

This

APR-24-1991 04:02pm 91-112079

CERTIFICATE OF THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CYPRESS COVE OF JUPITER

ORB 6799 Pg 374

WHEREAS, the Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was recorded on September 20, 1990 in Official Record Book 6587, Page 957, Public Records of Palm Beach County, Florida;

WHEREAS, Section 15.5.A of the Declaration provides that the Declaration may be amended by the vote of the Developer alone so long as the Developer controls the Board of Directors as provided for in the By-Laws of the Association;

WHEREAS, the Developer currently controls the Board of Directors of the Association as provided for in the By-Laws;

WHEREAS, the Developer desires to amend the Declaration in the particulars as set forth in Exhibit "1" to this Certificate; the Association consents as well;

WHEREAS, this Certificate, the amendments and the Association's consent shall be recorded in the Public Records of Palm Beach County, Florida;

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in Exhibit "1" attached hereto; these amendments shall run with the real property known as Cypress Cove of Jupiter and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the Amendments attached to this Certificate have been approved by the Developer.

DATED this 19 day of April, 1991.

WITNESSES:

Mary K. Conway
Conna Cameron

CYPRESS COVE OF JUPITER, INC.

Robert M. Hartman
President:
James B. Hartman
Secretary:

THIS INSTRUMENT PREPARED BY:
LEVINE AND FRANK, P.A.
3300 PGA Boulevard, Suite 800
Palm Beach Gardens, Florida 33410
(407) 626-4700

This is a
COPY

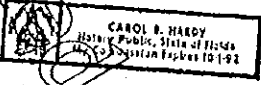
STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 19th day of April, 1991, before me personally appeared Esther M. Hartman, President and JERRY B. HARTMAN, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach Gardens in the County of Palm Beach, State of Florida, the day and year last aforesaid.

Carol B. Hardy
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

CYPRESS\cert.amd



COPY

This is

EXHIBIT "1"

TO

AMENDMENTS TO THE DECLARATION

As used herein the following shall apply:

A. Words in the text are lined through with (-----) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

1. Section 8.2.C of the Declaration shall be deleted in its entirety, as follows:

~~"C. Lot coverage by Dwelling Structure. No Dwelling Structure shall cover more than thirty-five (35) percent of the area of the lot."~~

2. Section 8.18.A of the Declaration shall be amended and provide as follows:

"8.18. Fences, Walls and Hedges ...

A. Chain link fencing is allowed only when constructed with black or green vinyl cord.".....

NOTICE REGARDING EFFECTIVE DATE: All Amendments are effective when recorded in the Public Records of Palm Beach County, Florida.

Except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

PREPARED BY
LEVINE AND FRANK, P.A.
3300 PGA Blvd., Suite 800
Palm Beach Gardens, FL 33410
(407) 626-4700

CYPRESS\coveax1

Return to: (enclose self-addressed stamped envelope)

Name

Address

AUG-20-1991 04:06pm 91-238470

ORB 6931 Pg 810

Property Appraisers Parcel Identification (Folio) Number(s)

CERTIFICATE OF THE SECOND AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CYPRESS COVE OF JUPITER

WHEREAS, the Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was recorded on September 20, 1990 in Official Record Book 6587, Page 957, Public Records of Palm Beach County, Florida, and was amended as recorded in Official Record Book 6799, Page 374, Public Records of Palm Beach County, Florida;

WHEREAS, Section 15.5.A of the Declaration provides that the Declaration may be amended by the vote of the Developer alone so long as the Developer controls the Board of Directors as provided for in the By-Laws of the Association;

WHEREAS, the Developer currently controls the Board of Directors of the Association as provided for in the By-Laws;

WHEREAS, the Developer desires to amend the Declaration in the particulars as set forth in Exhibit "1" to this Certificate; the Association consents as well;

WHEREAS, this Certificate, the amendments and the Association's consent shall be recorded in the Public Records of Palm Beach County, Florida;

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in Exhibit "1" attached hereto; these amendments shall run with the real property known as Cypress Cove of Jupiter and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the Amendments attached to this Certificate have been approved by the Developer.

DATED this 14 day of AUGUST, 1991.

WITNESSES:

CYPRESS COVE OF JUPITER, INC.

Sheena H. Ingram

Catherin M. Hartman
President:

Kathleen Rogers

J. B. Hartman
Secretary:

THIS INSTRUMENT PREPARED BY:
LEVINE AND FRANK, P.A.
3300 PGA Boulevard, Suite 800
Palm Beach Gardens, Florida 33410
(407) 626-4700

This is a

ORR 6931 Pg 811

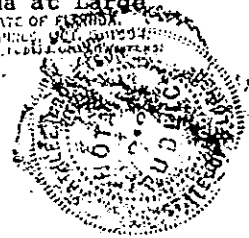
STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 14 day of August, 1991, before me personally appeared Esther M. Hartman, President and Jerry B. Hartman, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

Kathleen Rogerson
NOTARY PUBLIC, State of Florida at Large
My Commission Expires 12/31/92

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 12/31/92
ENCLOSURE THIS NOTARY PUBLIC COPY



CYPRESS\cert.amd

Original Copy

This is Not a Certificate

ORB 6931 Pg 812

JOINDER AND CONSENT BY
CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC.

The Cypress Cove of Jupiter Homeowners Association, Inc.
consents to the Declaration amendments adopted by the Developer,
as are attached to this Certificate as Exhibit "1".

Witnesses:

William H. Deane
Kathleen Rogerson

CYPRESS COVE OF JUPITER
HOMEOWNERS ASSOCIATION, INC.

By: Lothar M. Hartman
President

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 14 day of August,
1991, before me personally appeared Lothar M. Hartman President of
CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC. a Florida
not-for-profit Corporation, to me known to be the individuals and
officers described in and who executed the aforesaid
Certification as their free acts and deeds as such duly
authorized officers; and that the official seal of the
Corporation is duly affixed and the instrument is the act and
deed of the Corporation.

WITNESS my signature and official seal at Palm Beach,
in the County of Palm Beach, State of Florida, the day and year
last aforesaid.

Kathleen Rogerson
NOTARY PUBLIC, State of Florida
at Large
My Commission Expires Oct. 2, 1994

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 2, 1994
CORDED THROUGH NOTARY PUBLIC OPERATIONS

CYPRESS\joinder



This is a Draft

EXHIBIT "1"

ORB 6931 Pg 813

TO

AMENDMENTS TO THE DECLARATION

As used herein the following shall apply:

A. Words in the text are lined through with (-----) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

1. A new Section 8.36 shall be added to the Declaration, which shall provide as follows:

"8.36 Common Area Tennis Courts. The tennis courts which are located on the Common Area are for the exclusive use of Owners and residents, and any guests of same only so long as the host accompanies the guest. All persons are responsible to abide by the Governing Documents and all Rules and Regulations concerning tennis court use, including posted Rules."

