

FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
COVENTRY AT PGA NATIONAL

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Devonshire Venture Associates, a Florida general partnership, as Developer, has executed and recorded that certain Declaration of Covenants and Restrictions for Coventry at PGA National dated March 13, 1986 ("Declaration") which was recorded in O.R. Book 4837, at page 1944, Public Records of Palm Beach County, Florida; and

WHEREAS, the Developer now wishes to amend the Declaration as hereinafter set forth in order to correct a scrivener's error and also as the owner of more than 51% of the Property subject to the provisions of the Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and of these presents, the Developer declares as follows:

1. RECITALS. The foregoing recitals are true and correct and form a part hereof.

2. AMENDMENTS. The first sentence of Article VI, Section 4. Bases for Annual Assessment, paragraph B. of the Declaration is hereby deleted in its entirety and the following is substituted in lieu and in place thereof in order to correct a scrivener's error:

106 "B. Until January 1, 1991, each platted Lot within the Property owned by the Developer shall be exempt from payment of assessments, except that each such Lot having a certificate of occupancy for a home constructed thereon shall be charged and assessed an annual assessment equal to one (1) assessment unit."

3. EFFECTIVE DATE. The effective date of this Amendment is and shall be March 13, 1986.

4. NO OTHER CHANGES. Except as specifically modified hereby, the Declaration shall remain in full force and effect as originally written.

IN WITNESS WHEREOF, the undersigned has set its hand and seal this 27th day of February, 1987.

WITNESSES:

DEVONSHIRE VENTURE ASSOCIATES, INC.
Florida General Partnership
BY: CREATIVE TRUST, INC. its
Managing Partner

[Signature of Dennis M. Solomon]
[Signature of Sheryl Teresi]

BY:

[Signature of Steven A. Tendrich]
Steven A. Tendrich
President

(CORP. SEAL)

022787
u/dms

This instrument prepared by
and should be returned to:
Dennis M. Solomon, Esq.
1555 Palm Beach Lakes Blvd.
Suite 1100
West Palm Beach, FL 33401

The undersigned hereby joins in and approves this Amendment to Declaration for the purposes therein stated this 27th day of February, 1987.

WITNESSES:

COVENTRY AT PGA NATIONAL
HOMEOWNERS ASSOCIATION, INC.

[Signature]
[Signature]

BY:

[Signature]
Steven A. Tendrich,
President

ATTEST:

[Signature]
Marilyn Henderson,
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Steven A. Tendrich, well known to me to be the President of CREATIVE TRUST, INC., a Florida Corporation, as managing partner of DEVONSHIRE VENTURE ASSOCIATES, a Florida General Partnership, and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses, freely and voluntarily, on behalf of said corporation, under authority duly vested in him and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid, this 27th day of February, 1987.

[Signature]
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 1, 1988
BOWDED THRU GENERAL INS. UND.

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Steven A. Tendrich and Marilyn Henderson, well known to me to be the President and Secretary, respectively, of COVENTRY AT PGA NATIONAL HOMEOWNERS ASSOCIATION, INC., and that they acknowledged executing the foregoing instrument in the presence of two subscribing witnesses, freely and voluntarily, on behalf of said corporation, under authority duly vested in him and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid, this 27th day of February, 1987.

[Signature]
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 1, 1988
BOWDED THRU GENERAL INS. UND.

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-2-

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT