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Sharon R. Beck, CLERK & COMPTROLLER

CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM
OF THE
CAMBRIDGE CONDOMINIUM ASSOCIATION, INC.

THIS AMENDMENT to the DECLARATION OF CONDOMINIUM OF THE CAMBRIDGE CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as the "DECLARATION") is made this 17th day of January, 2009 by the ASSOCIATION pursuant to the terms of its GOVERNING DOCUMENTS which have been duly recorded in the Public Records of Palm Beach County, Florida at Official Record Book 1074, Page 280, *et seq.*, as amended from time to time.

WHEREAS, at a duly called and noticed special meeting of the Membership of the ASSOCIATION, held on January 17, 2009, the Rules and Regulations to the ASSOCIATION'S GOVERNING DOCUMENTS were amended as set forth in Exhibit "E" attached hereto by a vote of the Board of Directors and/or the Membership pursuant to the requirements of the Association's Governing Documents and Florida law; and,

WHEREAS, the Amendments set forth herein do not materially effect a unit owner's share of the common elements nor impair or prejudice the rights and priorities of lienors or mortgagees; and,

NOW THEREFORE, the undersigned hereby certifies that the Amendments set forth and attached hereto as Exhibit "E" are a true and correct copy of the Amendments as amended by the ASSOCIATION:

Except as amended herein, all other terms and conditions of the GOVERNING DOCUMENTS, including Rules and Regulations, shall remain unchanged and in full force and effect according to their terms.

These Amendments have been adopted by the ASSOCIATION'S Board of Directors and/or Membership, as authorized by the GOVERNING DOCUMENTS.

IN WITNESS WHEREOF, the ASSOCIATION'S Board of Directors has caused these Amendments to the Rules and Regulations to the ASSOCIATION'S DECLARATION OF CONDOMINIUM FOR THE CAMBRIDGE CONDOMINIUM ASSOCIATION, INC. ("DECLARATION") to be executed by a duly authorized officer this 25th day of March, 2011.

CAMBRIDGE CONDOMINIUM
ASSOCIATION, INC.

By: Peter Mantovi
Peter Mantovi, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

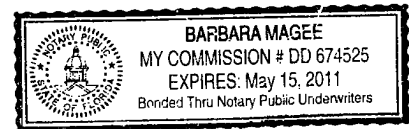
The foregoing instrument was executed before me this 25th day of March, 2011 by Peter Mantovi, President of CAMBRIDGE CONDOMINIUM ASSOCIATION, INC., who, upon being duly sworn, acknowledged to me that he signed the foregoing document and was personally known to me or produced a drivers' license as proof of identity.

WITNESS my hand and official seal at the County and State aforesaid this 25th day of March, 2011.

Barbara Magee
NOTARY PUBLIC

My commission expires: May 15, 2011

This Instrument Prepared by and Return to:
Michael E. Chapnick, Esq.
Chapnick Community Association Law, P.A.
100 East Linton Boulevard
Suite 502B
Delray Beach, Florida 33483
(561) 330-3096



**Declaration of Condominium Recorded at
Official Record Book 1074, Page 280,
in the Public Records of Palm Beach County.**

DRAFT

EXHIBIT E

Declaration of Cambridge Condominium
Concerning Boat Slips and Docks

WHEREAS, the Association had determined that use and enjoyment of owning a boat dock that abuts the common area will be best served by prescribing certain procedures, conditions, restrictions and rules and regulations relating to the building and usage of docks that abut the common area.

NOW THEREFORE, the association desires to declare the right of members of the Association (hereafter referred to as "Owners") to build a dock that abuts the sea wall as long as there is space available for all owners to have a dock and that any proposed docks meets the requirements of the United States Corps of Engineers, and any other Federal, State or local authorities that may have jurisdiction.

1. Right to Build a Dock Abutting the Common Area. Owners shall be entitled to build and maintain a boat slip/dock as long as space is provided for all owners to have a slip/dock.
 - A. Right of Use of Boat Slip and Docks: Any Owner shall be entitled to the exclusive right of use and occupancy of their boat slip and the exclusive joint use of the dock with their Co-owner except where right of use requires the Associations approval.
 - B. Overnight Lodging Prohibited: No vessel may be utilized for lodging for more than 1 week, except with the express prior written authorization of the Association.
 - C. Discharge of Waste Prohibited: No owner or guest shall discharge any wastes from any vessel's holding tanks, toilets or sinks into the waters of the boat docks abutting the common area.

- D. Electric Power. All shore power shall be wired to the owner's individual power meter. All costs associated with installation with shore power shall be borne by the individual user. The Association must approve the plans for any installation of power.
2. Sale of Boat Slip An owner may sell their rights and interest in their boat slip only to another Owner of a Condominium Unit subject to the approval of the Association.
3. Right for an Owner to Lease a Slip or Pier: Unit Owners have the right to lease their slip to anyone leasing a condominium unit, as approved by the Association, and the duration of the Slip or Dock lease shall not exceed the length of the lease of the condominium unit.

Restrictions on Owners and Lessees Permitting Use of Boat Slips, and Docks by Others:

No owner may permit anyone to use his boat slip or boat dock unless such person is another owner in Cambridge Condominium, a renter of a unit in the Cambridge Condominium as approved by the Association, or a guest or an owner or renter of a unit in the Cambridge Condominium. Partnerships with others outside of the Condominium are not allowed, effective at the time these documents are approved.

If an owner has a guest who arrives by water, the owner has the right to give permission for his guest to dock at his dock only. If using another owners dock and slip you must obtain permission for that owner for usage. Docking for a guests boat will follow the same guidelines as stated in Article 1B of these documents. Guest arriving by water may not leave their boats unattended.

4. No Warranty of Boat Slips and Docks etc., by Association - Utilization at Sole Risk of User: The Association makes no warranty of any kind, express or implied, as to the condition of the boat docks and the channel leading thereto, the boat slips, walkways, gangways, ramps, pilings or mooring gear or the safety thereof during storms, high winds, or any other time. The Association makes no representation or warranty of any kind, express or implied that all necessary permits for erection and use of the boat docks have been obtained. The use of the boat slips and docks by their respective

Owners and/or their lessees and guests are at the sole risk of said persons, and the Association shall not be responsible for injuries to persons or damage to property occurring therein or thereon.

5. Dock Owners' Responsibility for Damages Indemnification Insurance:

The Dock Owners shall:

- A. Be responsible to the Association immediately upon demand for any and all damages to the property of the Association, including but not limited to the sea wall, including any water systems, caused by any act of said owner, lessee or guests, or invitees, ordinary wear and tear is excepted.
- B. Indemnify and save harmless the Association from all losses, damages, liabilities and expenses which may arise or be claimed against the Association and in favor of any person, for injuries or damages to the person or property of any person, as a consequent upon arising from the use occupancy of the owner's boat slip and the boat docks by owners guests, agents, servants, employees, licensees, or guest of owners, or consequent upon or arising from any actions, omissions, neglect or fault of owners, their lessees, guests, servants, employees, licensees or guest. The word "expenses" as used above shall include but not be limited to, all costs, counsel fees, expenses and liabilities incurred in and about the defense of any such claim and the investigation thereof; provided, however, that before said owner shall become liable for said costs, counsel fees, expenses, and liabilities, the owner shall given prompt notice thereof in writing and shall have the option to pursue and make the necessary investigation and to employ counsel satisfactory to the Association in the necessary defense of such claim;
- C. At all times while utilizing said boat slips, docks, and waterways, or permitting its use by a lessee or guest, to maintain public liability insurance in limits of \$300,000 for each accident, and \$100,000 for property damage at owner's own cost and expense. Said policy shall be in form satisfactory to

the Association and shall cover accident or damage in or about the boat slip, boat docks, and waterways. The owner shall furnish the Association with a certification of insurance coverage from the insurance carrier or, upon request, shall furnish the policy itself.

6. Water - Right of Use and Charges Therefore: Water outlets have been provided at various locations adjacent to the docks, walkways and boat slips. The owners and their guests shall have the concurrent right with the Association and all other owners to use the water by means of the outlets along the sea wall. No charge shall be made for minimal water usage, but charges shall be made for substantial usage. Such charges in all cases shall be fixed relative to the apparent proposed usages and may be levied on a monthly basis to coincide with the period of usage.

7. Maintenance and Repair of Docks; Obtaining Permits - Obligation of Dock Owners: The dock owners shall maintain their docks in a safe condition and one that is aesthetically acceptable by the Association. Should any governmental authority require repairs or additions to the docks, or the obtaining of a permit, as a condition precedent to allowing continued use of said docks, Owners of the respective docks shall share pro rata in paying the cost of said repairs or additions or obtaining said permit. In no event shall the Association have the duty to make repairs or additions to the docks or obtain permits.

8. Association not responsible for Vessels - Emergency Action Permitted: The Association shall not be responsible or liable for the care or protection of any vessels, their appurtenances or contents which are brought within the boat slips, dock area or sea wall, nor shall the Association be responsible or liable for any loss or damage of any kind or nature thereto.

Situations may occur, which in the sole opinion of the Association, require emergency action in order to protect the vessels, their appurtenances and contents, the boat slips and docks, all improvements within the Association property and persons within the Association property, (By way of illustration only. Such situations would include, but not limited to, fire and explosion, hurricanes, extreme tide conditions, loose mooring of vessels, or sinking of vessels or the threat or

imminence thereof.) The Association shall have the right to take such action as it then appears appropriate or advisable in order to protect the aforesaid properties or persons, and anything contrary herein stated or implied, the Association shall not be responsible or incur any liability on account of emergency action.

9. Rules and Regulations: All owners, their lessees and guests, shall comply with all rules and regulations relating to the boat slips and docks promulgated by the Association as they now exist or may be promulgated from time to time
10. Owners, lessees and Guests Failure to Comply with Provisions Hereof Right of Action - Attorney's Fees In the event that the Dock Owners, their lessees or guests fail to comply with the provisions herein contained on the part of said dock Owners, lessees or guests to kept or performed, then in such event the Association shall have the right to take such legal action as it deems appropriate, including, but not limited to, actions for damages, actions to compel compliance with the provisions hereof, and the assessment of a charge not to exceed the maximum allowed by law.. In the event it shall become necessary for the Association to employ an attorney to so enforce the provisions of this Declaration or collect a charge, the Association shall be entitled to the payment of its costs and expenses together with such reasonable attorney's fees as a court of competent jurisdiction shall determine.
11. Proof of Ownership of Vessel: The Association will require the original copy of the official registration for any vessel docked on a full time basis or seasonally at the Cambridge Condominium owners dock. The Association will make a copy of the registration to be kept on file as proof of ownership for the vessel.
12. Right to Amend: The Association reserves the right to amend this Declaration at any time and from time to time in any respect; provided, however, that no such amendment shall substantially reduce the right of ownership and occupancy herein declared, nor permit the levying of a surcharge therefore unless such amendment shall have been approved by two-thirds of the dock owners.

EXECUTED as of this _____ day of _____

WITNESSES: _____

EXHIBIT B

Boat Slip and Dock Lease Agreement

THIS AGREEMENT, is entered into this _____ day of _____, 20__ between the "Owner of Unit _____ in the Cambridge Condominium Association, Inc., and the Owner of Unit _____ or a renter of Unit _____ in the Cambridge Condominium Association, Inc. (hereinafter referred to as the "Association").

WITNESSETH

WHEREAS, the Association, Inc. did, on the _____ day of _____, 20__, publish the Declaration of Cambridge Condominium Association Concerning Boat Slips and Docks, which said Declaration is incorporated herein by reference; and

WHEREAS, the owner of Unit _____ in the Cambridge Condominium is the owner of a slip and half owner of a dock that abuts the common element of the Association and,

WHEREAS, the owner of said slip and member of the Association is desirous of renting the owner's dock to another Unit owner or renter of a Unit in the Association

NOW THEREFORE, for and in consideration of the mutual covenants herein contained, it is agreed as stated.