that the said instrument is the act and deed of said corporation on behalf of C.P. WALD, LTD., a Florida limited partnership, of which it is a general partner authorized to act in its behalf.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of August, 1986.

*Cynthia C. Mendonça*  
Notary Public

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires Aug. 27, 1988  
Revised and May 1986 - 10/1986, 10/86

B5059 P0491

EXHIBIT A TO THE  
FIRST ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE N00°41'06"W ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 1331.34 FEET; THENCE N89°31'42"E A DISTANCE OF 51.87 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22, AND THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE N00°10'26"W ALONG SAID RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 4224 AT PAGE 780 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1302.10 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N89°34'26"E, A DISTANCE OF 199.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 650.00 FEET, FROM WHICH A RADIAL LINE BEARS S00°25'33"E; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 56°53'08", A DISTANCE OF 645.35 FEET; THENCE N89°50'16"E A DISTANCE OF 1202.02 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE S00°20'08"E ALONG SAID WEST LINE, A DISTANCE OF 2216.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BAYTON BEACH BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 4251 AT PAGE 585 OF SAID PUBLIC RECORDS, THENCE N88°18'58"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 696.15 FEET; THENCE N86°24'21"W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 302.43 FEET TO THE EAST LINE OF THE WEST THREE-QUARTERS (W3/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE N00°30'38"W ALONG SAID EAST LINE, A DISTANCE OF 1168.51 FEET TO THE AFORE REFERENCED NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4); THENCE S89°21'42"W ALONG SAID NORTH LINE, A DISTANCE OF 949.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 78,331 ACRES MORE OR LESS.

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

Those portions not deemed "Committed Property"  
by this First Addendum and the Declaration shall  
remain "Uncommitted Property" under the Declaration.

REVISED 11/01/85 TO MEET NEW SECTIONAL BREAKDOWN IN 2004-1 of A

2328 So Congress Ave Suite 2A West Palm Beach, FL 33406 (305) 967-5600  
1310 West Colonial Dr Suite 12 Clearwater, FL 34624 (305) 422-4655

Meridian  
surveying and mapping inc.

drawn MHC	date 22/9/1985
checked KBDH	scale -
drawing no 54-105-10X	

EXHIBIT A

(seal)

85059 P0492

EXHIBIT B TO THE  
FIRST ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

LEGAL DESCRIPTION OF "ADDENDUM COMMITTED PROPERTY"

A parcel of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being certain Common Areas and Lots in "Briarridge Plat One," as recorded in Plat Book 52 on pages 57 through 60 of the Public Records of said Palm Beach County, more particularly described as follows:

Lots A through F, Block 1;  
Lots A through F, Block 7;  
Lots A through F, Block 8;  
Lots A through F, Block 9;  
Lots A through D, Block 24;  
Lots A through F, Block 25;  
Lots A through D, Block 26;  
Lots A through F, Block 27;  
Lots A through D, Block 34;  
Lots A through F, Block 35; and,  
Lots 1 through 21, Lots 23 through 71,  
Lots 74 and 75, and Lots 77 through 82.

TOGETHER WITH

A parcel of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being certain Common Areas and Lots in "Briarridge Plat Two," as recorded in Plat Book 54 on pages 55 through 57 of the Public Records of said Palm Beach County, more particularly described as follows:

Tracts A and B (right-of-way tracts);  
Tracts C and D (the access tracts);  
Tracts G through Q (open space);  
The Drainage Easements;  
The Access Easements;  
The Buffer Zones; together with  
Lots 5 through 31.

85059 P0493

EXHIBIT C TO THE  
FIRST ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

LAND USE CLASSIFICATIONS:

The following Addendum Committed Property is deemed Residential Property and is comprised of:

1. Patio Home Land, described as follows:

Lots A through F, Block 6;  
Lots A through F, Block 7;  
Lots A through F, Block 8;  
Lots A through F, Block 9;  
Lots A through D, Block 24;  
Lots A through F, Block 25;  
Lots A through D, Block 26;  
Lots A through F, Block 27;  
Lots A through D, Block 34;  
Lots A through F, Block 35; and,  
Lots 1 through 21, Lots 22 through 71,  
Lots 74 and 75, and Lots 77 through 82,  
in Briarridge Plat One.

2. Townhome Land, described as follows:

Lots 1 through 21, Lots 22 through 71,  
Lots 74 and 75, and Lots 77 through 82,  
in Briarridge Plat One; and, Lots 5  
through 31, in Briarridge Plat Two.

85059 P0494

EXHIBIT D TO THE  
FIRST ADDENDUM TO  
DECLARATION OF COVENANTS  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

The following Addendum Committed Property is deemed  
Common Area:

Tracts A and B (right-of-way tracts);  
Tracts C and D (the access tracts);  
Tracts G through Q (open space); the  
Drainage Easements; the Access  
Easements; and The Buffer Zones, in  
Briaridge Plat Two.

B5059 P0495

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B DUNKLE  
CLERK CIRCUIT COURT

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR is made this 15 day of October, 1986 by C.P. WALD, LTD., a Florida limited partnership, its successors or assigns ("Declarant").

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions for Country Fair, dated March 12, 1986, was recorded March 24, 1986, in Official Records Book 4825, at Page 1125, of the Public Records of Palm Beach County, Florida as amended by the First Addendum to Declaration of Covenants, Conditions and Restrictions for Country Fair, dated August 21, 1986, to be recorded in the Public Records of Palm Beach County, Florida (the "Declaration"), as to the real property located in Palm Beach County, Florida (the "County") particularly described in EXHIBIT A to this Addendum ("Country Fair").

B. The words and phrases used in this Amendment shall have the same meanings as are set forth in the Declaration.

C. The Veteran's Administration ("VA") requires that the Declaration be amended in order for the VA to issue or guarantee mortgage loans with respect to Country Fair.

