

0584W/05/28/86

FIRST AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR WATER OAK PROPERTY OWNERS'
ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS THAT:

WATER OAK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association") and ARVIDA CORPORATION (the "Developer"), a Delaware corporation authorized to transact business in the State of Florida, hereby declares that the Declaration of Covenants and Restrictions for Water Oak (the "Declaration") dated May 12, 1986, filed for record on May 14, 1986 and recorded in Official Records Book 4876 at Pages 1035 through 1068, inclusive, of the Public Records of Palm Beach County, Florida, pursuant to the right and authority reserved to the Association and Developer in Article XII Section 7, at a meeting held on May 27, 1986, by unanimous vote, the Developer holding one hundred percent (100%) of the voting interests of the Association, is amended as follows:

"Developer" as used herein shall have the same meaning as contained in the Declaration.

"Association" as used herein shall mean and refer to Water Oak Property Owners' Association, Inc., a Florida corporation not for profit.

1. The following language shall be added to the end of Article 11 of Exhibit C to the Declaration, which is the Architectural Planning Criteria:

"On all Lots adjacent to golf course property, fences of any nature shall be discouraged."

2. Except as amended and modified herein, all other terms and conditions of the Declaration shall remain in full force and effect according to their terms.

IN WITNESS WHEREOF, the Developer and Association have caused this First Amendment to Declaration to be executed by their duly authorized officers, this 27th day of May, 1986.

WITNESSES:

WATER OAK PROPERTY OWNERS'
ASSOCIATION, INC.

Sandra Marie D'Alto
Natasha A. Harris
Jack M. Carter

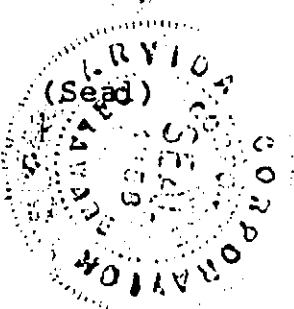
By [Signature]
President

Attest [Signature]
Secretary

ARVIDA CORPORATION

By [Signature]
Vice President - Real Estate Counsel

Attest [Signature]
Assistant Secretary



STATE OF FLORIDA

86 JUN -3 PM 12:43

84896 P0613

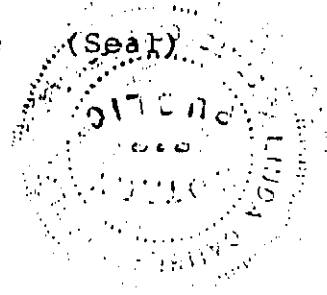
SS.
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 27th day of May, 1986, by James Motta and Kim D'Alessandro, as President and Secretary, respectively, of Water Oak Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation.

Linda Cauble Ziegler
Notary Public
State of Florida at Large (Seal)

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Apr. 2, 1989
BONDED THROUGH LEONARD SIBLEY
& HARVEY INSURANCE & BONDS



STATE OF FLORIDA :
COUNTY OF PALM BEACH :
SS.

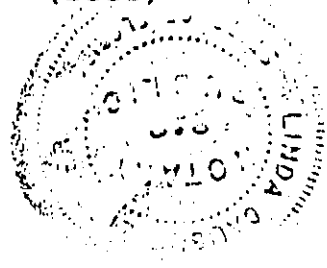
The foregoing instrument was acknowledged before me this 27th day of May, 1986, by Yu Poller and Joan C. Sayers, as Vice President and Assistant Secretary, respectively, of Arvida Corporation, a Delaware corporation, on behalf of the corporation.

Linda Cauble Ziegler
Notary Public
State of Florida at Large (Seal)

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Apr. 2, 1989
BONDED THROUGH LEONARD SIBLEY
& HARVEY INSURANCE & BONDS

Real Estate Counsel



84896 P0614

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

0584W/05/28/86

FIRST AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR WATER OAK PROPERTY OWNERS'
ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS THAT:

WATER OAK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association") and ARVIDA CORPORATION (the "Developer"), a Delaware corporation authorized to transact business in the State of Florida, hereby declares that the Declaration of Covenants and Restrictions for Water Oak (the "Declaration") dated May 12, 1986, filed for record on May 14, 1986 and recorded in Official Records Book 4876 at Pages 1035 through 1068, inclusive, of the Public Records of Palm Beach County, Florida, pursuant to the right and authority reserved to the Association and Developer in Article XII Section 7, at a meeting held on May 27, 1986, by unanimous vote, the Developer holding one hundred percent (100%) of the voting interests of the Association, is amended as follows:

"Developer" as used herein shall have the same meaning as contained in the Declaration.

"Association" as used herein shall mean and refer to Water Oak Property Owners' Association, Inc., a Florida corporation not for profit.

