



CFN 20150311184
OR BK 27752 PG 0331
RECORDED 08/20/2015 13:36:32
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0331 - 341; (11pgs)

This Instrument Prepared by and after recording return to:
Mark F. Grant, Esq.
Greenspoon Marder, P.A.
200 East Broward Boulevard
Suite 1800
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM
TO ADD PHASE 1**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM TO ADD PHASE 1 ("Amendment"), made this 14 day of August, 2015, by CENTEX HOMES, a Nevada general partnership ("Developer"), whose principal office is located at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Sandpiper Cove II at Botanica, a Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 26482, Page 1557, of the Public Records of Palm Beach County, Florida and any amendments thereto [including amendments which added phases prior to the date hereof]; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (Phase 3) (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1, 2, 4 and 9 as described in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (Phase 3) (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1, 2, 4 and 9 as described in the Declaration; and

WHEREAS, Developer desires to add Phase 1 as part of the Condominium.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 1 Land," as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.
2. The real property more particularly described on the legal description and the Survey, Plot Plan and Graphic Description of Improvements for Phase 1 ("Phase 1 Survey") attached hereto as Exhibit A ("Phase 1 Land") and the improvements located thereon and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Articles 5, 6 and 7 of the Declaration. The Phase 1 Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the Phase 1 Survey, shall constitute Phase 1.
3. The share in the Common Elements of each Home, including Homes in the prior phase(s) of the Condominium, shall be a one-thirty second (1/32) share with respect to each Home. Notwithstanding the foregoing, in the event an additional phase or phases are added to the Condominium, the fractional share of each Home shall change as stated in the Declaration.
4. This Amendment shall become effective upon recording amongst the Public Records of Palm Beach County, Florida. The effect of this Amendment shall be that Phase 1, together with previously submitted phase(s), shall be, and the same shall constitute, the Condominium.

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

CENTEX HOMES, a Nevada general partnership
BY: CENTEX REAL ESTATE CORPORATION
a Nevada corporation

Its: Managing General Partner

By: *[Signature]*

Printed Name: CHRIS HASTY

Its: VP LAND DEVELOPMENT + ACQUISITION

(CORPORATE SEAL)

Laura A. Ray

Signature

LAURA A. RAY

Printed Name

[Signature]

Signature

Christine Fitzi

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30th day of July, 2015, by CHRIS HASTY, as VP LAND of CENTEX REAL ESTATE CORPORATION, a Nevada corporation on behalf of the corporation, as the Managing General Partner of CENTEX HOMES, a Nevada general partnership, who is personally known to me. He affixed thereto the seal of the corporation.

My Commission Expires:

Laura A. Ray

Notary Public

LAURA A. RAY

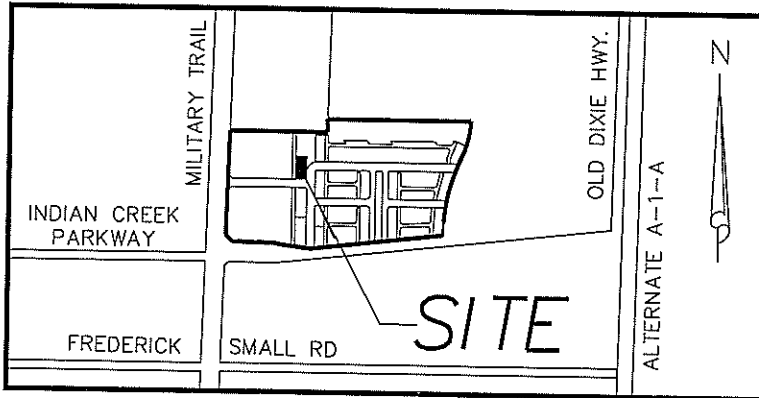
Printed Name of Notary Public



EXHIBIT A

Legal Description
and
Survey, Plot Plan and Graphic Description of Improvements
for
Phase 1 of Sandpiper Cove at Botanica, a Condominium

SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM PHASE 1



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- 1 DESCRIPTION AND CERTIFICATION
- 2 SURVEYOR'S REPORT
- 3 SKETCH
- 4 UNIT PLAN FIRST FLOOR
- 5 UNIT PLAN SECOND FLOOR
- 6 FRONT ELEVATION
- 7 SIDE ELEVATIONS