PROVISIONS

1. The Declaration is hereby amended by adding thereto the following new paragraph 14.15:

14.15 Approval by the Veteran's Administration.

For as long as Declarant owns over one-fourth (1/4) of the Lots within Country Fair, any amendment to this Declaration or to the Articles of Incorporation of the Association which provides for any amendment, annexation, mortgaging, or dedication of the Common Areas, will require the approval of the Veteran's Administration.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed on the day and year first above written.

DECLARANT:

C.P. WALD, LTD, a Florida limited partnership  
WALDMAN CORPORATION, a Florida corporation

By:

Attest

[CORPORATE SEAL]

Witnesses:

Sharon Klemm  
Ruff C. Mm...

Admiral Waldman  
[Signature]  
[CORPORATE SEAL]

87 009626

12 PM 3 27 JUN 12 1987

85139 P1043

Prepared by and Return to:  
Sherr Tiballi, Fayne + ...  
600 Corporate Dr., Suite 400  
Fort Lauderdale, FL 33310

STATE OF FLORIDA            )  
                                  ) =.  
COUNTY OF BROWARD        )

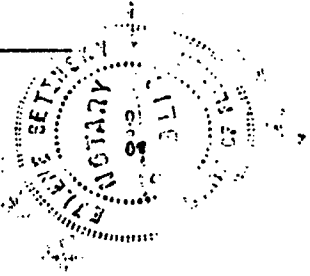
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgements, EDWARD WALDMAN and KENNETH J. WITKIN, the President and Secretary, respectively, of WALDMAN CORPORATION, a Florida corporation, to me known to be the persons who signed the foregoing instrument as such officers, and they severally acknowledged that the execution thereof was their free act and deed as such officers for the uses and purposes therein expressed and that the said instrument is the act and deed of said corporation on behalf of C.P. WALD, LTD., a Florida limited partnership, of which it is a general partner authorized to act in its behalf.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_/\_\_\_ day of October, 1986.

*Ellene Petrukey*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP SEPT 17, 1988  
BONDED THRU GENERAL INS. UND.



85139 P1044



EXHIBIT A TO THE AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

LEGAL DESCRIPTION: COUNTRY FAIR

A parcel of land situate in Section 22, Township 45 South,  
Range 42 East, Palm Beach County, Florida, being more  
particularly described as follows:

Commencing at the Southwest corner of the Southeast one-  
quarter (SE 1/4) of said Section 22; thence North  $00^{\circ} 41' 06''$   
West along the West line of said Southeast one-quarter (SE 1/4),  
a distance of 1331.34 Feet; thence North  $89^{\circ} 31' 42''$  East a  
distance of 51.87 Feet to the intersection of the North line of  
the Southwest one-quarter (SW 1/4) of the Southeast one-quarter  
(SE 1/4) of said Section 22 and the East right-of-way line of  
Jog Road, also being the Point of Beginning;

Thence North  $00^{\circ} 10' 26''$  West along said right-of-way line  
as recorded in Official Record Book 4224 at Page 780 of the  
Public Records of said County, a distance of 1302.10 Feet; thence  
departing from said right-of-way line, North  $89^{\circ} 34' 26''$  East, a  
distance of 199.56 Feet to the beginning of a curve concave to  
the Southwest, having a radius of 650.00 Feet, from which a  
radial line bears South  $00^{\circ} 01' 33''$  East; thence Easterly and  
Southeasterly along the arc of said curve, subtending a central  
angle of  $56^{\circ} 53' 08''$ , a distance of 645.35 Feet; thence North  $89^{\circ}$   
 $50' 16''$  East a distance of 1122.02 Feet to the West line of the  
East one-half (E 1/2) of the Southeast one-quarter (NE 1/4) of  
the Southeast one-quarter (SE 1/4) of said Section 22; thence  
South  $00^{\circ} 20' 08''$  East along said West line, a distance of  
2216.34 Feet to the North right-of-way line of Boynton Beach  
Boulevard, as recorded in Official Record Book 4251 at Page 575  
of said Public Records, thence North  $88^{\circ} 18' 58''$  West along said  
North right-of-way line, a distance of 696.15 Feet; thence North  
 $86^{\circ} 24' 21''$  West continuing along said North right-of-way line, a  
distance of 302.43 Feet to the East line of the West three-  
quarters (W 3/4) of the Southwest one-quarter (SW 1/4) of the  
Southeast one-quarter (SE 1/4) of said Section 22; thence North  
 $00^{\circ} 30' 38''$  West along said East line, a distance of 1168.61 Feet  
to the afore-referenced North line of the Southwest one-quarter  
(SW 1/4) of the Southeast one-quarter (SE 1/4); thence South  
 $89^{\circ} 31' 42''$  West along said North line, a distance of 949.14 Feet  
to the Point of Beginning.

The above-described parcel contains 76.331 acres more or  
less.

85139 P1045

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

SECOND ADDENDUM TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

THIS SECOND ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR is made this 9<sup>TH</sup> day of April, 1987 by C.P. WALD, LTD., a Florida limited partnership, its successors and assigns ("Declarant").

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions for Country Fair, dated March 12, 1986, was recorded March 24, 1986, in Official Records Book 4825, at Page 1125, as to the real property located in Palm Beach County, Florida (the "County") particularly described in EXHIBIT A to this Second Addendum ("Country Fair"), which Declaration was amended by an Amendment to Declaration of Covenants, Conditions and Restrictions for Country Fair dated October 16, 1986, and recorded January 12, 1987, in Official Records Book 5139, Page 1043, all of the foregoing in the Public Records of Palm Beach County, Florida, and as further amended by an Amendment to Declaration of Covenants, Conditions and Restrictions for Country Fair dated the date of this Second Addendum executed by Declarant to correct scrivener's error for recording in the Public Records of Palm Beach County, Florida, on the day of recording of this Second Addendum.

B. A First Addendum to Declaration of Covenants, Conditions and Restrictions for Country Fair, dated August 21, 1986, was recorded November 3, 1986, in Official Records Book 5059, Page 0490 of the Public Records of Palm Beach County, Florida.