1. The following language shall be added to the end of Article 11 of Exhibit C to the Declaration, which is the Architectural Planning Criteria:

"On all Lots adjacent to golf course property, fences of any nature shall be discouraged."

2. Except as amended and modified herein, all other terms and conditions of the Declaration shall remain in full force and effect according to their terms.

IN WITNESS WHEREOF, the Developer and Association have caused this First Amendment to Declaration to be executed by their duly authorized officers, this 29th day of May, 1986.

WITNESSES:

WATER OAK PROPERTY OWNERS'
ASSOCIATION, INC.

Sandra Marie Dalton
Valerie S. Harris
John H. Coaker

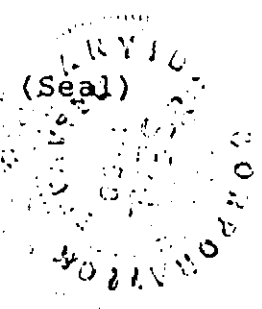
By *James M. [Signature]*
President

Attest *Kimberly Huskare*
Secretary

ARVIDA CORPORATION

By *Jeri Poller*
Vice President - Real Estate Counsel

Attest *Jean C. Styles*
Assistant Secretary



STATE OF FLORIDA

"RE-RECORDED TO CORRECT SCRIVENER'S ERROR IN FIRST NOTARY"

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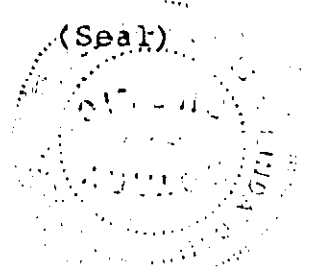
84896 P0613

COUNTY OF PALM BEACH : SS.

The foregoing instrument was acknowledged before me this 29th day of May, 1986, by James Motta and Kim D'Alessandro, as President and Secretary, respectively, of Water Oak Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation.

Linda Cauble Ziegler
Notary Public
State of Florida at Large (Seal)

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Apr. 2, 1989
BONDED THROUGH FEDERAL FIDELITY & HARVEY INSURANCE & FINANCIAL



STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS.

The foregoing instrument was acknowledged before me this 27th day of May, 1986, by Yu Poller and Joan C. Sayers, as Vice President and Assistant Secretary, respectively, of Arvida Corporation, a Delaware corporation, on behalf of the corporation.

Linda Cauble Ziegler
Notary Public
State of Florida at Large (Seal)

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Apr. 2, 1989
BONDED THROUGH FEDERAL FIDELITY & HARVEY INSURANCE & FINANCIAL

Real Estate Counsel

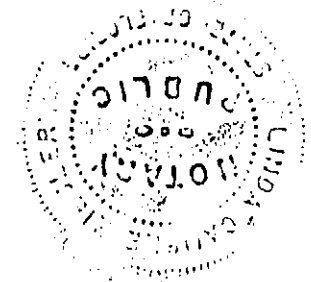


STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS.

The foregoing instrument was acknowledged before me this 17th day of June, 1986, by James Motta and Kimberly Luckasevic, as President and Secretary, respectively, of Water Oak Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation.

Linda Cauble Ziegler
Notary Public
State of Florida at Large (Seal)

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Apr. 2, 1989
BONDED THROUGH FEDERAL FIDELITY & HARVEY INSURANCE & FINANCIAL



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

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

84896 P0614

Return to Gold Coast Title Co
75 S. E. 3rd Street
Boca Raton, Florida 33432
w.c. 19

THIS INSTRUMENT PREPARED BY
JERI POLLER, ESQUIRE
ARVIDA CORPORATION
P. O. BOX 100
5550 GLADES ROAD
BOCA RATON, FLORIDA 33432

0584W/07/28/86

SECOND AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR WATER OAK PROPERTY OWNERS'
ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS THAT:

WATER OAK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association") and ARVIDA CORPORATION (the "Developer"), a Delaware corporation authorized to transact business in the State of Florida, hereby declares that the Declaration of Covenants and Restrictions for Water Oak (the "Declaration") dated May 12, 1986, filed for record on May 14, 1986 and recorded in Official Records Book 4876 at Pages 1035 through 1068, inclusive, as amended, of the Public Records of Palm Beach County, Florida, pursuant to the right and authority reserved to the Association and Developer in Article XII Section 7, at a meeting held on August 21, 1986, by vote of membership in excess of two-thirds (2/3) of the voting interests, is amended as follows:

"Developer" as used herein shall have the same meaning as contained in the Declaration.

"Association" as used herein shall mean and refer to Water Oak Property Owners' Association, Inc., a Florida corporation not for profit.

