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Palm Beach County, Florida
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Pgs 1134 - 1139; (6pgs)

Record and Return to:
Jane L. Cornett
Cornett, Gooe & Associates, P.A.
P.O. Box 66
Stuart, FL 34995

=====THIS SPACE FOR RECORDER'S USE=====

**Fourth Amendment to the Declaration of Condominium of
Waterside at Admiral's Cove, a Condominium**

The Declaration of Condominium of Waterside at Admiral's Cove, a Condominium was recorded in the Public Records of Palm Beach County, Florida, at Official Records Book 6254, Page 704 et.seq., and amended at Official Records Book 6315, Page 65 et.seq., Official Records Book 6686, Page 392 et.seq., and Official Records Book 11743, Page 1197 et.seq. The same Declaration of Condominium is hereby amended as approved by the members at the meeting held on December 16, 2008.

1. Article VI is hereby amended as follows:

VI

COMMON EXPENSES AND COMMON SURPLUS

A. The following are hereby designated as Common Expenses:

1. Expenses for the operation, maintenance, repair or replacement of the Common Elements, including such amounts, if any, as the Board of Directors shall deem necessary to establish reserves for replacement of the Common Elements;
2. Expenses of the Condominium Association in carrying out its powers and duties;
3. Expenses of obtaining trash removal service for all Unit Owners if the Town of Jupiter, Florida will not separately charge therefore;
4. Expenses of obtaining the following services for use in connection with the operation and maintenance of the Common Elements: electric service, water service, vermin extermination service, sanitary sewer and other utility services, and security service;
5. Premiums on all policies of insurance maintained by the Board of Directors pursuant to Article XII hereof;
6. Fees or compensation due to any Manager retained by the Condominium Association;
7. All assessments duly imposed by the Property Owners Association against the Unit Owners which the Property Owners Association has requested be

collected as a Common Expense, and any other Property Owners Association expenses payable pursuant to Article XX hereof

8. Such amounts as the Board of Directors deems proper for working capital, general operating reserves, reserves for contingencies and those reserves necessary to make up any uncollectible delinquencies in the payment of Assessments;

9. Fees payable by the Unit Owners to the Division of Florida Land Sales and Condominiums;

10. Any expense designated as a Common Expense by the provisions of the Condominium Act, this Declaration of Condominium or the Bylaws;

11. Fees or costs of obtaining television reception service for all Unit Owners if seventy-five percent (75%) of all Unit Owners approve such items as a Common Expense; and

12. Expenses agreed upon as Common Expenses by all Unit Owners.

13. Expenses related to dock repair, replacement and maintenance, pursuant to Article XXVII of this Declaration.

Except as aforesaid, no Unit Owner may avoid liability for Assessments by waiver of the use or enjoyment of any Common Elements or by abandonment of the Unit for which the Assessments are made or otherwise.

2. **Article XXVII is hereby amended as follows:**

**XXVII
DOCKS**

With the prior written consent of the Condominium Association and Property Owners Association, Inc., which consent may be withheld by either or both of such entities in their sole and absolute discretion, Unit Owners may jointly obtain the applicable licenses from the Property Owners Association, Inc., and the Condominium Association to construct, maintain and/or use a private dock containing at least one (1), but not more than four (4), wet slips located on the waterways adjacent to the Condominium Property, subject to limitations set forth in the Declaration of Covenants and the rules and regulations promulgated by the ADR Committee (as defined in Article XXI hereof) as to size, type, location and number thereof, and provided further that such dock and all other improvements are subject to and must comply with all federal, state, county and local statutes, laws, ordinances, rules and regulations regarding the same. ~~There can be no assurances that such requirements will then permit or authorize the installation of a dock as aforesaid.~~ The Property Owners Association, Inc. shall have the right to adopt from time to time and to enforce rules and regulations respecting the licensing, use, maintenance, insurance and/or transfer of any such dock and a slip

within such dock to a Unit Owner. The Condominium Association shall have the right (a) to adopt from time to time and to enforce rules and regulations respecting the location and maintenance of, utility lines to and access to, such dock, provided that such rules and regulations are subject and subordinate to the rights of the Property Owners Association and the Declaration of Covenants, and (b) to grant easements over the Common Elements as are necessary for the construction and maintenance of utility pipes and lines from a particular Unit to a dock. No Unit Owner may be granted a license to use more than one (1) wet slip at a time. All expenses of dock maintenance, repair, replacement, utility expenses and liability insurance shall be chargeable to all Unit Owners as a part of the common expenses and assessments (excluding dredging, boat lifts or personal property of any nature).