C. The Declaration of Covenants, Conditions and Restrictions for Country Fair, as amended by the Amendments, and the First Addendum, are collectively referred to in this Second Addendum as the "Declaration". Except as is otherwise specifically set forth herein, the words and phrases used in this Second Addendum shall have the same meanings as are set forth in the Declaration.

D. The real property described in EXHIBIT B to this Second Addendum (the "Addendum Committed Property") is part of Country Fair under the Declaration.

E. The Addendum Committed Property was also part of the Uncommitted Property under the Declaration.

F. The Declaration provides that Declarant may, from time to time, commit any or all of the Uncommitted Property to Committed Property under the Declaration by recording an Addendum amongst the Public Records of the County and subjecting the Addendum Committed Property to Land Use Classification under the Declaration.

PROVISIONS

1. This instrument is an Addendum under the Declaration.
2. The Addendum Committed Property is hereby designated to be Committed Property, subject to all of the terms, conditions and provisions of the Declaration, as set forth therein and in this Addendum.
3. All of the Addendum Committed Property is hereby subjected to the Land Use Classification of "Residential Property" under the Declaration.

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

80 108238

APR 14 AM 9:51

65242 P0641

4. That portion of the Addendum Committed Property particularly described on EXHIBIT C hereto is hereby further designated "Patio Home Land" Residential Property under the Declaration.

5. That portion of the Addendum Committed Property particularly described on EXHIBIT D hereto is hereby further designated "Townhome Land" Residential Property under the Declaration.

6. This Addendum relates only to a portion of the Uncommitted Property under the Declaration, and Declarant reserves all of its rights under the Declaration to designate as Committed Property any remaining Uncommitted Property.

IN WITNESS WHEREOF, Declarant has caused this Second Addendum to be executed on the day and year first above written.

WITNESSES:

DECLARANT:  
C.P. WALD. LTD., a Florida limited partnership  
By: WALDMAN CORPORATION, a Florida corporation

*[Handwritten signatures]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: *[Handwritten signature]*  
Attest: *[Handwritten signature]* Sec.  
(Corporate Seal)



STATE OF FLORIDA )  
                          )SS.  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, EDWARD WALDMAN and KENNETH J. WITKIN, the President and Secretary, respectively, of WALDMAN CORPORATION, a Florida corporation, to me known to be the persons who signed the foregoing instrument as such officers, and they severally acknowledged that the execution thereof was their free act and deed as such officers for the uses and purposed therein expressed and that the said instrument is the act and deed of said corporation on behalf of C.P. WALD, LTD., a Florida limited partnership, of which it is a general partner authorized to act in its behalf.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of April, 1987.

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public



My Commission Expires: (SEAL)

Notary Public: State of Florida at Large  
My Commission Expires October 15, 1989  
Bonded thru Huckleberry, Sibley & Harvey Insurance and Bonds, Inc.

Prepared By and Return To:

Allen H. Sheptow, Esq.  
Sherr, Tiballi, Fayne & Schneider  
600 Corporate Drive, Suite 400  
Ft. Lauderdale, Florida 33334

WALDMAN  
04/09/87:gms

B5242 P0642

EXHIBIT A TO THE  
SECOND ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTY FAIR

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

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE N00°41'06"W ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 1331.34 FEET; THENCE N89°31'42"E A DISTANCE OF 51.87 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22, AND THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE N00°10'26"W ALONG SAID RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 4224 AT PAGE 780 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1302.10 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N88°34'26"E, A DISTANCE OF 199.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 650.00 FEET, FROM WHICH A RADIAL LINE BEARS S00°25'33"E; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 56°53'08", A DISTANCE OF 645.35 FEET; THENCE N89°50'16"E A DISTANCE OF 1202.02 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE S00°20'08"E ALONG SAID WEST LINE, A DISTANCE OF 2216.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 4251 AT PAGE 575 OF SAID PUBLIC RECORDS, THENCE N88°18'58"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 694.15 FEET; THENCE N86°24'21"W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 302.43 FEET TO THE EAST LINE OF THE WEST THREE-QUARTERS (W3/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE N00°30'38"W ALONG SAID EAST LINE, A DISTANCE OF 1168.61 FEET TO THE AFORE REFERENCED NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4); THENCE S89°31'42"W ALONG SAID NORTH LINE, A DISTANCE OF 945.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 76.321 ACRES MORE OR LESS.

Those portions not deemed "Committed Property" by the Declaration, the First Addendum, or the Second Addendum, shall remain "Uncommitted Property" under the Declaration.

REVISED 11/01/85 TO MEET NEW SECTIONAL BREAKDOWN

2225 So. Congress Ave. Suite 2A West Palm Beach, FL 33406 (305) 967-5500  
1210 West Colonial Dr. Suite 12 Orlando, FL 32804 (305) 457-4455

Meridian  
surveying and mapping inc.

OWNER	MHC	10016	22-9-785
CREATOR	V.S.	10016	
DISTRICT NO.	64-106-07		

EXHIBIT A

(see)

85242 P0643

EXHIBIT B TO THE  
SECOND ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

ADDENDUM COMMITTED PROPERTY

Parcels of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being certain Lots in "BRIARRIDGE PLAT ONE", according to the Plat thereof, as recorded in Plat Book 52, Pages 57 through 60, of the Public Records of said Palm Beach County, more particularly described as follows:

Lots 22, 27, 72, 73, and 76;  
Lots A through F, Block 10;  
Lots A through F, Block 23;  
Lots A through F, Block 28;  
Lots A through F, Block 31;  
Lots A through D, Block 32;  
Lots A through F, Block 33; and  
Lots A through E, Block 36;

TOGETHER WITH

Parcels of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being certain Lots in "BRIARRIDGE PLAT TWO", according to the Plat thereof, as recorded in Plat Book 54, Pages 55 through 57, of the Public Records of said Palm Beach County, more particularly described as follows:

Lots 1 through 4, and  
Lots 32 through 111.

