

Record and return to:  
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4400 PGA Boulevard  
Palm Beach Gardens, FL 33410

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Palm Beach County, Florida  
Dorothy H Wilken, Clerk of Court  
Pgs 0708 - 709; (2pgs)

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ISLES**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for The Isles (hereinafter referred to as the "Declaration"), was recorded in Official Records Book 13135, Page 770, of the Public Records of Palm Beach County, Florida, affecting certain real property legally described as:

**All of the plat of ISLES AT PALM BEACH GARDENS, according to the Plat thereof, as recorded in Plat Book 91, Pages 185-202, of the Public Records of Palm Beach County, Florida;**

and

WHEREAS, the Declaration, due to an unintended omission when recorded, failed to provide a clause regarding the authority to assess fewer than all lots for Association expenses benefitting only those lots; and

WHEREAS, the Association has, from its origin, operated on the basis that such authority was included in the Declaration; and

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

NOW THEREFORE, Article VIII, Paragraph 8.1, Sub-paragraph A, of the Declaration is hereby amended to read in its entirety as follows (additions to prior language are reflected by underlining, and deletions of prior language are struck through):

"A. Base Assessments shall be levied equally on all Units. Special Assessments shall be levied as provided in paragraph 8.3 below. Notwithstanding the above, any Association expenses or portion thereof benefitting fewer than all of the lots will be assessed exclusively against the lots benefitted. Each Owner, by acceptance of his or her deed is deemed to covenant and agree to pay these Assessments."

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

It is hereby certified that the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions for The Isles, was approved in writing by fifty-one percent (51%) of all Unit Owners of the Association, pursuant to Article XVIII, Paragraph 18.1, of the Declaration.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this First Amendment to Declaration this 18 day of October, 2004.

**THE ISLES HOMEOWNERS ASSOCIATION, INC.,**  
a Florida Not-for-Profit Corporation

Witnesses:

(signature) \_\_\_\_\_

(printed name) A. PINGIERO

(signature) \_\_\_\_\_

(printed name) DAVID HARRIS

(signature) \_\_\_\_\_

(printed name) DAVID K. HARRIS

(signature) \_\_\_\_\_


(printed name) John Guy

By: \_\_\_\_\_  
LLOYD MAUER, President

Attest: Carolyn Chaplik  
CAROLYN CHAPLIK Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of October, 2004, by Lloyd Mauer, as President, and Carolyn Chaplik, as Secretary, respectively, of THE ISLES HOMEOWNERS ASSOCIATION, INC., who are ~~personally known to me~~ or have produced \_\_\_\_\_ as identification and who did take an oath.

 Bonner R English  
My Commission DD154803  
Expires October 25, 2006

\_\_\_\_\_  
Notary Public  
State of Florida