

DAVID G. MURPHY, ESQ.
P. O. BOX 2427
FT. LAUDERDALE, FLORIDA

87060880

SECOND AMENDMENT TO
DECLARATION OF COVENANTS

WHEREAS, BAY COLONY PROPERTY COMPANY, INC., a Delaware corporation, the Declarant, executed a Declaration of Covenants on the 1st day of February, 1982, concerning the property described as BROOKWOOD GARDENS, and recorded said Declaration of Covenants in Official Records Book 10135, Page 657, of the Public Records of Broward County, Florida; and

WHEREAS, BAY COLONY PROPERTY COMPANY, INC., a Delaware corporation, the Declarant, executed a First Amendment to Declaration of Covenants on the 10th day of July, 1985, concerning the property described as BROOKWOOD GARDENS, and recorded said First Amendment to Declaration of Covenants in Official Records Book 12688, Page 525, of the Public Records of Broward County, Florida; and

WHEREAS, BAY COLONY PROPERTY COMPANY, INC., a Delaware corporation, the Declarant, has transferred all of its right, title and interest in LAKE COLONY and as Declarant to PLYMOUTH TOWER ASSOCIATES, a New York Limited Partnership; and

NOW, THEREFORE, pursuant to the requirements of Paragraph Twenty (20) of said Declaration of Covenants, as amended, concerning amendments thereto, said Declaration of Covenants, as amended, is amended as follows:

Section 1: Paragraph 9 E(1) is amended as follows:

(1) If new assets are purchased, other than for the replacement of existing assets, or if new capital improvements are to be made to the Common Areas, or if any reserves provided for in the Budget is insufficient, the cost of such asset or increase in reserves shall be paid through a special assessment. This special assessment must be approved by an affirmative vote of two-thirds (2/3) of the Class A Members present in person or by proxy, and voting, and the affirmative vote of the Class B Members, if such membership has not terminated.

Section 2: The effective date of this Amendment shall be the date of recording same with the Clerk of the Circuit Court's Office, Broward County, Florida.

Section 3: TAMARAC LAKE COLONY ASSOCIATION, INC. joins in the execution of this Amendment to indicate its approval thereto pursuant to the terms of Paragraph Twenty (20) by a vote of at least sixty-five (65%) percent of the total votes entitled to be cast by the members of the Association.

87060880

REC 14162 PAGE 463

13

Section 4: In all other respects, the original Declaration of Covenants dated February 1, 1982, and recorded at Official Records Book 10135, Page 657, of the Public Records of Broward County, Florida, as amended by First Amendment to Declaration of Covenants dated July 10, 1985, and recorded at Official Records Book 12688, Page 524, of the Public Records of Broward County, Florida, shall remain uncharged.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, does hereby make this Amendment and has caused this Second Amendment to the Declaration of Covenants to be executed this 21st day of January, 1987.

WITNESS:

PLYMOUTH TOWER ASSOCIATES,
a New York Limited Partnership

[Signature]
Gerald E. Wilco

By: PLYMOUTH TOWER, INC.,
a Massachusetts corporation
General Partner

By: [Signature]
Its Vice President

TAMARAC LAKE COLONY ASSOCIATION, INC.
a Florida corporation, not for profit

[Signature]
Gerald E. Wilco

By: [Signature]
Its President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David L. Francis of PLYMOUTH TOWER, INC., a Massachusetts corporation, the General Partner of PLYMOUTH TOWER ASSOCIATES, a New York limited partnership, the Declarant named in the above document, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State last aforesaid this 21st day of January

[Signature]
NOTARY PUBLIC



My Commission Expires:

MY COMMISSION EXPIRES
JUNE 18, 1993

OFF 14162 PAGE 464

STATE OF FLORIDA)
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David L. Francis to me well known and known by me to be the President of TAMARAC LAKE COLONY ASSOCIATION, INC., and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official seal in the County of _____ State last aforesaid this 21st day of January.

Mary Lou Callahan
NOTARY PUBLIC



My Commission Expires:
MY COMMISSION EXPIRES
JUNE 16, 1993

This Instrument Prepared By:

DAVID G. MURRAY, ESQ.
HUEBNER & MURRAY, P.A.
Post Office Box 2427
Fort Lauderdale, Florida 33303

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
R. T. JOHNSON
COUNTY ADMINISTRATOR