2. Section 8.5 of the Declaration shall be amended to provide as follows:

"8.5 Roofs. The roofs of structures to be constructed on each Lot shall have a minimum pitch of five (5") inches in vertical dimension for each twelve (12") inches of horizontal dimension. The composition of all pitched roofs shall be of tile, cedar shake shingles, slate, or concrete tile construction, or of such other composition approved by the ARB. In no event shall asphalt or gravel built-up roofs on pitched surfaces be permitted, and no Mansard roofs shall be allowed. Flat roofs shall be permitted only for patio, Florida rooms, porches and/or pool covering, and only upon specific approval by the ARB."

CYPRESS\decl.exh

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

This

ORB 7185 Pg 1119

Certificate have been approved by the Developer.

DATED this 13 day of March, 1992.

WITNESSES: CYPRESS COVE OF JUPITER, INC.

Sign: Donna Cameron By: Sign Esther M. Hartman Pres.
 Print: DONNA CAMERON Print ESTHER M. HARTMAN
 Sign: Jacqueline A. Besse Current Address 120 OLYMPUS WAY
 Print: Jacqueline A. Besse By: Sign Jerry B. Hartman
 Secretary: JERRY B. HARTMAN
 Print JERRY B. HARTMAN
 Current Address 120 OLYMPUS WAY
JUPITER, FL 33477

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 13 day of March, 1992, before me personally appeared Esther M. Hartman, President and Jerry B. Hartman, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, who are personally known to me or who has produced (if left blank, personal knowledge existed) as identification and who did take an oath and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach Adx0 in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:
Sign Carol B Hardy
Print CAROL B. HARDY
State of Florida at Large (Seal)
My Commission Expires:

CYPRESS\cert3.amd

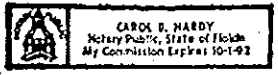


EXHIBIT "1"

TO

AMENDMENTS TO THE DECLARATION

As used herein the following shall apply:

A. Words in the text are lined through with (-----) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

1. A new Section 8.4.A shall be added to the Declaration, which shall provide as follows:

"8.4.A. Single Story Dwelling Structures shall have a minimum truss bearing plate height (measured from the top of the Dwelling Structure's interior flooring) which averages at least nine (9) feet in height. The garage shall be excluded from the computation. This amendment shall not apply to any owner who executed a contract for sale and purchase with the Developer on or before April 1, 1992."

2. A new Section 8.5.A shall be added to the Declaration, which shall provide as follows:

"8.5.A. Roof eave overhangs shall be a minimum of one (1) foot and a maximum of three (3) feet. The roof eave overhang at the front entrance of the Dwelling Structure may vary from the foregoing only with the prior written approval of the A.R.B."

3. Section 8.13 of the Declaration shall be deleted in its entirety as follows:

~~"8.13 Energy Devices Based On Renewable Resources. To the extent that Section 163.04, Florida Statutes, entitled "Energy Devices Based On Renewable Sources" is applicable to the Community, any covenant or restriction in this Declaration which is in conflict with that Statute shall be modified to be in complete conformity with and shall yield to the provisions of the Statute, such that the conflict is removed."~~

This is not a contract

MAR-08-1993 4:11pm 93-068595
ORB 7615 Pg 1466
RECORD INSTRUMENT RECORDS

**CERTIFICATE OF THE FOURTH AMENDMENT TO THE DECLARATION
OF COVENANTS AND RESTRICTIONS FOR CYPRESS COVE OF JUPITER**

WHEREAS, the Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was recorded on September 20, 1990 in Official Record Book 6587, Page 957, Public Records of Palm Beach County, Florida; was amended as recorded in Official Record Book 6799, Page 374, Public Records of Palm Beach County, Florida and was amended as recorded in Official Record Book 6931, Page 810, Public Records of Palm Beach County, Florida;

WHEREAS, Section 15.5.A of the Declaration provides that the Declaration may be amended by the vote of the Developer alone so long as the Developer controls the Board of Directors as provided for in the By-Laws of the Association;

WHEREAS, the Developer currently controls the Board of Directors of the Association as provided for in the By-Laws;

WHEREAS, the Developer desires to amend the Declaration in the particulars as set forth in Exhibit "1" to this Certificate; the Association consents as well.

WHEREAS, this Certificate, the amendments and the Association's consent shall be recorded in the Public Records of Palm Beach County, Florida;

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in Exhibit "1" attached hereto; these amendments shall run with the real property known as Cypress Cove of Jupiter and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the Amendments attached to this

THIS INSTRUMENT PREPARED BY:
LEVINE AND FRANK, P.A.
3300 PGA Blvd., Suite 800
Palm Beach Gardens, FL 33410
(407) 626-4700

LF

This is a Copy

Certificate have been approved by the Developer.

DATED this 24th day of February, 1993.

WITNESSES: CYPRESS COVE OF JUPITER, INC.

Sign: Cathy Simmons By: Sign Esther M. Hartman pres
Print: Cathy Simmons President:
Print ESTHER M. HARTMAN

Sign: Jacqueline A. Blease Current Address 120 OLYMPUS WAY
Print: Jacqueline A. Blease JUPITER, FL 33477

By: Sign Jerry B. Hartman, Sec
Secretary:
Print JERRY B. HARTMAN
Current Address 120 OLYMPUS WAY
JUPITER, FL 33477

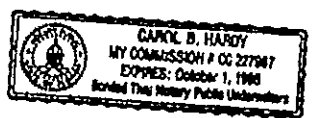
STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 24th day of February, 1993, before me personally appeared Esther M. Hartman, President and Jerry B. Hartman, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, who are personally known to me or who has produced _____ (if left blank, personal knowledge existed) as identification and who did take an oath and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at P. B. Gardens, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign Carol B Hardy
Print CAROL B HARDY
State of Florida at Large (Seal)
My Commission Expires:



This is a

**JOINER AND CONSENT BY
CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC.**

The Cypress Cove of Jupiter Homeowners Association, Inc. consents to the Declaration amendment adopted by the Developer, as is attached to this Certificate as Exhibit "1".

Witnesses:

Sign: Cathy Simmons
Print: Cathy Simmons

Sign: Jacqueline A. Bleasoe
Print: Jacqueline A. Bleasoe

CYPRESS COVE OF JUPITER
HOMEOWNERS ASSOCIATION, INC.

