

SECOND AMENDMENT TO
DECLARATION OF MAINTENANCE COVENANTS
ARVIDA COUNTRY CLUB

#19
Return to: Gold Coast III
75 S. E. 3rd Street JAC
Boca Raton, Florida 33432

THIS AMENDMENT is made this 9th day of January, 1988
by COUNTRY CLUB MAINTENANCE ASSOCIATION, INC., a Florida
not-for-profit Corporation (the "Association") to that certain
Declaration of Maintenance Covenants Arvida Country Club recorded
September 24, 1985 in Official Records Book 4659, Page 1117, of
the Public Records of Palm Beach County, Florida, as amended and
supplemented from time to time (the "Declaration").

RECITALS:

A. Article XI, Section 8 of the Declaration provides,
among other things, that upon the approval of sixty-six and
two-thirds percent (66 2/3%) of the members of the Association,
the Association shall have the right to amend the Declaration
from time to time, with the joinder and consent of Arvida
Corporation (the "Developer") so long as the Developer, or its
assigns, is the owner of any Lot, parcel or Property within
Arvida Country Club (as defined in the Declaration).

B. Developer holds title to numerous such Lots, parcels
and Property.

C. At a duly called special meeting of the members of the
Association, over sixty-six and two-thirds percent (66-2/3%) of
the members voted to amend the Declaration to clarify
Association's liability with respect to certain items; and

D. Developer consented to the amendments to the
Declaration for the purposes hereinafter expressed.

NOW, THEREFORE, by virtue of the authority of the
Association as aforesaid, the Association declares that the
foregoing recitals are true and correct and the Declaration is
hereby amended by adding the following to Article IV thereof:

NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES
OF INCORPORATION, BY LAWS, ANY RULES OR REGULATIONS OF THE
ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE
ASSOCIATION (COLLECTIVELY THE "ASSOCIATION DOCUMENTS"), THE
ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY
MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE
OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF ARVIDA COUNTRY
CLUB INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES,
GUESTS, LESSEES, LICENSEES, INVITEES, AGENTS, SERVANTS,
CONTRACTORS AND/OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH
PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION
DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE
ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE
THE USES OF ARVIDA COUNTRY CLUB HAVE BEEN WRITTEN, AND ARE
TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF
ENHANCING AND MAINTAINING THE ENJOYMENT OF ARVIDA COUNTRY
CLUB AND THE VALUE THEREOF; AND

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN
CREATED, TO ACT AS AN AGENCY WHICH ENFORCES OR ENSURES THE
COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA AND/OR PALM
BEACH COUNTY OR PREVENTS TORTIOUS ACTIVITIES; AND

(c) THE PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING
FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY
AND WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS
LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS
CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE

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Prepared By:
Patricia Kimball Fletcher, Esq.
Mershon, Sawyer, Johnston, Dumwoody & Cole
Southeast Financial Center - Suite 4500
200 South Biscayne Boulevard
Miami, FL 33131-2387

HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS LOT) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING AN USE OF, ANY PORTION OF ARVIDA COUNTRY CLUB (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USE) SHALL BE BOUND BY THIS ARTICLE AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS ARTICLE OR OTHERWISE.

AS USED IN THIS ARTICLE, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS.

Except as amended hereby, the Declaration shall remain in full force and effect ab initio.

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

Witnesses:

COUNTRY CLUB MAINTENANCE ASSOCIATION, INC. f/k/a ARVIDA COUNTRY CLUB MAINTENANCE ASSOCIATION, INC., a Florida not-for profit corporation

Kimberly Fisher

By: James Motta, President

Linda Marie Otto

Attest: Grace M. Wells Secretary

[CORPORATE SEAL]

Joined in and consented to by:

Witnesses:

ARVIDA CORPORATION, a Delaware corporation

Jenifer Poller

By: Jeni Poller Vice President-Real Estate Counsel

Jennifer Poller

[CORPORATE SEAL]

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9th
day of JANUARY, 1988, by Jeri Poller, as Vice President-Real
Estate Counsel of Arvida Corporation, a Delaware corporation, on
behalf of said corporation.

Deatrice Williams
NOTARY PUBLIC
STATE OF FLORIDA
[NOTARIAL SEAL]

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
EXPIRES
BORNED

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9th
day of JANUARY, 1988, by James Motta, as President
and Grace M. Wells, as Secretary, of Country Club
Maintenance Association, Inc., a Florida not-for-profit
corporation, on behalf of the corporation.

Deatrice Williams
NOTARY PUBLIC
STATE OF FLORIDA
[NOTARIAL SEAL]

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
EXPIRES
BORNED

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THIRD
~~SECOND~~ AMENDMENT AND SUPPLEMENT TO DECLARATION OF MAINTENANCE COVENANTS ARVIDA COUNTRY CLUB

THIRD
THIS ~~SECOND~~ AMENDMENT is made this 23rd day of November, 1992, by ARVIDA/JMB PARTNERS, a Florida general partnership ("Developer") to that certain Declaration of Maintenance Covenants for Arvida Country Club, dated September 24, 1985, and recorded in Official Records Book 4659 at Page 1117, of the Public Records of Palm Beach County, Florida, as amended and supplemented from time to time (the "Declaration").

RECITALS:

A. Article XI Section 8 of the Declaration provides, among other things, that Developer reserves the right to amend the Declaration without the joinder or consent of any party, to make changes as may be required or advisable to facilitate financing of the Property or Lots, which do not materially change or modify the rights or obligations of any party.

B. Article IX Section 6 did not make provisions for commercial signage.

C. Developer now desires to amend the Declaration for the purpose of making provision for commercial signage.

NOW, THEREFORE, by virtue of the authority of Developer as aforesaid, Article IX Section 6 of the Declaration is hereby amended by adding the following language as the end thereof:

"C. Sections A and B hereinabove shall not apply to signs on commercial Property to the extent signs are originally permitted by Developer or the Architectural Review Board (as defined in the Declaration) to be erected thereon, such permission being subject to later modification to permit additional or different signage."

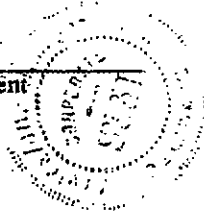
Except as amended and modified herein, all other terms and conditions of the Declaration, as amended and supplemented shall remain in full force and effect according to their terms.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to be executed by their duly authorized officers, the day and year first above written.

WITNESSES:

Eileen S. Matka
Signature of Witness
Eileen F. Matka
Printed Name of Witness
Yvonne M. DeWitt
Signature of Witness
Yvonne M. DeWitt
Printed Name of Witness

ARVIDA/JMB PARTNERS
By: Arvida/JMB Managers, Inc.
General Partner
By: Ted R. Brown
Ted R. Brown, Vice President
7900 Glades Road
Boca Raton, Florida 33434



STATE OF FLORIDA :
SS.
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 25th day of November, 1992, by Ted R. Brown, as Vice President of Arvida/JMB Managers, Inc., a Delaware corporation, general partner of Arvida/JMB Partners. He is personally known to me and did not take an oath.

Susanne M. Deverson
Susanne M. Deverson, Notary Public
Commission No. CC21463