WALDMAN  
04/09/87:gms

EXHIBIT C TO THE  
SECOND ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

PATIO HOME LAND:

Lots 22, 27, 72, 73, and 76 of  
"BRIARRIDGE PLAT ONE", according to the  
Plat thereof, as recorded in Plat Book  
52, Pages 57 through 60, of the Public  
Records of Palm Beach County, Florida;

AND

Lots 1 through 4 and Lots 32 through 111  
of "BRIARRIDGE PLAT TWO", according to  
the Plat thereof, as recorded in Plat  
Book 54, Pages 55 through 57, of the  
Public Records of Palm Beach County,  
Florida.

WALDMAN  
04/08/87:gms

EXHIBIT D TO THE  
SECOND ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

TOWNHOME LAND:

Lots A through F, Block 10;  
Lots A through F, Block 23;  
Lots A through F, Block 28;  
Lots A through F, Block 31;  
Lots A through D, Block 32;  
Lots A through F, Block 33; and  
Lots A through E, Block 36;  
all as shown on "BRIARRIDGE PLAT  
ONE", according to the Plat  
thereof, as recorded in Plat Book  
52, Pages 57 through 60, of the  
Public Records of Palm Beach  
County, Florida.

WALDMAN  
04/09/87:gms

85242 P0646

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

THIRD ADDENDUM TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

THIS THIRD ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR is made this 27<sup>th</sup> day of June, 1988 by C.P. WALD, LTD., a Florida limited partnership, its successors and assigns ("Declarant").

R E C I T A L S

A. The Declaration of Covenants, Conditions and Restrictions for Country Fair, dated March 12, 1986, was recorded March 24, 1986, in Official Records Book 4825, at Page 1125, as to the real property located in Palm Beach County, Florida (the "County") particularly described in EXHIBIT A to this Third Addendum ("Country Fair"), which Declaration was amended by an Amendment to Declaration of Covenants, Conditions and Restrictions for Country Fair dated October 16, 1986, and recorded January 12, 1987, in Official Records Book 5139, Page 1043, and was further amended by an Amendment to Declaration of Covenants, Conditions and Restrictions for Country Fair dated April 9, 1987, and recorded April 14, 1987 in Official Records Book 5242, Page 0647, all of the foregoing in the Public Records of Palm Beach County, Florida.

B. A First Addendum to Declaration of Covenants, Conditions and Restrictions for Country Fair, dated August 21, 1986, was recorded November 3, 1986, in Official Records Book 5059, Page 0490 of the Public Records of Palm Beach County, Florida.

C. A Second Addendum to Declaration of Covenants, Conditions and Restrictions for Country Fair dated April 9, 1987 was recorded April 14, 1987 in Official Records Book 5242, at Page 0641 of the Public Records of Palm Beach County, Florida.

D. The Declaration of Covenants, Conditions and Restrictions for Country Fair, as amended by the Amendments, the First Addendum, and the Second Addendum, are collectively referred to in this Third Addendum as the "Declaration". Except as is otherwise specifically set forth herein, the words and phrases used in this Third Addendum shall have the same meanings as are set forth in the Declaration.

E. The real property described in EXHIBIT B to this Third Addendum (the "Addendum Committed Property") is part of Country Fair under the Declaration.

F. The Addendum Committed Property was also part of the Uncommitted Property under the Declaration.

G. The Declaration provides that Declarant may, from time to time, commit any or all of the Uncommitted Property to Committed Property under the Declaration by recording an Addendum amongst the Public Records of the County and subjecting the Addendum Committed Property to Land Use Classification under the Declaration.

P R O V I S I O N S

1. This instrument is an Addendum under the Declaration.
2. The Addendum Committed Property is hereby designated to be Committed Property, subject to all of the terms, conditions and provisions of the Declaration, as set forth therein and in this Addendum.
3. All of the Addendum Committed Property particularly described on Exhibit C or Exhibit D hereto is hereby subjected to the Land Use Classification of "Residential Property" under the



Declaration.

4. That portion of the Addendum Committed property particularly described on EXHIBIT C hereto is hereby further designated "Patio Home Land" Residential Property under the Declaration.

5. That portion of the Addendum Committed Property particularly described on EXHIBIT D hereto is hereby further designated "Townhome Land" Residential Property under the Declaration.

6. This Addendum relates only to a portion of the Uncommitted Property under the Declaration, and Declarant reserves all of its rights under the Declaration to designate as Committed Property any remaining Uncommitted Property.

IN WITNESS WHEREOF, Declarant has caused this Third Addendum to be executed on the day and year first above written.

WITNESSES:

DECLARANT:  
C.P. WALD, LTD., a Florida limited partnership  
By: THE WALDMAN CORPORATION, a Florida corporation

W.R. James  
Stacey Roth

By: Edward Waldman  
Attest: [Signature]  
(Corporate Seal)

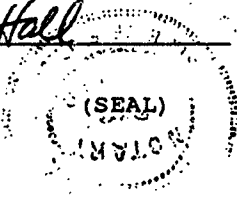
STATE OF FLORIDA )  
                          ) SS.  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, EDWARD WALDMAN and KENNETH J. WITKIN, the President and Secretary, respectively, of THE WALDMAN CORPORATION, a Florida corporation, to me known to be the persons who signed the foregoing instrument as such officers, and they severally acknowledged that the execution thereof was their free act and deed as such officers for the uses and purposed therein expressed and that the said instrument is the act and deed of said corporation on behalf of C.P. WALD, LTD., a Florida limited partnership, of which it is a general partner authorized to act on its behalf.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of June, 1988.