By: Sign Esther M. Hartman pres
President

Print: ESTHER M. HARTMAN
Current Address 120 OLYMPIAN WAY
JUPITER, FL 33477

STATE OF FLORIDA)
COUNTY OF PALM BEACH)ss

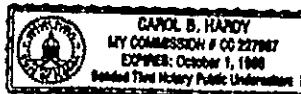
I HEREBY CERTIFY that on this 24th day of February, 1993, before me personally appeared ESTHER HARTMAN, President of CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit Corporation, who is personally known to me or who has produced _____ (if left blank, personal knowledge existed) as identification and who did take an oath and who executed the aforesaid Certification as his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at P.B. Gardens, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign Carol B Hardy
Print CAROL B. HARDY
State of Florida at Large (Seal)
My Commission Expires:

CYPRESS\order4



This is Not

ORB 7615 Pg 1469
RECORD VERIFIED DOROTHY H WILKEN
EXHIBIT "1" CLERK OF THE COURT - PB COUNTY, FL

1. Section 8.24 of the Declaration shall be amended to read as follows:

"8.24 Games and Play Structures and Other Structures.

- A. Basketball Backboards and Hoops. ~~No basketball backboards and/or hoops, whether movable or not, and whether attached to a Dwelling Structure or not, shall be permitted on any Lot.~~
- B. Other games and play structures. ~~The following shall apply to games and play structures other than that mentioned under Section 8.24.A above: All such basketball backboards and any other game or play structures shall be located so as not to cause a nuisance to adjacent Owners of Lots and shall be subject to the prior approval of the ARB.~~
- C. Special Proviso. ~~No platform, doghouse, playhouse, or permitted structure of a similar kind or nature shall be constructed on any part of a Lot located in front of the rear line of the Dwelling Structure on the Lot, and any such structure must have the prior approval of the ARB.~~
- D. Grandfather Provision. ~~The prohibition in Section 8.24.A above shall not apply to any such item which has been approved by the ARB (or which item has been approved but remains unrevoked) as of the date of recording this amendment."~~

This

MAR-24-1994 4:04pm 94-104061
ORB 8182 Pg 1087
RECORDING INFORMATION

CERTIFICATE OF THE FIFTH AMENDMENT TO THE DECLARATION
OF COVENANTS AND RESTRICTIONS FOR CYPRESS COVE OF JUPITER

WHEREAS, the Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was recorded on September 20, 1990 in Official Record Book 6587, Page 957, Public Records of Palm Beach County, Florida; was amended as recorded in Official Record Book 6799; Page 374, Public Records of Palm Beach County, Florida and was amended as recorded in Official Record Book 6931, Page 810, Public Records of Palm Beach County, Florida; was amended as recorded in Official Record Book 7615, Page 1466, Public Records of Palm Beach County, Florida;

WHEREAS, Section 15.5.A of the Declaration provides that the Declaration may be amended by the vote of the Developer alone so long as the Developer controls the Board of Directors as provided for in the By-Laws of the Association;

WHEREAS, the Developer currently controls the Board of Directors of the Association as provided for in the By-Laws;

WHEREAS, the Developer desires to amend the Declaration in the particulars as set forth in Exhibit "1" to this Certificate; the Association consents as well,

WHEREAS, this Certificate, the amendments and the Association's consent and consent of the owners of Lot 23 and owner of Lots 7, 8 and 9 shall be recorded in the Public Records of Palm Beach County, Florida;

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in Exhibit "1" attached hereto; these amendments shall run with the real property known as Cypress Cove of Jupiter and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the Amendments attached to this

THIS INSTRUMENT PREPARED BY:
LEVINE, FRANK & EDGAR, P.A.
3300 PGA Blvd., Suite 500
Palm Beach Gardens, FL 33410
(407) 626-4700

This is not a

Certificate have been approved by the Developer.

DATED this 24 day of MARCH, 1994.

WITNESSES:

CYPRESS COVE OF JUPITER, INC.

Sign: Carol B. Hardy By:

Sign Esther M. Hartman

President:

Print: CAROL B. HARDY

Print ESTHER M. HARTMAN

Sign: Jennifer Molle

Current Address 120 004 MARS WAY
JUPITER, FL 33477

Print: Jennifer Molle

By: Sign Jerry B. Hartman

Secretary:

Print JERRY B. HARTMAN

Current Address 120 004 MARS WAY
JUPITER, FL 33477

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 24 day of March, 1994, before me personally appeared Esther M. Hartman, President and Jerry B. Hartman, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, who are personally known to me or who has produced _____ (If left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach Gardens in the County of Palm Beach, State of Florida, the day and year last aforesaid.

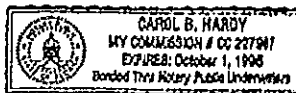
NOTARY PUBLIC:

Sign Carol B. Hardy

Print CAROL B. HARDY

State of Florida at Large (Seal)

My Commission Expires:



This is Not a Certificate

ORB 8182 Pg 1089

JOINDER AND CONSENT BY
CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC.

The Cypress Cove of Jupiter Homeowners Association, Inc. consents to the Declaration amendment adopted by the Developer, as is attached to this Certificate as Exhibit "1".

Witnesses:

CYPRESS COVE OF JUPITER
HOMEOWNERS ASSOCIATION, INC.

Sign: Carol B Hardy

By: Sign Esther M Hartman
President

Print: CAROL B HARDY

Print ESTHER M. HARTMAN

Sign: Jennifer Malle

Current Address 120 OLYMPIA WAY
JUPITER, FL 33417

Print: Jennifer Malle

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 21st day of March, 1994, before me personally appeared _____, President of CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit Corporation, who is personally known to me or who has produced _____ (if left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid Certification as his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach Gardens in the County of Palm Beach, State of Florida, the day and year last aforesaid.

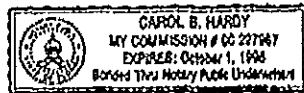
NOTARY PUBLIC:

Sign Carol B Hardy

Print CAROL B. HARDY

State of Florida at Large (Seal)
My Commission Expires:

CYPRESS\jorder5



This is Not a Contract

ORB 8182 Pg 1090

JOINER AND CONSENT BY
OWNER OF LOTS 7, 8 AND 9

The undersigned owner of Lots 7, 8 and 9 at Cypress Cove of Jupiter hereby consents to the addition of Section 3.3 to the Declaration adopted by the Developer, as is attached to this Certificate as Exhibit "1".

WITNESSES: CYPRESS COVE OF JUPITER, INC.

