



07/15/2002 15:32:08 20020360294
OR BK 13914 PG 1513
Palm Beach County, Florida

WILL CALL BOX #69
Prepared by and Return to:
CHARLES A. LUBITZ, ESQUIRE
Boose, Casey, Ciklin, Lubitz,
Martens, McBane & O'Connell
17th Floor - Northbridge Tower I
515 North Flagler Drive
West Palm Beach, Florida 33401

CERTIFICATE OF AMENDMENT
(Sixth Amendment to Declaration of Condominium of
Captain's Way at Admiral's Cove, a Condominium)

KNOW ALL MEN BY THESE PRESENTS:

On April 2, 2002, at the Annual Meeting of Captain's Way at Admiral's Cove Condominium Association, Inc. which was duly noticed and held not less than 2/3rds of the Unit Owners in said Association approved the following amendment to Article IV.B.4 of the Declaration of Condominium of Captain's Way at Admiral's Cove, a Condominium, recorded in OR Book 5470 at Page 1065 of the Public Records of Palm Beach County, FL, as the same was heretofore amended by a First Amendment recorded in said Public Records in OR Book 5493, Page 1583, a Second Amendment recorded in OR Book 5507, Page 1424, a Third Amendment recorded in OR Book 5556, Page 1696, a Fourth Amendment recorded in OR Book 5588, Page 137, and a Fifth Amendment recorded in OR Book 13636, Page 1809.

(Language added to the original Article is underlined except that the underlined words "shall not" on Line 1 and on the next to the last line in the second paragraph are so underlined in the original text and is not added hereby; deleted language (if any) is indicated by "----".)

ARTICLE IV, SECTION B

4. The Board of Directors shall not have the right or the authority to permit or to approve any Limited Common Element Change which expands the Interior Space (as hereinafter defined) of any Unit, whether or not such expansion is proposed to be made by constructing an addition to the Unit or by permanently enclosing an area that has theretofore been screened; provided, however, that the Board of Directors shall have the right to approve the installation of glass or aluminum sliding panels on the interior side of any permitted screening so long as each of the following conditions shall be complied with: (i) all of the conditions of Section B.2. of this Article IV shall have been satisfied; (ii) the configuration or size of the Unit is not changed in any material fashion; (iii) from and after the installation having been completed the Unit Owner shall be solely responsible for the maintenance, repair and/or replacement of the installation; (iv) prior to such installation having taken place, at the sole cost and expense of the Unit Owner, the supporting columns surrounding the area of the installation to be exposed and inspected by a Florida Licensed Engineer who shall issue a written report to the Board of Directors determining whether the columns surrounding the installation are structurally sound and,

if found not to be in such condition, the Association at its sole expense shall have repaired or restored the same as circumstances require; (v) the Unit Owner shall have restored the exposed columns to their original condition if the engineer shall have determined the same to be structurally sound; and (vi) the Unit Owner shall provide written evidence of liability insurance coverage satisfactory to the Board of Directors with respect to liability for any damages caused by said installation which coverage shall remain in force and effect for so long as such installation shall remain in existence. "Interior Space" shall mean any space enclosed by walls and roof. All permitted interior space is designated on the Survey Exhibits by the line which circumscribes "the boundary of a Condominium unit" of each Unit (as identified in the Legend on Sheet 76 of the Survey Exhibits).

With respect to all other applications for Limited Common Element Changes, the Board of Directors shall have the right to determine, in the Board of Directors' sole and absolute discretion, whether any such application for a Limited Common Element Change should be granted or should be denied and whether any conditions (including, without limitation, assumption of maintenance responsibilities by the particular Unit Owner) should be imposed upon any approval of an application for a Limited Common Element Change, and the decision of the Board of Directors shall be final. The Board of Directors shall not be obligated to permit all Unit Owners to make a particular type of Limited Common Element Change solely because the Board of Directors has permitted other Unit Owners to make the particular type of Limited Common Element Change; rather, the Board of Directors may consider the particular physical circumstances in determining whether a particular Limited Common Element Change is fair and in the best interest of the Condominium. Except as aforesaid, the Board of Directors shall not have the authority to approve or to deny any application for a Limited Common Element Change.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of April, 2002.

Signed, sealed and delivered
in the presence of:

CAPTAIN'S WAY AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC., a
Florida corporation

Sign: *Sandra Dickman*
Print: SANDRA DICKMAN

By: *Dr. Donald Arens*
Print: Dr. Donald Arens
Title: President

Sign: *Sandra Dickman*
Print: SANDRA DICKMAN


ATTEST:
By: *Sandra Weiner*
Print: Sandra Weiner
Title: Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of April, 2002, by Dr. Donald Arens, President, and Sandra Weiner, as Secretary, respectively, of Captain's Way at Admiral's Cove Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ (indicate form of identification) (if left blank personal knowledge existed) as identification.





Notary Public State of Florida
Notary Print Name: Karen Tesauro

My Commission Expires: April 13, 2005
Commission # DD002828

(NOTARY SEAL)