Angela E. Hall  
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES DEC. 20, 1991  
BONDED THROUGH ASHTON AGENCY INC



waldman\3rdamend.cf  
06/24/88:gms

Prepared By and Return To:  
Allen H. Sheptow, Esq.  
Sherr, Tiballi, Fayne & Schneider  
600 Corporate Drive, Suite 400  
Fort Lauderdale, Florida 33334

EXHIBIT A TO THE  
THIRD ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE N00°41'06"W ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 1331.34 FEET; THENCE N89°31'42"E A DISTANCE OF 51.87 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22, AND THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE N00°10'26"W ALONG SAID RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 4224 AT PAGE 780 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1302.10 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N89°34'26"E, A DISTANCE OF 199.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 650.00 FEET, FROM WHICH A RADIAL LINE BEARS S00°25'33"E; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 56°53'08", A DISTANCE OF 645.35 FEET; THENCE N89°50'16"E A DISTANCE OF 1202.02 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE S00°20'08"E ALONG SAID WEST LINE, A DISTANCE OF 2216.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 4251 AT PAGE 575 OF SAID PUBLIC RECORDS, THENCE N88°18'58"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 696.15 FEET; THENCE N86°24'21"W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 302.43 FEET TO THE EAST LINE OF THE WEST THREE-QUARTERS (W3/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 22; THENCE N00°30'38"W ALONG SAID EAST LINE, A DISTANCE OF 1168.61 FEET TO THE APOREREPERENCED NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4); THENCE S89°31'42"W ALONG SAID NORTH LINE, A DISTANCE OF 949.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 76.331 ACRES MORE OR LESS.

Those portions not deemed "Committed Property" by the Declaration, or any Addendum thereto, shall remain "Uncommitted Property" under the Declaration.

REVISED 11/01/85 TO MEET NEW SECTIONAL BREAKDOWN  
2328 So. Congress Ave. Suite 2A West Palm Beach, Fl. 33406 (305) 967-5600  
1310 West Colonial Dr. Suite 12 Orlando, Fl. 32804 (305) 422-4655

Meridian  
surveying and mapping inc.

drawn MHC	date sept. 9, 1985
checked WDH	scale
drawing no. 84-105 HDM	

EXHIBIT A

(seal)

EXHIBIT B TO THE  
THIRD ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

ADDENDUM COMMITTED PROPERTY

Parcels of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being certain Lots in "BRIARRIDGE PLAT ONE", according to the Plat thereof, as recorded in Plat Book 52, Pages 57 through 60, of the Public Records of said Palm Beach County, more particularly described as follows:

Lots A through E, Block 1  
Lots A through F, Block 2  
Lots A through F, Block 3  
Lots A through F, Block 5  
Lots A through H, Block 11  
Lots A through H, Block 12  
Lots A through H, Block 13  
Lots A through F, Block 14  
Lots A through F, Block 15  
Lots A through D, Block 16  
Lots A through F, Block 17  
Lots A through D, Block 18  
Lots A through F, Block 19  
Lots A through F, Block 20  
Lots A through F, Block 21  
Lots A through F, Block 22  
Lots A through F, Block 29  
Lots A through E, Block 30; and  
Lots A through F, Block 37;

TOGETHER WITH

All lands of "BRIARRIDGE PLAT ONE", according to the Plat thereof, as recorded in Plat Book 52, Pages 57 through 60 of the Public Records of Palm Beach County, Florida, if any, which have not previously been designated as Committed Property under the Declaration.

EXHIBIT C TO THE  
THIRD ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

PATIO HOME LAND:

All of Lots 1 through 82 of "BRIARRIDGE PLAT ONE", according to the Plat thereof, as recorded in Plat Book 52, Pages 57 through 60, of the Public Records of Palm Beach County, Florida, if any, which have not previously been designated as Committed Property under the Declaration.

waldman\3rdamend.exc  
06-24-88:gms

EXHIBIT D TO THE  
THIRD ADDENDUM TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

TOWNHOME LAND:

Lots A through E, Block 1  
Lots A through F, Block 2  
Lots A through F, Block 3  
Lots A through F, Block 5  
Lots A through H, Block 11  
Lots A through H, Block 12  
Lots A through H, Block 13  
Lots A through F, Block 14  
Lots A through F, Block 15  
Lots A through D, Block 16  
Lots A through F, Block 17  
Lots A through D, Block 18  
Lots A through F, Block 19  
Lots A through F, Block 20  
Lots A through F, Block 21  
Lots A through F, Block 22  
Lots A through F, Block 29  
Lots A through E, Block 30; and  
Lots A through F, Block 37;  
all as shown on "BRIARRIDGE PLAT  
ONE", according to the Plat  
thereof, as recorded in Plat Book  
52, Pages 57 through 60, of the  
Public Records of Palm Beach  
County, Florida.

TOGETHER WITH

All lots of Blocks 1 through 37 of "BRIARRIDGE PLAT ONE",  
according to the Plat thereof, as recorded in Plat Book 52, Pages  
57 through 60, of the Public Records of Palm Beach County,  
Florida, if any, which have not previously been designated as  
Committed Property under the Declaration.

waldman\3rdamend.exd

APR-23-1991 08:46am 91-109187

JFE 6796 P: 264

CERTIFICATE OF AMENDMENT TO THE BYLAWS OF COUNTRY FAIR AT BOYNTON HOMEOWNERS ASSOCIATION, INC.

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Bylaws of Country Fair at Boynton Homeowners Association, Inc. which is recorded in Official Records Book 4825, at Page 1188 of the Public Records of Palm Beach County, Florida, and which is also attached as Exhibit "F" to the Declaration of Covenants, Conditions and Restrictions for Country Fair, recorded in Official Records Book 4825 at Page 1125 of the Public Records of Palm Beach County, Florida.

Dated this 9th day of February, 1991.

COUNTRY FAIR AT BOYNTON HOMEOWNERS ASSOCIATION, INC.

[Signature] Witness 1

By: [Signature] William Barthelemy, President

[Signature] Witness 2

By: [Signature] Secretary

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) ss:

BEFORE ME personally appeared William Barthelemy, President, and [Signature], Secretary, known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed this instrument as President and Secretary, respectively, of Country Fair at Boynton Homeowners Association, Inc., with due and regular corporate authority, and that said instrument is their free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of February, 1991.