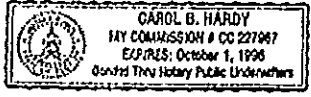
Sign: Carol B Hardy By: Sign: Esther M. Hartman
 Print: CAROL B HARDY President:
 Sign: Jennifer Malle Print: ESTHER M. HARTMAN
 Print: Jennifer Malle Current Address: 120 OLYMPIAN WAY
 By: Sign: Jerry B. Hartman JUPITER, FL 33477
 Secretary:
 Print: JERRY B. HARTMAN
 Current Address: 120 OLYMPIAN WAY
JUPITER, FL 33477

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 21st day of March, 1994, before me personally appeared Esther M. Hartman, President and Jerry B. Hartman, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, who are personally known to me or who has produced _____ (if left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach Gardens, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:
Sign: Carol B Hardy
Print: CAROL B. HARDY
State of Florida at Large (Seal)
My Commission Expires:

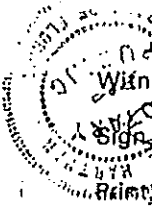


This is Not a Contract

ORB 8182 Pg 1091

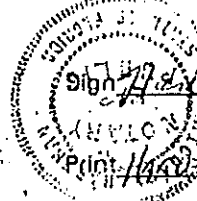
JOINER AND CONSENT BY OWNERS OF LOT 23

The undersigned owners of Lot 23 at Cypress Cove of Jupiter hereby consents to the addition of Sections 3.3 of the Declaration to the adopted by the Developer, as is attached to this Certificate as Exhibit "1".



Witnesses:

Sign [Signature]
Print BAN RANA Cooper



Sign [Signature]
Print Harvey Lamb Cooper

Sign [Signature]

Print STEPHEN J. TAYLOR
Current Address 6780 CYPRESS COVE CIRCLE
JUPITER, FL 33458

Sign [Signature]
Print DANICE S. TAYLOR
Current Address 6780 CYPRESS COVE CIRCLE
JUPITER, FL 33458

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 19 day of MARCH, 1994, before me personally appeared STEPHEN J. TAYLOR and DANICE S. TAYLOR who are personally known to me or who have produced _____ (if left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid Certification as their free acts and deeds.

WITNESS my signature and official seal at Jupiter, in the County of Palm Beach, State of Florida, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC, State of Florida
at Large MIChael HARTMAN
My Commission Expires:
Notary Public, State of Florida
My Commission Expires May 16, 1994 # CC012606
Bound Through Turn Insurance Inc.

EXHIBIT "1"

1. A new Section 3.1.F shall be added to the Declaration and shall read as follows:

"E. Special Easement Over Lot 23. There is hereby created a perpetual easement of the westerly three (3) feet of Lot 23 for perpetual ingress and egress by Owners and their tenants, and their family members, guests and invitees, to and from the common area to Lake Elleen, which is also a common area. This easement shall apply from sunrise to sunset only and is strictly limited to pedestrian use only. This three foot access easement overlays the most westerly part of the ten foot Drainage Easement and the ten foot Water Management Access Easement on Lot 23 as shown on the Subdivision Plat. The Joinder and Consent of the Owners of Lot 23 is attached to this amendment."

2. A new Section 3.3 shall be added to the Declaration and shall read as follows:

"3.3. Limited Common Area. Limited Common Area means the following Common Area, which is hereby deemed to be an appurtenance to and inseparable from title to and reserved for the exclusive use of each of the following Lots to the exclusion of all other Lots. Reference in this Declaration to Common Area shall also include Limited Common Area, except as otherwise modified by this Section 3.3: Lots 7, 8 and 9 shall each have a Limited Common Area bounded by the rear Lot line of the Lot and up to but excluding the fence behind the Lot, and by the line/plane which is an extension of the side Lot lines of each Lot intersecting up to the fence behind the Lot.

- A. The Owner of the Lot to which a Limited Common Area is appurtenant shall be responsible to maintain, repair and replace all portions of the Limited Common Area.
- B. No permanent or temporary improvements may be placed in the Limited Common Areas other than sod, landscaping and irrigation; and a fence along each line/plane which is an extension of the side Lot lines so long as there is a gate in each fence to allow ingress and egress to and from drainage easement located in the Limited Common Area. No such improvements shall be permitted without the prior review and approval of the ARB.

ORB 8182 Pg 1093
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

All references in Section 7 of this Declaration to the Lots shall also include the Limited Common Area, since same is subject to the jurisdiction and approval of the ARB. The Association shall have the same rights of access onto the Limited Common Area as is found in Section 11.4 below."

3. A new Section 8.2.B(5) shall be added to the Declaration and shall read as follows:

"(5) The Owner of each Lot to which a Limited Common Area is appurtenant under Section 3.3 above shall be responsible to maintain, repair and replace the said Limited Common Area."

4. A new Section 8.4.A shall be added to the Declaration, which shall provide as follows:

"A. Single Story Dwelling Structures shall have a minimum truss bearing plate height (measured from the top of the Dwelling Structure's interior flooring) which averages at least nine (9) feet in height; the garage shall be excluded from included in the computation. This Section 8.4.A shall not apply to any Owner who executed a contract for sale and purchase with the Developer on or before April 1, 1992. "

5. A new Section 8.5.A shall be added to the Declaration and shall read as follows:

"A. Gable roofs that extend the full axis of the Dwelling Structure, either side-to-side or front-to-rear are prohibited. (Any partial or accent gabling of a roof is subject to the prior review and approval of the ARB."

6. A new Section 8.16.A shall be added to the Declaration and shall read as follows:

"A. Building Walls - Use of Wood as Primary Exterior Building Material. The use of wood as a primary exterior building material is not permitted on any one story home. Wood may be used as a primary exterior building material for the second story of a home only provided that the exterior of the wood is fully stuccoed. The foregoing shall not preclude the use of wood as an accent or trim application. In any event, the foregoing is subject to the prior review and approval by the ARB."

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

This is not a legal document

MAY-31-1994 3:31pm 94-190070

ORB 8283 Pg 1086

CERTIFICATE OF THE SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CYPRESS COVE OF JUPITER

WHEREAS, the Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was recorded on September 20, 1990 in Official Record Book 6587, Page 957, Public Records of Palm Beach County, Florida; was amended as recorded in Official Record Book 6799, Page 374, Public Records of Palm Beach County, Florida and was amended as recorded in Official Record Book 6931, Page 810, Public Records of Palm Beach County, Florida; was amended as recorded in Official Record Book 7615, Page 1406, Public Records of Palm Beach County, Florida; and has amended on March 24, 1994 in Official Record Book 8182, Page 1087, Public Records of Palm Beach County, Florida;

WHEREAS, Section 15.5.A of the Declaration provides that the Declaration may be amended by the vote of the Developer alone so long as the Developer controls the Board of Directors as provided for in the By-Laws of the Association;

WHEREAS, the Developer currently controls the Board of Directors of the Association as provided for in the By-Laws;

WHEREAS, the Developer desires to amend the Declaration in the particulars as set forth in Exhibit "1" to this Certificate; the Association consents as well.

