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OR BK 15421 PG 0744  
Palm Beach County, Florida  
AMT 1.00

*w/661*  
Instrument Prepared By  
and Record & Return To:  
Ronald L. Platt, Esq.  
% Independence Title  
170 NW Spanish River Blvd.  
Boca Raton, FL 33431

*RR*  
*THIS IS NOT*

AMENDMENT

TO

DECLARATION OF COVENANTS AND RESTRICTIONS

OF

ANTIGUA AT TOWN CENTER

This Amendment is made as of the 30<sup>th</sup> day of April, 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.

*COPIES*

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

1. Article 4, Section 4.3 entitled Leases is hereby deleted in its entirety and is replaced by a new Section 4.3 which shall read as follows:

4.3 Leases. No owner shall lease his Improved Lot, or any portion thereof, without the prior written approval of the Association. Said approval shall not be unreasonably withheld.

2. Article 4, Section 4.2 entitled Commercial Building is hereby amended to add the following at the end of the existing Section 4.2:

An Owner of a designated Live/Work Unit is permitted signage to advertise the allowable commercial activity that is being carried on within said Unit provided the Owner gets the prior written approval for the contents and design of said signage by the Architectural Control Committee. Signage standards shall be in accordance with written specifications prescribed by the Architectural Control Committee. Any sign utilized or installed by an Owner without the prior written approval of the Architectural Control Committee shall be immediately removed after notice from the Architectural Control Committee and/or Association and the Owner shall be subject to any fines or penalties for the enforcement of said violation pursuant to the terms of this Declaration.