

*w/c 6/1*  
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 7<sup>th</sup> day of July, 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 section of the aforementioned Declaration of Covenants is hereby deleted in its entirety:

~~6.18 In the event an Owner wishes to install a fence on its Property they must first obtain prior written approval from the Architectural Control Committee. Any fence approved must be white aluminum picket.~~

2. Section 6.18 is hereby amended to read as follows:

6.18 No fences or swimming pools may be constructed and/or installed by any Owner on their respective Lot.

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

[Signature]  
Witness STEPHEN B. ZILLER

By [Signature]  
Timothy R. Kelly, President


[Signature]  
Witness JAMES R. NESTER

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing Amendment was acknowledged before me, this 7th day of July, 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.

[Signature]  
Notary Public - State of Florida

My commission expires:

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