WHEREAS, this Certificate, the amendments and the Association's consent shall be recorded in the Public Records of Palm Beach County, Florida;

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in Exhibit "1" attached hereto; these amendments shall run with the real property known as Cypress Cove of Jupiter and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the Amendments attached to this

THIS INSTRUMENT PREPARED BY:
LEVINE, FRANK & EDGAR, P.A.
3300 PGA Blvd., Suite 500
Palm Beach Gardens, FL 33410
(407) 626-4700

This is not a certified copy

ORB 8283 Pg 1088

JOINER AND CONSENT BY
CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC.

The Cypress Cove of Jupiter Homeowners Association, Inc. consents to the Declaration amendment adopted by the Developer, as is attached to this Certificate as Exhibit "1".

Witnesses:

Sign: Jennifer Malle
Print: Jennifer Malle

CYPRESS COVE OF JUPITER
HOMEOWNERS ASSOCIATION, INC.

By: Sign Esther M. Hartman
Print: ESTHER M. HARTMAN
President

Sign: Carol Hardy
Print: CAROL HARDY

Print: ESTHER M. HARTMAN
Cypress Cove Address 120 OLYMPUS WAY
JUPITER, FL 33477

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 20th day of July, 1994, before me personally appeared ESTHER M. HARTMAN, President of CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit Corporation, who is personally known to me or who has produced _____ (if left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid Certification as his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Bch Cdn, in the County of Palm Beach, State of Florida; the day and year last aforesaid.

NOTARY PUBLIC:

Sign Carol B Hardy

Print CAROL B. HARDY
State of Florida at Large (Seal)
My Commission Expires:

CYPRESSJoiner6

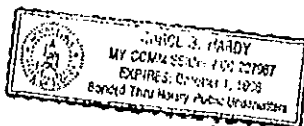


EXHIBIT - 1

AMENDMENTS TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
CYPRESS COVE OF JUPITER

As used herein the following shall apply:

- A. Words in the text are ~~lined through~~ with (---) indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.

1. Section 8.6.B of the Declaration shall be amended to read as follows:

"8.6 Garages

B. ~~Except as otherwise provided in subsection B.1 below, no~~ No-garage may be used as living space, with garage use to be limited to storage and/or the parking of vehicles, trailers or boats. Garage doors shall be kept closed at all times except when otherwise necessary for ingress and egress.

- 1. A portion of a three car garage may be used as living space provided that the ARB approves same; and the exterior side of the Dwelling Structure containing the garage door(s) is not altered in any way; and the portion of the garage not to be used as living space is sufficient in size to accommodate no less than two full-sized vehicles and has a minimum floor size of 400 square feet.

Prepared By
Jay Steven Levine, Esq.
LEVINE, FRANK & EDGAR, P.A.
3300 PGA Boulevard, Ste. 500
Palm Beach Gardens, FL 33410
(407) 626-4700

This is a copy

ORB 8283 Pg 1090

RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

The portion of the garage being converted into living space must have the floor level raised to the interior floor level of the Dwelling Structure. Such garage living space must be air-conditioned by either tying into the central air conditioning unit of the Dwelling Structure or must contain a separate central air conditioning unit; wall air conditioning units shall be prohibited.

2. Section 8.7.B of the Declaration shall be amended to read as follows:

"B. Rear. The rear yard setback shall be fifteen (15) feet and shall be directly opposite the front yard. No Lot shall be required to have more than one rear yard setback. The rear yard setback for open swimming pools or screened pool enclosures shall be ten and one-half (10-1/2) feet. The rear yard setback for patio and terrace slabs and wooden pool decks shall be five and one-half (5-1/2) feet. Notwithstanding the foregoing to the contrary, the ABB shall be permitted to grant a variance for Lots 7, 8 and 9 only, as follows, provided that the applicable zoning code so permits: The rear yard setback for swimming pools or spas may be as little as three (3) feet, and the rear yard setback for screen enclosures for accessory swimming pools and spas may be as little as zero (0) feet."

copy

This is not a
Certified Copy

DEC-09-1994 9:13am 94-406791
088 8535 Pg 1394
RECORDED & INDEXED

**CERTIFICATE OF THE SEVENTH AMENDMENT TO THE DECLARATION
OF COVENANTS AND RESTRICTIONS FOR CYPRESS COVE OF JUPITER**

WHEREAS, the Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was recorded on September 20, 1990 in Official Record Book 6587, Page 957, Public Records of Palm Beach County, Florida; was amended as recorded in Official Record Book 6799; Page 374, Public Records of Palm Beach County, Florida and was amended as recorded in Official Record Book 6931, Page 810, Public Records of Palm Beach County, Florida; was amended as recorded in Official Record Book 7615, Page 1466, Public Records of Palm Beach County, Florida; and was amended on March 24, 1994 in Official Record Book 8182, Page 1087, Public Records of Palm Beach County, Florida; and was amended on May 31, 1994 in Official Record Book 8283, Page 1086, Public Record of Palm Beach County, Florida;

WHEREAS, Section 15.5.A of the Declaration provides that the Declaration may be amended by the vote of the Developer alone so long as the Developer controls the Board of Directors as provided for in the By-Laws of the Association;

WHEREAS, the Developer currently controls the Board of Directors of the Association as provided for in the By-Laws;

WHEREAS, the Developer desires to amend the Declaration in the particulars as set forth in the attachments to this Certificate; the Association consents as well.

WHEREAS, this Certificate, the amendments and the Association's consent shall be recorded in the Public Records of Palm Beach County, Florida;

THIS INSTRUMENT PREPARED BY:
LEVINE, FRANK & EDGAR, P.A.
3300 PGA Blvd., Suite 500
Palm Beach Gardens, FL 33410
(407) 626-4700

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

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

This is Not

ORB 8535 Pg 1395

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in the attachments to this Certificate; these amendments shall run with the real property known as Cypress Cove of Jupiter and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the Amendments attached to this Certificate has been approved by the Developer.

DATED this 1st day of DECEMBER, 1994.

WITNESSES: CYPRESS COVE OF JUPITER, INC.

Sign: Carol B Hardy By: Sign Esther M. Hartman
President:

Print: CAROL B. HARDY Print ESTHER M. HARTMAN

Sign: Karen B. Luther Current Address 120 OLYMPIUS WAY
JUPITER, FL 33477

Print: Karen B. Luther By: Sign Jerry B. Hartman
Secretary:

Print JERRY B. HARTMAN

Current Address 120 OLYMPIUS WAY
JUPITER, FL 33477

STATE OF FLORIDA)
)ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 1st day of December 1994, before me personally appeared Esther M. Hartman, President and Jerry B. Hartman, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, who are personally known to me or who has produced _____ (if left blank, personal knowledge)

RECORDER'S MEMO: Legibility
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when received.

This is a
True Copy

ORB 8535 Pg 1396

existed) as Identification and who did not take an oath and who executed the
aforesaid Certification as their free acts and deeds as such duly authorized officers;
and that the official seal of the Corporation is duly affixed and the instrument is the
act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach Gardens in the County of
Palm Beach, State of Florida, the day and year last aforesaid.

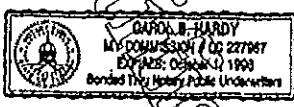
NOTARY PUBLIC:

Sign Carol B Hardy

Print CAROL B. HARDY

State of Florida at Large (Seal)

My Commission Expires:



AMENDMENTS TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
CYPRESS COVE OF JUPITER

As used herein the following shall apply:

- A. Words in the text are lined through with (---) indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.

1. Section 1.6 of the Declaration shall be amended to read as follows:

"1.6 "Common Area" or "Common Area" means and refers to those Properties which are intended to be devoted to the common use and the enjoyment of the Owners and occupants, in this Declaration and as stated in the Subdivision Plat, as well as all personal property owned, leased by or dedicated to the Association for the common use and enjoyment of the Owners and occupants, and Lake Eileen and the Preserve, title to which is being conveyed to the District, as well as that property referenced on Exhibit "1" attached to and made a party hereof."

2. Section 1.17 of the Declaration shall be amended to read as follows:

"1.17 "Lot" means a platted lot referred to as such on the Subdivision Plat, as well as that property referenced on Exhibit "2" attached hereto and made a part hereof, and intended for residential occupancy. Unless the context specifically provides otherwise, reference to the term "Lot" shall include the Dwelling Structure and all other Improvements situated on the Lot.

NOTICE: EXCEPT AS AMENDED ABOVE, THE DECLARATION SHALL REMAIN IN FULL FORCE AND EFFECT. THE AMENDMENTS SHALL BE EFFECTIVE WHEN RECORDED IN THE PUBLIC RECORDS.

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

NOV 28 '94 14151

WORKMAN CONST.

228 P02/02

LEGAL DESCRIPTION

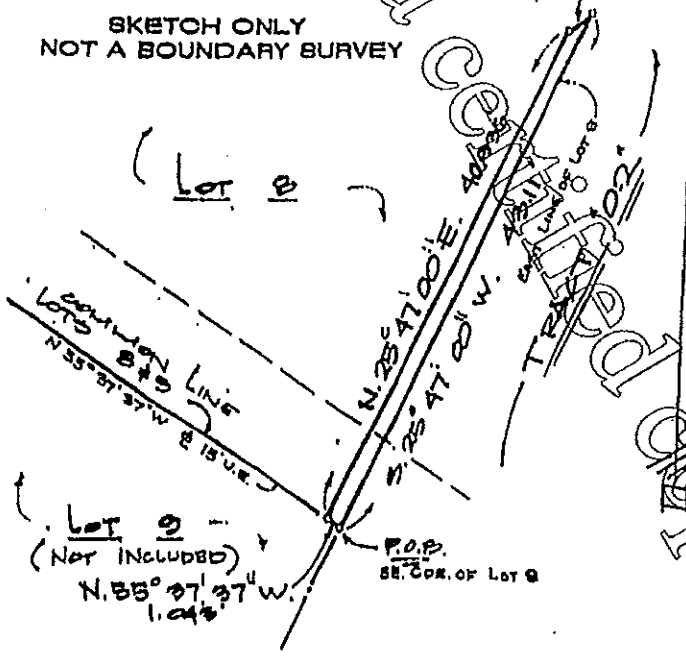
ORB 8535 Pg 1399

A PARCEL OF LAND BEING A PORTION OF LOT 8, PLAT OF CYPRESS COVE OF JUPITER, AS RECORDED IN PLAT BOOK 65, PAGES 166-160, ON FILE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY LOT CORNER OF LOT 8 OF SAID PLAT OF CYPRESS COVE; THENCE N.85°37'37"W. ALONG THE COMMON LINE OF LOTS 8 AND 9, A DISTANCE OF 1.043 FEET; THENCE N.25°47'00"E., A DISTANCE OF 40.896 FEET; THENCE N.82°50'53"E., A DISTANCE OF 2.267 FEET TO A POINT ON THE EASTERLY LOT LINE OF SAID LOT 8; THENCE S.25°47'00"W. ALONG THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF TRACT O-2, A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING.

CONTAINS 4416 SQUARE FEET, MORE OR LESS.

SKETCH ONLY
NOT A BOUNDARY SURVEY



Post #	1051
City	WEST PALM BEACH
Tract	775-2071
From	John STEADMAN
To	433-5485

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.021 FLORIDA STATUTES.

DATE: 11/20/04

[Signature]
LARRY S. JONES
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5019

NOTE: THIS INSTRUMENT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

NOTE:

BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LOT LINE OF LOT 8, PLAT OF CYPRESS COVE OF JUPITER, HAVING A PLATTED BEARING OF SOUTH 25°47'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

<table border="1"> <tr> <th>TRACK</th> <th>DATE</th> <th>PLANNED BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	TRACK	DATE	PLANNED BY				<table border="1"> <tr> <th>PROJECT</th> </tr> <tr> <td>CYPRESS COVE</td> </tr> <tr> <th>DESCRIPTION</th> </tr> <tr> <td>A PORTION OF LOT 8</td> </tr> </table>	PROJECT	CYPRESS COVE	DESCRIPTION	A PORTION OF LOT 8	<table border="1"> <tr> <th>LANDMARK SURVEYING & MAPPING</th> </tr> <tr> <td>1880 FOREY HILL BOULEVARD</td> </tr> <tr> <td>WEST PALM BEACH, FL 33411</td> </tr> <tr> <td>PHONE: (407) 631-9408 FAX: (407) 631-9409</td> </tr> <tr> <td>APPROVED BY: <i>[Signature]</i></td> </tr> </table>	LANDMARK SURVEYING & MAPPING	1880 FOREY HILL BOULEVARD	WEST PALM BEACH, FL 33411	PHONE: (407) 631-9408 FAX: (407) 631-9409	APPROVED BY: <i>[Signature]</i>
TRACK	DATE	PLANNED BY															
PROJECT																	
CYPRESS COVE																	
DESCRIPTION																	
A PORTION OF LOT 8																	
LANDMARK SURVEYING & MAPPING																	
1880 FOREY HILL BOULEVARD																	
WEST PALM BEACH, FL 33411																	
PHONE: (407) 631-9408 FAX: (407) 631-9409																	
APPROVED BY: <i>[Signature]</i>																	

