

Instrument Prepared By
and Record & Return To:
Ronald L. Platt, Esq.
& Independence Title
170 NW Spanish River Blvd.
Boca Raton, FL 33431

AMENDMENT

TO

DECLARATION OF COVENANTS AND RESTRICTIONS

OF

ANTIGUA AT TOWN CENTER

HOMEOWNERS ASSOCIATION, INC.

This Amendment is made as of the 12th day of September, 2003 by TOWN & COUNTRY BUILDERS, INC., a Florida corporation, hereinafter referred as ("DECLARANT").

WHEREAS, the Declaration of Covenants and Restrictions of Antigua at Town Center Homeowners Association, Inc. was recorded on April 21, 2003 in O.R. Book 15087, Page 1083, of the Public Records of Palm Beach County, Florida, and

WHEREAS, the following legally described real property is held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the terms and conditions, of the aforesaid Declaration of Covenants and Restrictions hereinafter referred to as ("Declaration"), and any and all Amendments thereto:

LEGAL DESCRIPTION

All of the Plat of ABACOA TOWN CENTER PLAT NO. 3 according to the Plat thereof, as recorded in Plat Book 97, Page 157 of the Public Records of Palm Beach County, Florida, LESS and EXCLUDING TRACTS TC3R and TC4R therefrom.

WHEREAS, Declarant desires to execute and record this Amendment to the Declaration as hereafter set forth.

NOW, THEREFORE, Declarant herein Amends the Declaration as follows:

- 1. The following shall be added as a new Article to the Declaration:

ARTICLE 26

NEEDED OVERHANG REPAIRS and SERVICES

26.1 Each Owner whose Townhouse Unit in a two story building abuts or adjoins an end Townhouse Unit on the third floor of the same building, herein agrees to allow repair and/or service providers reasonable access from their Property so that they are able to provide the aforesaid necessary maintenance functions to the third floor Townhouse Units overhangs.

IN WITNESS WHEREOF, Declarant has executed this Amendment on the date set forth above.

Signed and sealed
in the presence of:

Town & Country Builders, Inc.
A Florida corporation

Suzanne M. Serpico
Witness

By Timothy R. Kelly
Timothy R. Kelly, President

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Amendment was acknowledged before me, this 22th day of September, 2003, by Timothy R. Kelly, President of Town & Country Builders, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me and who did not take an oath.

Cathy Zawala
Notary Public - State of Florida

My commission expires:



Cathy Zawala
Commission # DD 044375
Expires July 23, 2005
Bonded Thru
Atlantic Bonding Co., Inc.