3. The foregoing amendments to the Declaration of Condominium were adopted by the members by a vote sufficient for approval.

4. All provisions of the Declaration of Condominium are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 5th day of

January, 2009.

WITNESSES:

Waterside at Admiral's Cove Condominium Association, Inc.

By: Roger Beutner
Roger Beutner, President

[Signature]
Witness #1 Signature

Avonew Greenfield
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Tamara Chestnut
Witness #2 Printed Name

[Signature]
Witness #1 Signature

By: David M. Breslauer
David Breslauer, Secretary

Avonew Greenfield
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Tamara Chestnut
Witness #2 Printed Name



STATE OF Florida
COUNTY OF Palm Beach

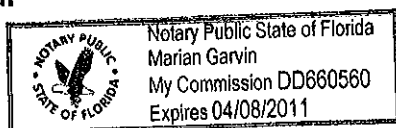
The foregoing instrument was acknowledged before me this 5th day of January, 2009
by Roger Beutner as President of Waterside at Admiral's Cove Condominium Association, Inc., X who
is personally known to me or [] who has produced identification [Type of Identification:
_____].

Marian Garvin

Notary Public

Commission Stamp/Seal:

Notary Seal



STATE OF Florida
COUNTY OF Palm Beach

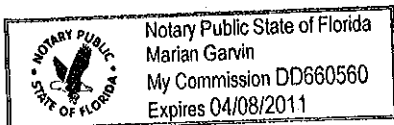
The foregoing instrument was acknowledged before me this 5th day of January, 2009 by
David Breslauer as Secretary of Waterside at Admiral's Cove Condominium Association, Inc., X who is
personally known to me or [] who has produced identification [Type of Identification:
_____].

Marian Garvin

Notary Public

Commission Stamp/Seal:

Notary Seal



CERTIFICATE

Waterside at Admiral's Cove Condominium Association, Inc., by its duly authorized officers, hereby certifies that the amendments to the Declaration of Condominium of Waterside at Admiral's Cove, a copy of which is attached hereto, were duly and regularly approved by the members at the meeting held on December 16, 2008.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 5th day of

January, 2009.

WITNESSES:

Waterside at Admiral's Cove Condominium Association, Inc.

By: Roger Beutner
Roger Beutner, President

[Signature]
Witness #1 Signature

Andrew Greenfield
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Tamara Chestnut
Witness #2 Printed Name

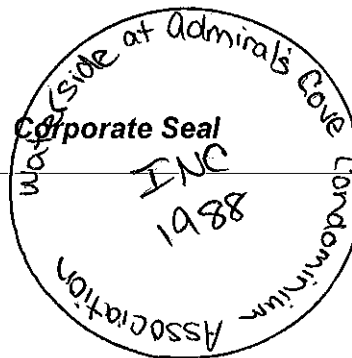
[Signature]
Witness #1 Signature

Andrew Greenfield
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Tamara Chestnut
Witness #2 Printed Name

By: [Signature]
David Breslauer, Secretary



STATE OF Florida
COUNTY OF Palm Beach

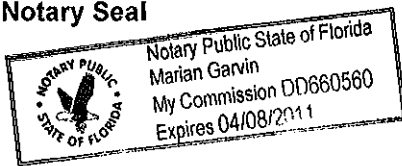
The foregoing instrument was acknowledged before me this 5th day of January, 2009 by Roger Beutner as President of Waterside at Admiral's Cove Condominium Association, Inc., ☒ who is personally known to me or ☐ who has produced identification [Type of Identification: _____].

Marian Garvin

Notary Public

Commission Stamp/Seal:

Notary Seal



STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 5th day of January, 2009 by David Breslauer as Secretary of Waterside at Admiral's Cove Condominium Association, Inc., ☒ who is personally known to me or ☐ who has produced identification [Type of Identification: _____].

Marian Garvin

Notary Public

Commission Stamp/Seal:

Notary Seal