(SEAL)

[Signature] Notary Public State of Florida at Large My Commission Expires March 25, 1992 BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

This instrument prepared by and RETURN to: Leon St. John, Esquire St. JOHN & KING 500 Australian Ave. South Suite 600 West Palm Beach, FL 33401 (407) 655-8994

Please type or legibly print the names of:

Witness 1: Robert Rudewick

Witness 2: Frances Dahab

Notary Public: Linda Rosenthal

REORDERERS MEMO: Liability of Writing, Typing or Printing unsatisfactory in this document when received.

**AMENDMENT TO BYLAWS OF  
COUNTRY FAIR AT BOYNTON HOMEOWNERS ASSOCIATION, INC.**

This Amendment to the Bylaws of Country Fair at Boynton Homeowners Association, Inc. is made this 9th day of February, 1991 by the Board of Directors of the Country Fair at Boynton Homeowners Association, Inc.

**RECITALS**

A. The Bylaws of the Country Fair at Boynton Homeowners Association, Inc. was recorded as Exhibit F to the Declaration of Covenants, Conditions and Restrictions for Country Fair on March 24, 1986, in Official Records Book 4825, at Page 1125, of the Public Records of Palm Beach County, Florida, and the Bylaws as Exhibit F, are recorded at Book 4825, at Page 1188 in said record.

B. Words in the text which are lined through with hyphens (---) indicate deletions from the present text of the Bylaws.

Words in the text which are underlined indicate addition to the present text of the Bylaws.

**PROVISIONS**

The Bylaws are hereby amended by adding thereto, and deleting therefrom, the following text:

Section 3.2 The Members shall meet annually (the "Annual Members' Meeting"). The Annual Members' Meeting shall be held at the office of the Association or at such other place in the County and at such time as the Board may determine and designate in the notice of such meeting, between January 1 and May 31, or such other time as the Board of Directors may determine. ~~March 31 commencing with the year 1986, and succeeding Annual Members' Meetings shall be held no more than 13 months after each preceding Annual Members' Meeting.~~ The purpose of the Annual Members' Meeting shall be to hear reports of the officers, elect Directors (when that shall be appropriate as determined by the provisions of the Articles) and transact any other business authorized to be transacted at such Annual Members' Meeting.

Section 3.7.2 (a) Pursuant to Article X the Articles of Incorporation of Country Fair at Boynton Homeowners Association, Inc., the Board of Directors of the Association consist of seven Directors, three elected by Patio Home members, three elected by Townhome members, and one At Large Director elected by the entire membership. The terms of Directors are staggered. One Patio Home Director and one Townhome Director were elected at the 1990 Annual Meeting to serve for two year terms. Two Patio Home Directors, two Townhome Directors and one At Large Director are to be elected at the 1991 Annual Meeting and shall serve for two years. Upon the

expiration of Directors' terms their successors shall serve two year terms.

(b) (a) Nominations for election of Directors to the Board by the Patio Homes Members and Townhome Members shall be made by Nominating Committees for each such class of Membership as hereinafter set forth.

~~(c) (b) Two Nominating Committees, one for Patio Home members and one for Townhome members, shall be appointed to the Board prior to each Annual Meeting. Each Nominating Committee shall consist of a Chairperson, who shall be a member of the Board belonging to such class of Membership, and two (2) or more Members of the Association belonging to such class of Membership. Each Nominating Committee shall be appointed by the Board prior to each Annual Members' Meeting (as that term is hereinafter defined) subsequent to the Turnover Date to serve from the close of each such Annual Members' meeting until the close of the next Annual Members' Meeting and such appointment shall be announced at each Annual Members' Meeting.~~

~~(d) (e) Each Nominating Committee shall make as many nominations for elections of Directors to the Board by Members as it shall in its discretion determine, but not less than the number of vacancies that are to be filled for the vacancies for the Patio Home and Townhome Director or Directors. In the year that the At Large Director is elected, both Nominating Committees shall, in their discretion, nominate members from their class of membership for that vacancy, but are not required to do so. Nominations at any Director's election may come from the floor at the Annual Meeting. In the year the At Large Director is elected, the election of the Patio Home and the Townhome Director shall precede the election of the At Large Director. Immediately following the election of the Patio Home and the Townhome Directors, the At Large Director shall be elected by the entire membership from candidates previously nominated by the two Nominating Committees for the At Large vacancy, if any, from any candidate not elected in the preceding Patio Home and Townhome Director elections, or from nominations made from the floor at the Annual Meeting. Nominations shall be placed on a written ballot as provided in Section 3.7.1(d) and shall be made in advance of the time fixed in Section 3.7.1(d) for the mailing of such ballots to Members or their Representatives.~~

(e) (d) All elections to the Board shall be made by written ballot which shall:

- (i) describe the vacancies to be filled by each class of Membership;
- (ii) set forth the names of those nominated by the Nominating Committees for such vacancies; and
- (iii) contain space for write-in votes, or for

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



candidates nominated from the floor.

~~Such ballots shall be prepared and mailed by the Secretary (together with a return envelope) to each Member, including Declarant, at least sixty (60) days in advance of the date set forth therein for the annual meeting or special meeting called for elections.~~

Section 4.2 The election and, if applicable, designation of Directors shall be conducted in accordance with the Articles ~~and these Bylaws.~~

Section 4.3 (b) ~~The term of a Director's service shall be as stated in the Articles and these Bylaws. In the event a vacancy occurs on the Board of Directors for any reason other than the expiration of a term, including for resignation, death or removal of a Director, the remaining Directors, by a majority vote, shall appoint a successor Director from the class of membership from which that vacancy was created, to serve the remainder of that term, and if not so stated, shall extend until the next Annual Members' Meeting and until his successor is duly elected and qualified or until he resigns or is removed in the manner elsewhere provided.~~

3021012.082

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

This Instrument Prepared by  
and PLEASE RETURN TO:

Scott A. Stoloff, Esq.  
Gelfand & Arpe, P.A.  
WILL CALL BOX 58  
One Clearlake Centre, Suite 1010  
250 South Australian Avenue  
West Palm Beach, Florida 33401-5012

(407) 655-6224

OCT-27-1995 9:17am 95-339905  
ORB 8968 Pg 671  
1 0000001 1000000 1000000

**SECOND ADDENDUM TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR**

THIS SECOND ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR is made this 21 day of ~~August~~ <sup>September</sup>, 1995.