NOV 28 '94 14152

487752071

PAGE 002

Exhibit '1'

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

NOV-23-94 WED 05:37 Schorah&Associates

P. 82

LEGAL DESCRIPTION

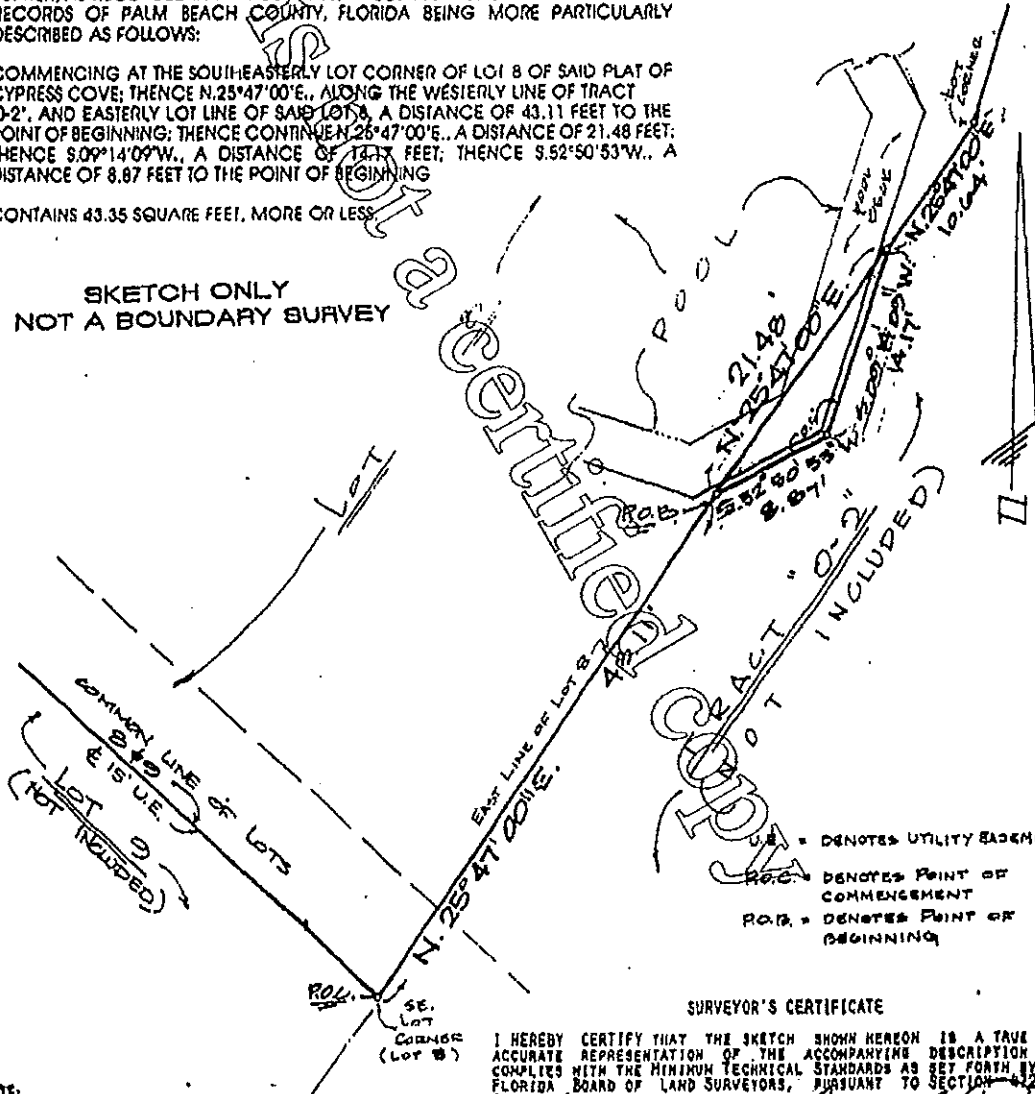
ORB 8535 Pg 1400
DOROTHY H. WILKEN, CLERK PE COUNTY, FL

A PARCEL OF LAND BEING A PORTION OF TRACT '0-2', PLAT OF CYPRESS COVE OF JUPITER, AS RECORDED IN PLAT BOOK 85, PAGES 156-160, ON FILE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY LOT CORNER OF LOT 8 OF SAID PLAT OF CYPRESS COVE; THENCE N.25°47'00"E., ALONG THE WESTERLY LINE OF TRACT '0-2', AND EASTERLY LOT LINE OF SAID LOT 8, A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUED N.26°47'00"E., A DISTANCE OF 21.48 FEET; THENCE S.09°14'09"W., A DISTANCE OF 14.17 FEET; THENCE S.52°50'53"W., A DISTANCE OF 8.87 FEET TO THE POINT OF BEGINNING

CONTAINS 43.35 SQUARE FEET, MORE OR LESS.

SKETCH ONLY
NOT A BOUNDARY SURVEY



- U.E. = DENOTES UTILITY EASEMENT
- P.C. = DENOTES POINT OF COMMENCEMENT
- P.B. = DENOTES POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 11 / 23 / 94

CRAIG S. PUSEY
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5015

NOTE: THIS INSTRUMENT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

NOTE:

BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LOT LINE OF LOT 8, PLAT OF CYPRESS COVE OF JUPITER, HAVING A PLATTED BEARING OF NORTH 26°47'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

81 I. M. SCHORAH SURVEY NO. 1 11/23/94	TRACT 8535 Pg 1400	DATE 11-23-94	DRAWN BY C. S. PUSEY	PROJECT CYPRESS COVE	LANDMARK SURVEYING & MAPPING 1880 FOREST HILL BOULEVARD SUITE 100 PHONE: (407) 488-8408 W. PALM BEACH, FL APPROVED BY:
	DESCRIPTION A PORTION OF "TRACT '0-2'"				

Exhibit "2"

ORB 8732 Pg 487

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in the attachments to this Certificate; the amendment shall run with the real property known as Cypress Cove of Jupiter and shall be binding on all parties having any right, title, or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENT

WE HEREBY CERTIFY that the Amendment attached to this Certificate has been approved by the Developer.