LEGAL DESCRIPTION

ALL OF LOT RC-20, "SEA PLUM" AS RECORDED IN PLAT BOOK 105, PAGES 138 THROUGH PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 10.032 SQUARE FEET, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE ENCLOSED SHEETS 1 THROUGH 7, INCLUSIVE, IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREIN TO INCLUDE THE COMMON ELEMENTS AND UNITS, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS FOR PHASE 1 IS SUBSTANTIALLY COMPLETE SUCH THAT THIS MATERIAL, TOGETHER WITH THE PROVISION OF THE DECLARATION OF CONDOMINIUM FOR SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT WITH SAID CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS. I FURTHER CERTIFY THAT THIS CONDOMINIUM BOUNDARY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.050, PURSUANT TO CHAPTER 718.104(e), FLORIDA STATUTES.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: AUGUST 14, 2015

BY:

(Signature)
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

LIDBERG LAND SURVEYING, Inc.

LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 134142 \ 105-138 \ 12-111 \ 12-111-308A \ 12-111-308A.DGN			
REF.			
FLD. J.P.	FB/PGS.	JOB 12-111-308A	
OFF. CASASUS	687 ON FILE	9	DATE AUGUST 14, 2015
CKD. D.C.L.	SHEET 1 OF 7	DWC.	A12-111F

SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM PHASE 1

SURVEYOR'S REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF SEA PLUM, AS RECORDED IN PLAT BOOK 105, PAGES 138 THROUGH 144.
3. LEGAL DESCRIPTION BASED ON OFFICIAL RECORD BOOK 19225, PAGE 139.
4. BEARING BASIS: NORTH 00°00'00" EAST ALONG THE CENTERLINE OF BLACK IRONWOOD ROAD, AS SHOWN ON THE PLAT OF SEA PLUM, RECORDED IN PLAT BOOK 105, PAGES 138 THROUGH 144.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE B, PER FLOOD INSURANCE RATE MAP NO. 120192 0108 B
6. TOTAL AREA = 10,032 SQUARE FEET.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
8. THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
9. ELEVATIONS SHOWN ARE BASED ON N.G.V.D. OF 1929
10. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR: PULTE GROUP, INC.
11. © COPYRIGHT 2015 BY LIDBERG LAND SURVEYING, INC.

THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

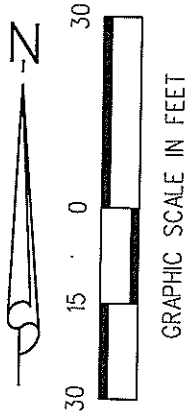


LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 134142 \ 105-138 \ 12-111 \ 12-111-308A \ 12-111-308A.DGN			
REF.			
FLD.	J.P.	FB/PGS.	JOB
OFF.	CASASUS	687 ON FILE	9
CKD.	D.C.L.	SHEET	2 OF 7
		DATE	AUGUST 14, 2015
		DWG.	A12-111F

SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM PHASE 1 BOUNDARY SURVEY

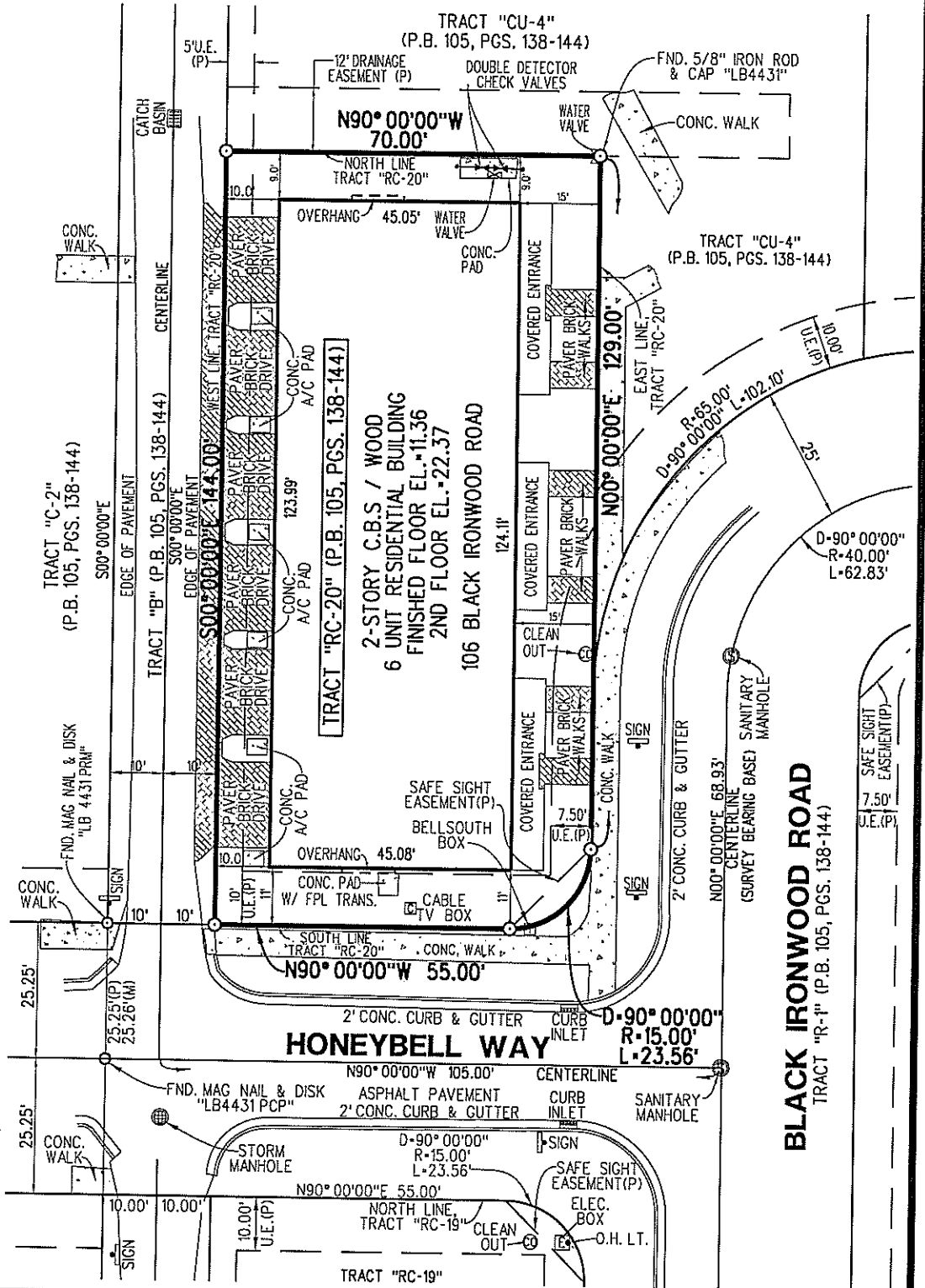


LEGEND

- CABLE TV RISER
- CATCH BASIN
- CLEAN OUT
- CURB INLET
- ELECTRICAL BOX
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- TELEPHONE RISER
- WATER VALVE
- SET IRON ROD & CAP "LB #4431" UNLESS OTHERWISE NOTED

ABBREVIATIONS:

- (C) - CALCULATED
- (M) - MEASURED
- (P) - PLAT
- A/C - AIR CONDITIONER
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.O. - CLEAN OUT
- CONC. - CONCRETE
- D - ARC DELTA
- D.B. - DEED BOOK
- DE - DRAINAGE EASEMENT
- F.H. - FIRE HYDRANT
- F.P.L. - FLORIDA POWER & LIGHT
- FFE - FINISHED FLOOR ELEVATION
- FND. - FOUND
- INV. - INVERT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LP - LIGHT POLE
- LS - LICENSE SURVEY
- MH - MANHOLE
- MON. - MONUMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.R.M. - PERMANENT REFERENCE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- R - ARC RADIUS
- R.P.B. - ROAD PLAT BOOK
- R/W - RIGHT-OF-WAY
- TV - TELEVISION
- UE - UTILITY EASEMENT
- WV - WATER VALVE

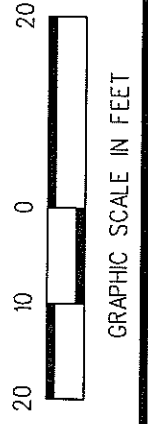
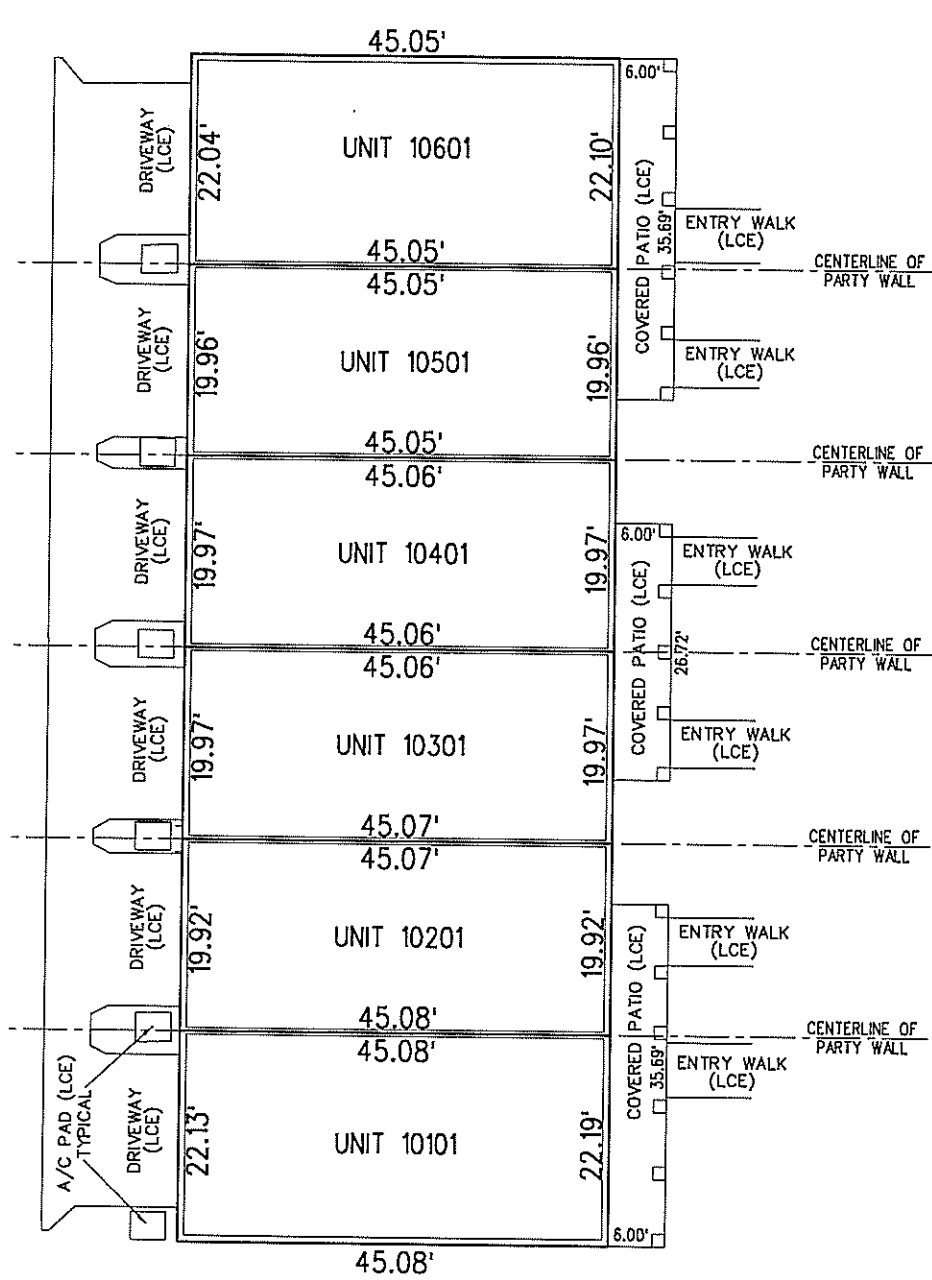


LIDBERG LAND SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 134142 \ 105-138 \ 12-111 \ 12-111C-308 \ 12-111C-308.DGN			
REF.			
FLD.	J.P.	FB/PGS. 680 56 680 40 ON FILE	JOB 12-111C-308
OFF.	CASASUS		DATE MAY 20, 2015
CKD.	D.C.L.	SHEET 3 OF 7	DWG. A12-111F

SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM PHASE 1 UNIT PLAN - FIRST FLOOR