1. Article V Section 3 is amended by deleting the sentence at the end of the second paragraph thereof, reading as follows:

"In no event will the assessment be less than Two Thousand One Hundred and No/100 U.S. Dollars (\$2,100.00)."

2. Article VIII Section 9 is deleted in its entirety and the following placed in its stead:

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"Section 9. LANDSCAPING. An initial basic landscaping plan for each Lot, together with a detailed written estimate of the costs of such plan, must be submitted to and approved by the ARB at the time of construction of a home on such Lot. Where such Lot is adjacent to a golf course the Owner of such Lot shall be required to expend a minimum of Fifteen Thousand and No/100 U.S. Dollars (\$15,000.00) in landscaping upon such Lot said amount to be based upon the value given by a nursery, exclusive of sodding, fill, grading, mulch, irrigation and design fees. Where such Lot is not adjacent to a golf course the Owner of such Lot shall be required to expend a minimum of Fifteen Thousand and No/100 U.S. Dollars (\$15,000.00) in landscaping upon such Lot said amount to be based upon the value given by a nursery, inclusive of sodding, fill, grading, mulch, irrigation and design fees. Sodding will be required on all yards; no seeding and/or sprigging shall be permitted. An underground sprinkler system of sufficient size and capacity to irrigate all sodded or landscaped areas must be installed and maintained in good working order on all Lots. All Lots shall be sodded and irrigated to the paved roadway and/or water's edge where such Lot abuts a roadway and/or water body."

3. The third full Paragraph of Article 12 of Exhibit C shall be deleted in its entirety and the following placed in its stead:

"The Developer shall supply a detailed criteria for landscaping in Water Oak. Each builder and/or

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0584W/10/07/86

THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR WATER OAK PROPERTY OWNERS' ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS THAT:

WATER OAK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association") and ARVIDA CORPORATION (the "Developer"), a Delaware corporation authorized to transact business in the State of Florida, hereby declares that the Declaration of Covenants and Restrictions for Water Oak (the "Declaration") dated May 12, 1986, filed for record on May 14, 1986 and recorded in Official Records Book 4876 at Pages 1035 through 1068, inclusive, as amended, of the Public Records of Palm Beach County, Florida, pursuant to the right and authority reserved to the Association and Developer in Article XII Section 7, at a meeting held on October 30, 1986, by vote of membership in excess of two-thirds (2/3) of the voting interests, is amended as follows:

"Developer" as used herein shall have the same meaning as contained in the Declaration.

"Association" as used herein shall mean and refer to Water Oak Property Owners' Association, Inc., a Florida corporation not for profit.

1. Article 21 of Exhibit C (Architectural Planning Criteria) to the Declaration shall be amended by changing the minimum rear setback requirements from "twenty feet (20') to a minimum of "fifteen feet (15')".

2. Except as amended and modified herein, all other terms and conditions of the Declaration shall remain in full force and effect according to their terms.

IN WITNESS WHEREOF, the Developer and Association have caused this Third Amendment to Declaration to be executed by their duly authorized officers, this 30 day of October, 1986.

WITNESSES:

Handwritten signatures of witnesses

WATER OAK PROPERTY OWNERS' ASSOCIATION, INC.

By *[Signature]*
President
Attest *[Signature]*
Secretary

ARVIDA CORPORATION

By *[Signature]*
Vice President-Real Estate Counsel
Attest *[Signature]*
Assistant Secretary

(Seal)

THIS INSTRUMENT PREPARED BY
JERI POLLER, ESQUIRE
ARVIDA CORPORATION
P. O. BOX 100
5550 GLADES ROAD
BOCA RATON, FLORIDA 33432 LA

#19
Baker Co. Title Co.
75 E. 2nd Street
Boca Raton, Florida 33432

60109

60109

60109

60109

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS.

The foregoing instrument was acknowledged before me this 31ST day of OCTOBER, 1986, by James Motta and Grace Wells, as President and Secretary, respectively, of Mater Oak Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation.

Maurice C. Lane
Notary Public
State of Florida at Large (Seal)
0172

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES DEC. 2, 1988.
DON'T LET THEM NOTARY PUBLIC UNDERWRITE!

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS.

The foregoing instrument was acknowledged before me this 31ST day of OCTOBER, 1986, by Jeri Poller and Beatrice T. Williams as Vice President-Real Estate Counsel and Assistant Secretary, respectively, of Arvida Corporation, a Delaware corporation, on behalf of the corporation.

Maurice C. Lane
Notary Public
State of Florida at Large (Seal)

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES DEC. 2, 1988.
DON'T LET THEM NOTARY PUBLIC UNDERWRITE!

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