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 Palm Beach County, Florida  
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 Jane L. Cornett  
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 Stuart, FL 34995

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

**FIFTH 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., Official Records Book 11743, Page 1197 et.seq., and Official Records Book 23035, Page 1134 et.seq. The same Declaration of Condominium is hereby amended as approved by the members at the meeting held on March 13, 2012.

1. Article XII A.1(a) is hereby amended as follows:

**XII**

**INSURANCE**

A. **INSURANCE TO BE MAINTAINED.** The Board of Directors shall obtain and continuously maintain:

1. (a) Insurance against loss by damage to or destruction of the Commonly Insured Real Property by fire or by such other risks as may be covered by an endorsement for multi-peril extended coverage and which are commonly required to be insured by private institutional mortgage investors for condominium projects similar in construction, location and use as the other condominium developments at Admiral's Cove, including without limitation, if applicable and available, all perils normally covered by a standard "all risk" endorsement, in an amount not less than the full insurable replacement value thereof, without deduction for depreciation, and a "blanket" policy of flood insurance in an amount equal to the higher of (i) the full insurable replacement value thereof, without deduction for depreciation, (ii) the maximum limit of coverage available under the National Flood Insurance Act of 1968, as amended, or (iii) the aggregate original sales prices of all Units forming a part of the Condominium, with a deductible provision in an amount to be determined by the Board of Directors but not to exceed Five Thousand Dollars (\$5,000) except this limitation on the deductible amount shall not apply to policies for flood insurance. The deductible for flood insurance shall be determined in the discretion of the Board of Directors. Said insurance shall contain a separate loss payable endorsement in favor of the holders of Approved Mortgages on Units modified to make the loss payable provisions in favor of said holders

subject and subordinate to the loss payable provisions in favor of the Board of Directors and the Insurance Trustee.

2. Article XII E 1, 2, 3 and 4 are hereby amended as follows:

## XII

### INSURANCE

E. INSURANCE OF INDIVIDUAL UNIT OWNERS. Each individual Unit Owner shall obtain insurance on his condominium unit at his own expense, provided, however, that:

1. Such policies shall contain waivers of subrogation by the insurer as to any claims against the other Unit Owners (and members of their households), the Condominium Association, the officers and directors of the Condominium Association, and any Manager and their respective servants, agents and guests; and

2. No Unit Owner shall be entitled to exercise his right to maintain insurance coverage in such a way as to decrease the amount which the Board of Directors, on behalf of the Unit Owners, may realize under any insurance policy to be maintained pursuant to Article XII A hereof.

3. All policies purchased by Owners shall provide all coverage as itemized in FS 718.111(11) for Owner policies. Proof of such insurance shall be provided to the Association upon request of the Board of Directors.

4. Should any Owner fail to provide proof of insurance upon request of the Board of Directors, the Association may proceed to purchase "forced placed" insurance for such Owner. All costs associated with purchase of insurance for an individual unit shall be billed to the Unit Owner and is deemed a special assessment. If an Owner fails to pay a special assessment for insurance the Association has all legal rights and remedies as for any other unpaid assessment including lien and foreclosure pursuant to FS 718.116 and Article X of this Declaration.

3. The foregoing amendments to the Declaration of Condominium of Waterside at Admiral's Cove were adopted by the Owners 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.

*[Signatures on following page.]*

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 17 day of April, 2012.

WITNESSES:

Waterside at Admiral's Cove Condominium Association, Inc.

Susan Novell  
Witness #1 Signature

By: Frank J Marco  
Frank Marco, President

Susan Novell  
Witness #1 Printed Name

DR Wright  
Witness #2 Signature

DOUGLAS R. WRIGHT  
Witness #2 Printed Name

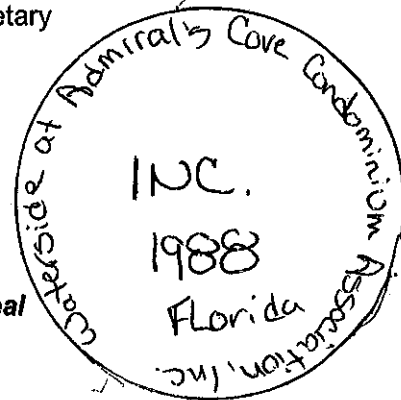
By: Karen Capozzi  
Karen Capozzi, Secretary

Susan Novell  
Witness #1 Signature

Susan Novell  
Witness #1 Printed Name

DR Wright  
Witness #2 Signature

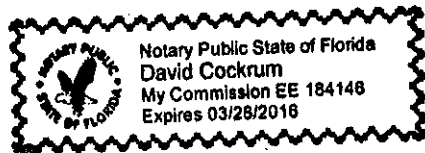
DOUGLAS R. WRIGHT  
Witness #2 Printed Name



Corporate Seal

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17 day of April, 2012 by Frank Marco 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: \_\_\_\_\_].

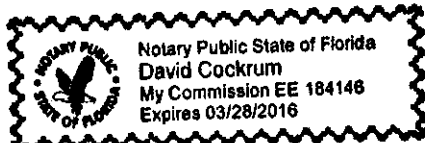


Notary Seal

[Signature]  
Signature of Notary Public

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17 day of April, 2012 by Karen Capozzi 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: \_\_\_\_\_].



Notary Seal

  
\_\_\_\_\_  
Signature of Notary Public