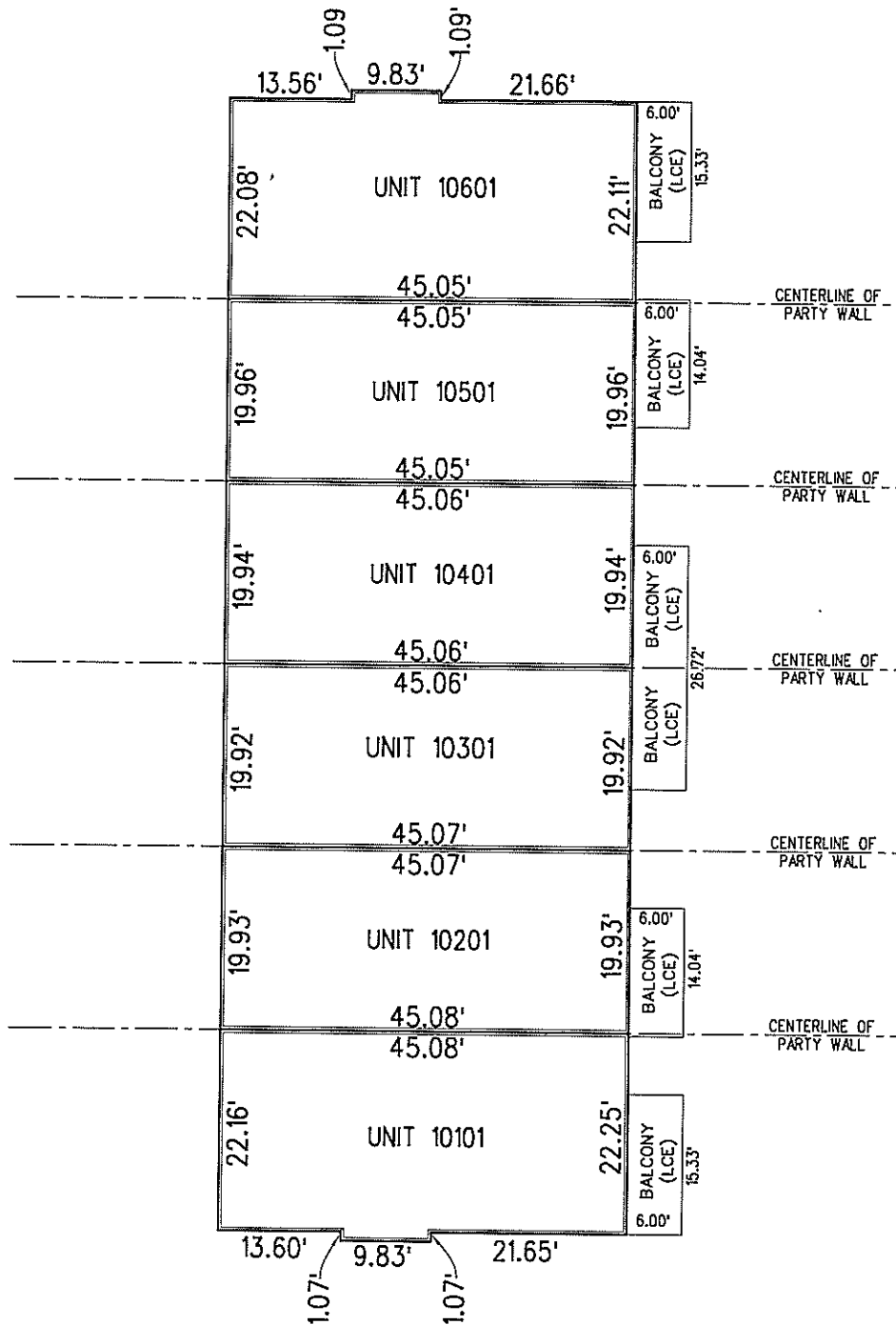
ABBREVIATIONS:
A/C - AIR CONDITIONER
LCE - LIMITED COMMON ELEMENT

LIDBERG LAND SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 134142 \ 105-138 \ 12-111 \ 12-111-308A \ 12-111-308A.DGN			
REF.			
FLD. J.P.	FB/PGS.	JOB 12-111-308A	
OFF. CASASUS	687 ON FILE 9	DATE AUGUST 14, 2015	
CKD. D.C.L.	SHEET 4 OF 7	DWG. A12-111F	

SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM PHASE 1 UNIT PLAN - SECOND FLOOR



ABBREVIATIONS:
A/C - AIR CONDITIONER
LCE - LIMITED COMMON ELEMENT

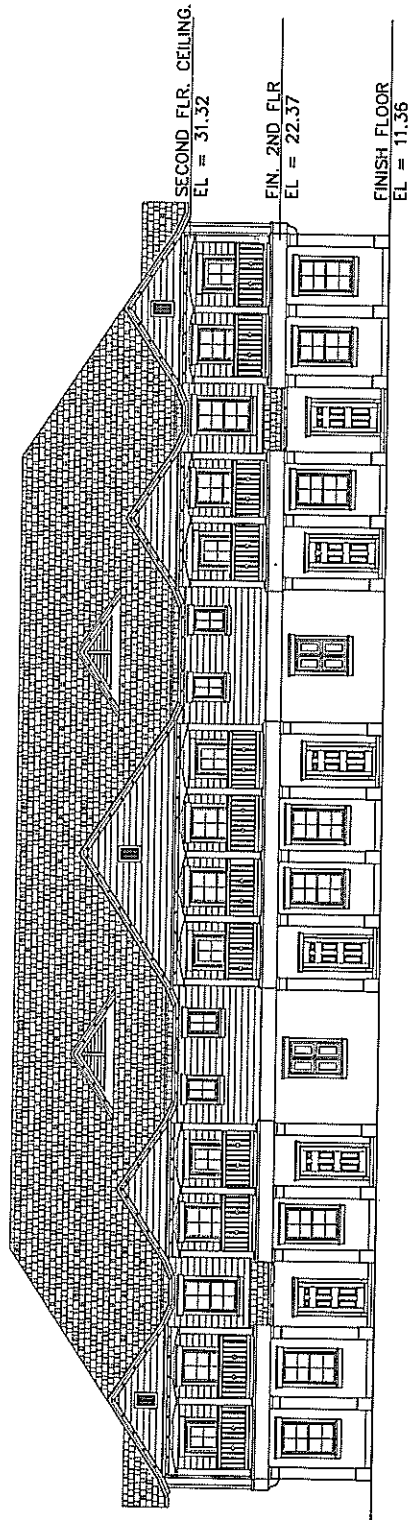
LIDBERG LAND SURVEYING, INC.

LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 134142 \ 105-138 \ 12-111 \ 12-111-308A \ 12-111-308A.DGN			
REF.			
FLD.	J.P.	FB/PGS.	JOB 12-111-308A
OFF.	CASASUS	687 ON FILE 9	DATE AUGUST 14, 2015
CKD.	D.C.L.	SHEET 5 OF 7	DWG. A12-111F

SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM PHASE 1 FRONT ELEVATION



ABBREVIATIONS:

EL • ELEVATION
FIN • FINISH
FLR • FLOOR

**FRONT ELEVATION
(NOT TO SCALE)**

**LIDBERG LAND
SURVEYING, INC.**

LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 134142 \ 105-138 \ 12-111 \ 12-111-308A \ 12-111-308A.DGN

REF.

FLD. J.P.

FB/PGS.

JOB 12-111-308A

OFF. CASASUS

687
ON FILE

9

DATE AUGUST 14, 2015

CKD. D.C.L.

SHEET 6 OF 7

DWG. A12-111F

SANDPIPER COVE II AT BOTANICA, A CONDOMINIUM PHASE 1 RIGHT AND LEFT ELEVATIONS



LEFT ELEVATION
(NOT TO SCALE)



RIGHT ELEVATION
(NOT TO SCALE)

ABBREVIATIONS:

EL - ELEVATION
FIN - FINISH
FLR - FLOOR

LIDBERG LAND SURVEYING, INC.

LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 134142 \ 105-138 \ 12-111 \ 12-111-308A \ 12-111-308A.DGN			
REF.			
FLD. J.P.	FB/PGS.	JOB 12-111-308A	
OFF. CASASUS	687 ON FILE	9	DATE AUGUST 14, 2015
CKD. D.C.L.	SHEET 7	OF 7	DWG. A12-111F