DATED this 3rd day of MAY, 1995.

WITNESSES:

CYPRESS COVE OF JUPITER, INC.

Sign: Carol B. Hardy

By: Sign: Esther M. Hartman
President:

Print: CAROL B. HARDY

Print: ESTHER M. HARTMAN

Current Address: 120 OLYMPUS WAY
JUPITER, FL 33477

Sign: Dina M. Accaria

By: Sign: Jerry B. Hartman
Secretary:

Print: DINA M. ACCARIA

Print: JERRY B. HARTMAN

Current Address: 120 OLYMPUS WAY
JUPITER, FL 33477

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

I HEREBY CERTIFY that on this 3rd day of MAY, 1995, before me personally appeared Esther M. Hartman, President and Jerry B. Hartman, Secretary of CYPRESS COVE OF JUPITER, INC., a Florida Corporation, who are personally known to me or who has produced _____ (If left blank, personal knowledge existed) as

ORE: 8732 Ps 488

Identification and who did not take an oath and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

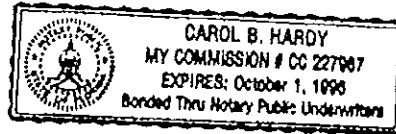
WITNESS my signature and official seal at Palm Beach Gardens In the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign: Carol B Hardy

Print: CAROL B. HARDY
State of Florida at Large (Seal)

My commission expires:



This is not a certified copy

ORS 8732 Pg 489

JOINDER AND CONSENT BY
CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC.

The Cypress Cove of Jupiter Homeowners Association, Inc. consents to the Declaration amendment adopted by the Developer, as is attached to this Certificate.

Witnesses:

CYPRESS COVE OF JUPITER
HOMEOWNERS ASSOCIATION, INC.

Carol B. Hardy

By: Esther M. Hartman
President

Leisa M. Garcia

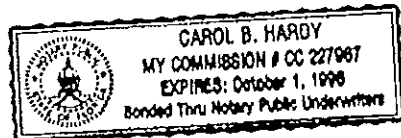
STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 3rd day of May, 1995, before me personally appeared Esther M. Hartman, President of CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the individual and officer described in and who executed the aforesaid Certification as his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Palm Beach Gardens in the County of Palm Beach, State of Florida, the day and year last aforesaid.

Carol B. Hardy
NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:



**AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
CYPRESS COVE OF JUPITER**

As used herein, the following shall apply:

- A. Words in the text are lined through with (----) indicate deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.

1. Section ~~6.2~~6.2B(1) of the Declaration shall be amended to read as follows:

"~~6.2~~ Maintenance by Owners. Each Owner is responsible, at his own expense, for the maintenance, repair and replacement of the following Properties:

B. The following portions of the Common Area:

- (1) All swale areas abutting his Lot and located between the Lot and a roadway within the Community, inclusive of landscaping and irrigation system and all portions of any sidewalks, situated in said swale areas. Notwithstanding the foregoing or any other provision in the Governing Documents to the contrary, the following shall apply: The Association shall have the right, but not the obligation, to provide the maintenance, repair and/or replacement mentioned in the preceding sentence, including the pruning of street trees in such areas in order to make them more uniform with the other street trees in the community and so that branches and limbs do not interfere with pedestrian traffic on the sidewalks or bicycle and vehicular traffic on the streets. Furthermore, the Association shall have the right, but not the obligation, to extend sidewalks in such areas to facilitate pedestrian traffic. The Association need not obtain the prior permission from the Owner prior to effecting the foregoing; any decision by the Association to effect same shall not obligate the Association to do so in the future; and any expenditures by the Owner with regard to same shall not entitle the Owner to a credit from the Association for the costs."

NOTICE: EXCEPT AS AMENDED ABOVE, THE DECLARATION SHALL REMAIN IN FULL FORCE AND EFFECT. THE AMENDMENT SHALL BE EFFECTIVE WHEN RECORDED IN THE PUBLIC RECORDS.

**NINTH AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR CYPRESS COVE OF JUPITER**

WHEREAS, the Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was recorded in Official Records Book 6587, Page 957, of the Public Records of Palm Beach County, Florida, affecting certain real property described therein, and has been subsequently amended (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the Declaration provides for amendment of the Declaration, as set forth herein.

NOW THEREFORE, the Declaration is hereby further amended as follows (additions to prior language are reflected by underlining, and deletions of prior language are struck through):

1. Section 6.1, Subsection A, is hereby amended to read as follows:

"6.1 Association Maintenance. In addition to other provisions contained elsewhere in this Declaration, the following Properties shall be protected, maintained, repaired and replaced by the Association at the expense of the Association, as an item of common expense:

A. All Common Area, including sidewalks, except for those portions of the Common Area which are the responsibility of the District or other governmental authority, and except for those portions of the Common Area provided in Section 6.2.B to be the responsibility of the Owners."

2. Section 6.2, Subsection B(1), is hereby amended to read as follows:

"6.2 Maintenance by Owners. Each Owner is responsible, at his own expense, for the maintenance, repair and replacement of the following Properties:

B. The following portions of the Common Area:

- (1) All swale areas abutting his Lot and located between the Lot and a roadway within the Community, inclusive of landscaping and irrigation system and ~~all portions of any sidewalks~~, situated in said swale areas."

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration as previously amended are hereby reaffirmed.

It is hereby certified that the foregoing Ninth Amendment to Declaration of Covenants and Restrictions for Cypress Cove of Jupiter was approved at a duly called meeting of the Association, by a majority of the entire Board of Directors and by a majority of the voting interests of all members of the Association, pursuant to Section 15.3 of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this Ninth Amendment to Declaration this 12 day of JUNE, 2009.

CYPRESS COVE OF JUPITER
HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-for-Profit Corporation

Witnesses:

[Signature]
(signature)
LINDY SAVAGE
(printed name)

By: [Signature]
RICHARD MURPHY, President

[Signature]
(signature)
CAROLYNNE CASALE
(printed name)

[Signature]
(signature)
CAROLYNNE CASALE
(printed name)

Attest: [Signature]
KAREN TURIANO, Secretary

[Signature]
(signature)
LINDY SAVAGE
(printed name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 12th day of June, 2009 by Richard Murphy, as President, and Karen Turiano, as Secretary, respectively, of CYPRESS COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC., who are personally known to me or have produced _____ as identification and who did take an oath.

[Signature]

Notary Public
State of Florida
My Commission Expires:

(Notary Seal)