**RECITALS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Country Fair, dated March 12, 1986, was recorded March 24, 1986, in Official Records Book 4825, at Page 1125, of the Public Records of Palm Beach County, Florida (the "Declaration"), affecting real property located in Palm Beach County, Florida, particularly described in Exhibit "A" to this Second Addendum ("Country Fair"); and

WHEREAS, the words and phrases used in this Second Addendum shall have the same meanings as are set forth in the Declaration; and

WHEREAS, the Declarant, C.P. Wald, Ltd., a Florida limited partnership is a dissolved limited partnership; and

WHEREAS, The Waldman Corporation, the general partner of C.P. Wald, Ltd., is an active corporation; and

WHEREAS, the real property described in Exhibit "B" to this Second Addendum (the "Second Addendum Committed Property") is part of Country Fair and is Committed Property under the Declaration; and

WHEREAS, Declaration Article 2.02(b)(2) provides that the provisions of the Second Addendum shall describe Land Use Classification for Addendum Committed Property.

NOW THEREFORE,

1. Authority. The Declarant is authorized to execute this Second Addendum as an act necessary to wind up and liquidate the Declarant's business and affairs pursuant to §608.4431(e) Fla. Stat. (1994).
2. Purpose. This instrument is an Addendum pursuant to the Declaration which ratifies, confirms and commits the Second Addendum Committed Property to the provisions of the Declaration.

Page 1 of 2



**EXHIBIT 'A' TO THE SECOND ADDENDUM TO  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR COUNTRY FAIR**

LEGAL DESCRIPTION: COUNTRY FAIR

A parcel of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast one-quarter (SE 1/4) of said Section 22; thence North 00° 41' 06" West along the West line of said Southeast one-quarter (SE 1/4), a distance of 1331.34 Feet; thence North 89° 31' 42" East a distance of 51.87 Feet to the intersection of the North line of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 22, and the East right-of-way line of Jog Road, also being the Point of Beginning;

Thence North 00° 10' 26" West along said right-of-way line as recorded in Official Record Book 4224 at Page 700 of the Public Records of said County, a distance of 1302.10 Feet; thence departing from said right-of-way line, North 89° 34' 26" East, a distance of 199.56 Feet to the beginning of a curve concave to the Southwest, having a radius of 650.00 Feet, from which a radial line bears South 00° 25' 33" East; thence Easterly and Southeasterly along the arc of said curve, subtending a central angle of 56° 53' 08", a distance of 645.35 Feet; thence North 89° 50' 16" East a distance of 1202.02 Feet to the West line of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of said Section 22; thence South 00° 20' 08" East along said West line, a distance of 2216.34 Feet to the North right-of-way line of Boynton Beach Boulevard, as recorded in Official Record Book 4251 at Page 575 of said Public Records, thence North 88° 18' 58" West along said North right-of-way line, a distance of 696.15 Feet; thence North 06° 24' 21" West continuing along said North right-of-way line, a distance of 302.43 Feet to the East line of the West three-quarters (W 3/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 22; thence North 00° 30' 30" West along said East line, a distance of 1168.61 Feet to the afore-referenced North line of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4); thence South 89° 31' 42" West along said North line, a distance of 949.14 Feet to the Point of Beginning.

The above-described parcel contains 76.331 acres more or less.

088 8968 Pg 674

**EXHIBIT 'B' TO THE SECOND ADDENDUM TO  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR COUNTRY FAIR**

**LEGAL DESCRIPTION OF "SECOND ADDENDUM COMMITTED PROPERTY"**

A parcel of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being certain Common Areas and Lots in "Briarridge Plat One," as recorded in Plat Book 52 on pages 57 through 60 of the Public Records of Palm Beach County, including but not limited to the following:

Lot 22, 27, 72-73, and 76;  
Lots A-E, Block 1;  
Lots A-F, Block 2;  
Lots A-F, Block 3;  
Lots A-F, Block 5;  
Lots A-F, Block 10;  
Lots A-H, Block 11  
Lots A-H, Block 12;  
Lots A-H, Block 13;  
Lots A-F, Block 14;  
Lots A-F, Block 15;  
Lots A-D, Block 16;  
Lots A-F, Block 17;  
Lots A-D, Block 18;  
Lots A-F, Block 19;  
Lots A-F, Block 20;  
Lots A-F, Block 21;  
Lots A-F, Block 22;  
Lots A-F, Block 23;  
Lots A-F, Block 28;  
Lots A-F, Block 29;  
Lots A-E, Block 30;  
Lots A-F, Block 31;  
Lots A-D, Block 32;  
Lots A-F, Block 33;  
Lots A-E, Block 36;  
Lots A-F, Block 37

**TOGETHER WITH**

A parcel of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being certain Common Areas and Lots in "Briarridge Plat Two," as recorded in Plat Book 54 on pages 55 through 57 of the Public Records of Palm Beach County, including but not limited to the following:

Tracts E and F (Water Management Tracts)  
Lots 1-4  
Lots 32-111

ORB 8968 Pg 675

**EXHIBIT "C" TO THE SECOND ADDENDUM TO  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR COUNTRY FAIR**

**LAND USE CLASSIFICATIONS:**

The following Second Addendum Committed Property is designated Residential Property and is comprised of:

1. **Patio Home Land, described as follows:**

Lot 22, 27, 72-73, and 76  
Lots 1-4  
Lots 32-111

2. **Townhome Land, described as follows:**

Lots A-E, Block 1;  
Lots A-F, Block 2;  
Lots A-F, Block 3;  
Lots A-F, Block 5;  
Lots A-F, Block 10;  
Lots A-H, Block 11  
Lots A-H, Block 12;  
Lots A-H, Block 13;  
Lots A-F, Block 14;  
Lots A-F, Block 15;  
Lots A-D, Block 16;  
Lots A-F, Block 17;  
Lots A-D, Block 18;  
Lots A-F, Block 19;  
Lots A-F, Block 20;  
Lots A-F, Block 21;  
Lots A-F, Block 22;  
Lots A-F, Block 23;  
Lots A-F, Block 28;  
Lots A-F, Block 29;  
Lots A-E, Block 30;  
Lots A-F, Block 31;  
Lots A-D, Block 32;  
Lots A-F, Block 33;  
Lots A-E, Block 36;  
Lots A-F, Block 37

ORB 8968 Pg 676  
DOROTHY H. WILKEN, CLERK P.B. COUNTY, F.

**EXHIBIT 'D' TO THE SECOND ADDENDUM TO  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR COUNTRY FAIR**

The following Second Addendum Committed Property is designated Common Area:

Tracts E and F (Water Management Tracts)





The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of Sept, 2000 by Brian Lemeux and Irene Rydewick, as President and Secretary, respectively, of Country Fair at Boynton Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. ~~They are personally known to me or have produced~~ \_\_\_\_\_ as identification and did not take an oath.

Lilia T. Ruiz  
(Signature of Notary Public)



Lilia T Ruiz  
My Commission CC851429  
Expires July 11, 2003

(Print Commissioned Name)

My Commission Expires:  
Commission No.:

(NOTARIAL SEAL)

**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR COUNTRY FAIR**

This Amendment to Declaration of Covenants, Conditions and Restrictions for Country Fair is made this 12<sup>th</sup> day of April, 1988, by C.P. WALD, LTD., a Florida Limited Partnership, its successors and assigns ("Declarant").

**RECITALS**

A. The Declaration of Covenants, Conditions and Restrictions for Country Fair dated March 12, 1986 was recorded March 24, 1986 in Official Records Book 4825, at Page 1125 as to the real property located in Palm Beach County, Florida (the "Country") particularly described in Exhibit "A" to this Amendment ("Country Fair"), and was amended from to time, all of the foregoing in the Public Records of Palm Beach County, Florida.

B. The Declaration provides for certain use restrictions on vehicles located on the committed property.

C. Declarant has the right under the Declaration to make amendments to the declaration.

**PROVISIONS**

1. Article 7.07 is hereby amended to further read as follows:

(6) Notwithstanding the above, standard stock 4 X 4, 1/2 ton pickup trucks with standard tires shall be allowed.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed on the day and year first above written.

DECLARANT:  
C.P. WALD, LTD., a Florida Limited Partnership. BY: THE WALDMAN CORPORATION, a Florida Corporation

James Waldman  
WITNESS

By: Donald Waldman

Stacy Woods  
WITNESS

Attest: [Signature]

(Corporate Seal)

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 acknowledgements, personally appeared Edward Waldman and Kenneth J. Witkin well known to me to be the President and Secretary of the Corporation and that they acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation on behalf of C.P. Wald, Ltd., a Florida limited partnership, of which it is a general partner authorized to act in its behalf and that the seal affixed thereto is the true and corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>th</sup> day of April, 1988

*James W. Waldman*  
NOTARY PUBLIC, State of  
Florida

My Commission Expires:

PREPARED BY AND RETURN TO:

JAMES W. WALDMAN, ESQUIRE  
SHERMAN & WALDMAN  
BOCA BANK CORPORATE CENTRE  
7000 WEST PALMETTO PARK ROAD  
SUITE 409  
BOCA RATON, FL 33433

EXHIBIT "A" TO AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COUNTRY FAIR

LEGAL DESCRIPTION: COUNTRY FAIR

A parcel of land situate in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast one-quarter (SE 1/4) of said Section 22; thence North  $00^{\circ} 41' 06''$  West along the West line of said Southeast one-quarter (SE 1/4), a distance of 1331.34 Feet; thence North  $89^{\circ} 31' 42''$  East a distance of 51.87 Feet to the intersection of the North line of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 22, and the East right-of-way line of Jog Road, also being the Point of Beginning;

Thence North  $00^{\circ} 10' 26''$  West along said right-of-way line as recorded in Official Record Book 4224 at Page 780 of the Public Records of said County, a distance of 1302.10 Feet; thence departing from said right-of-way line, North  $89^{\circ} 34' 26''$  East, a distance of 199.56 Feet to the beginning of a curve concave to the Southwest, having a radius of 650.00 Feet, from which a radial line bears South  $00^{\circ} 25' 33''$  East; thence Easterly and Southeasterly along the arc of said curve, subtending a central angle of  $56^{\circ} 53' 08''$ , a distance of 645.35 Feet; thence North  $89^{\circ} 50' 16''$  East a distance of 1202.02 Feet to the West line of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of said Section 22; thence South  $00^{\circ} 20' 08''$  East along said West line, a distance of 2216.34 Feet to the North right-of-way line of Boynton Beach Boulevard, as recorded in Official Record Book 4251 at Page 575 of said Public Records, thence North  $88^{\circ} 18' 58''$  West along said North right-of-way line, a distance of 696.15 Feet; thence North  $86^{\circ} 24' 21''$  West continuing along said North right-of-way line, a distance of 302.43 Feet to the East line of the West three-quarters (W 3/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 22; thence North  $00^{\circ} 30' 38''$  West along said East line, a distance of 1168.61 Feet to the afore-referenced North line of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4); thence South  $89^{\circ} 31' 42''$  West along said North line, a distance of 949.14 Feet to the Point of Beginning.

The above-described parcel contains 76.331 acres more or less.

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

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT