

RETURN TO:

SHERRY LEFKOWITZ HYMAN  
GENERAL COUNSEL/THE SATTIER COMANIES  
2328 S. CONGRESS AVE., WEST PALM BEACH, FLA. 33406

AMENDMENT NO. 3 DECLARATION OF CONDOMINIUM  
OF SIERRA WOODS, A CONDOMINIUM

This Amendment made this 5th day of February, 1981, by PINE NEEDLE MANOR, INC., hereinafter referred to as Developer, for itself, its successors, grantors and assigns.

WITNESSETH: WHEREAS, on July 14, 1980, Developer recorded the Declaration of Condominium for SIERRA WOODS, a Condominium, dated February 15, 1980, in the public records of Palm Beach County, Florida, in Official Record Book 3325, Page 709, and

WHEREAS, the Developer has recorded two previous Amendments in Official Record Book 3341, Page 1065 and Official Record Book 3358, Page 1488 including final Surveys for units in Phase I, and

WHEREAS, pursuant to the terms and provisions of Article XVI(E) of the Declaration of Condominium which states that the Developer reserves the absolute right and privilege, without the consent of any unit owner or mortgagee to amend the Declaration of Condominium so as to include in the Condominium pursuant to Chapter 718, Florida Statutes, Phase II of Sierra Woods, a Condominium, as set forth more fully in the Declaration, and pursuant to Chapter 718.403 which provides that the adding of additional phases by amendment, and

WHEREAS, the Developer now desires to submit Phase II and the improvements on such lands to the condominium form of ownership and use in the manner provided by Chapter 718, Florida Statutes;

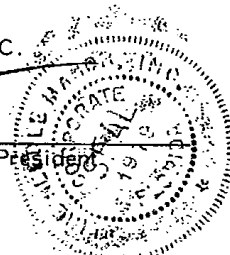
NOW, THEREFORE, pursuant to the provisions of the Declaration set forth above and Florida Statute 718.403, the Declaration of Condominium is amended for the purpose of submitting the lands described in this instrument and the improvements on such lands to the condominium form of ownership and use in the manner provided by Chapter 718, Florida Statutes. Said land is incorporated into the original Declaration of Condominium as shown on the attached Survey and Surveyor's Certificate with corresponding floor and ceiling elevations. The attached Certificate certifies to the completion of the improvements which make up Phase II of Sierra Woods, a Condominium. Floor plans, percentages of common elements and all other provisions concerning Phase II as recorded in the original Declaration remain the same except as expressly changed by this Amendment.

IN WITNESS WHEREOF, Developer has caused this Amendment of Declaration to be executed this 5th day of February, 1981.

IN THE PRESENCE OF:

PINE NEEDLE MANOR, INC.  
a Florida corporation

By: George A. Ray  
George A. Ray, Vice President



Jane D. Dickson  
Dorothy Lee

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5th day of February, 1981, by George A. Ray, Vice-President of Pine Needle Manor, Inc., a Florida corporation, on behalf of the corporation.

PREPARED BY:  
CHRISTOPHER H. COOK  
WINTERS, BRACKETT, HELD & COOK  
218 DATURA ST., WEST PALM BEACH, FLA. 33402

Christopher H. Cook  
Notary Public

Notary Public, State of Florida on Term  
My Commission Expires July 04, 1983  
Bonded through Chas. J. Jarmach & Clark, Inc.  
AT L...

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B3471 P0650

TO THE DECLARATION OF CONDOMINIUM OF  
SIERRA WOODS, A CONDOMINIUM

RE: UNITS 25-A, 25-B, 26-A, 26-B,  
27-A, 27-B, 28-A, 28-B,  
29-A, 29-B, 30-A, 30-B,  
31-A, 31-B, 32-A, 32-B.  
SIERRA WOODS, A CONDOMINIUM

LEGAL DESCRIPTION: AS CONTAINED HEREIN, SHEET 3

SURVEYORS CERTIFICATION:

THE UNDERSIGNED, A LAND SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS OF UNITS 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, 31-B, 32-A, 32-B, SIERRA WOODS, A CONDOMINIUM, IS SUBSTANTIALLY COMPLETE SO THAT THE ATTACHED SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS TOGETHER WITH THE PROVISIONS OF THE AMENDED DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY PRESENT AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

BISCAYNE ENGINEERING COMPANY, INC.

Signed this 29 day of JAN, 1981.

By: Stanley T. Oleszewicz Vice President  
Professional Land Surveyor No. 1633  
State of Florida

WE, THE UNDERSIGNED, FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDINGS REFERRED TO ABOVE IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

ENGINEER'S CERTIFICATION:

THE UNDERSIGNED, AN ENGINEER, DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT: THE UTILITY SERVICES NECESSARY TO SERVE UNITS 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, 31-B, 32-A, 32-B, SIERRA WOODS, A CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED.

Signed this 5 day of FEB, 1981.

By: Frederick Roth Jr.  
Professional Engineer No. 18991

ARCHITECT'S CERTIFICATION:

THE UNDERSIGNED, AN ARCHITECT, DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT: THE LANDSCAPING IMPROVEMENTS FOR UNITS 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, 31-B, 32-A, 32-B, SIERRA WOODS, A CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED.

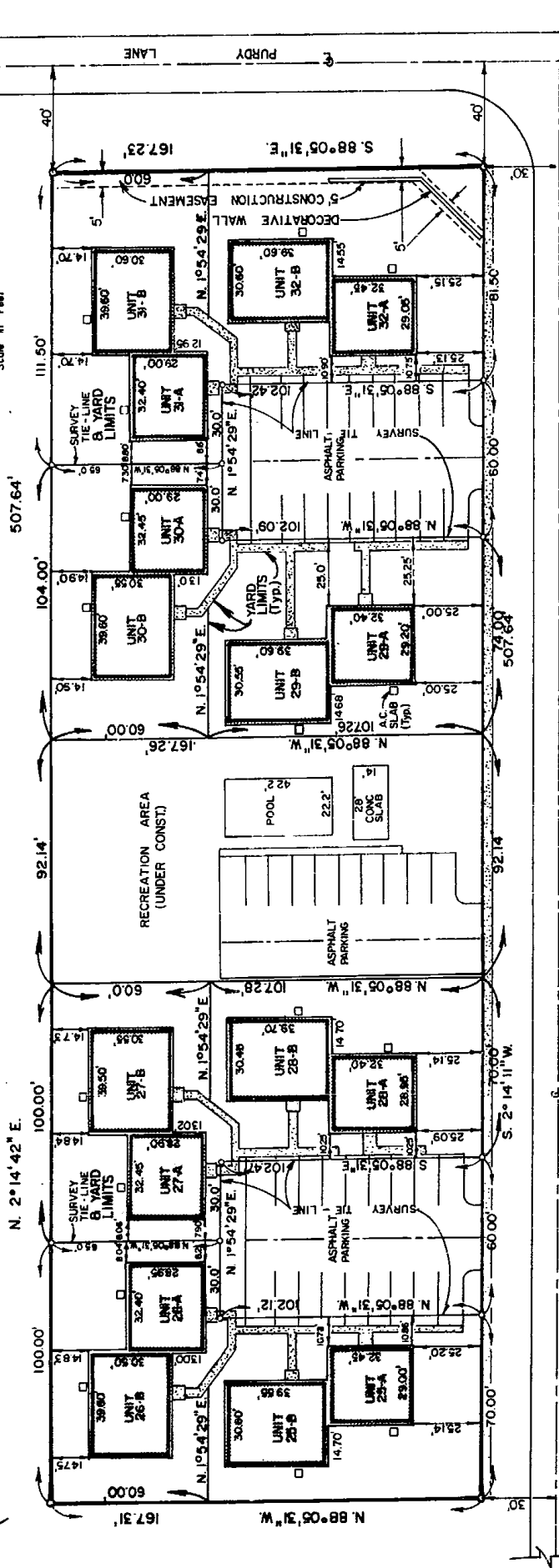
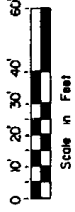
Signed this 4<sup>th</sup> day of FEB, 1981.

By: Peter S. Thomas Jr.  
Registered Architect No. 8317  
State of Florida

B3471 P0651

B3471 P0652

# A PORTION of SIERRA WOODS A CONDOMINIUM



## SURVEY

NOTE: Each Unit shall have as its boundary lines the interior unpainted finished surfaces of the ceiling, floor and perimeter walls. The floor and ceiling limits are defined by the elevations shown on Page 4, the limits of the walls are defined by heavy line (—).  
All exterior wall thicknesses are 0.77 ft.

Date Jan. 29, 1981

LEGAL DESCRIPTION:  
The North 50% (N 1/2) of the West one-half (W 1/2) of the East one-quarter (E 1/4) of the Southwest one-quarter (SW 1/4) of the North-West one-quarter (NW 1/4) of Section 13, Township 44 South, Range 42 East, less the North 40 feet thereof, for Purdy Lane.  
Parcel conforming to 1957 Atlas map or less.

by Stanley T. Olewicz, P.L.S. No. 1633 Vice Pres.  
BISCAYNE ENGINEERING COMPANY, INC.  
Civil Engineers, Planners, Surveyors

# SIERRA WOODS A CONDOMINIUM

## FLOOR AND CEILING ELEVATIONS

REFER TO PAGE 3 FOR UNIT LOCATIONS

| <u>UNIT</u> | <u>FLOOR ELEVATION</u> | <u>CEILING ELEVATION</u>   |
|-------------|------------------------|----------------------------|
| 25-A        | 19.66                  | RANGES FROM 27.61 TO 30.61 |
| 25-B        | 19.67                  | RANGES FROM 27.67 TO 31.97 |
| 26-A        | 19.69                  | RANGES FROM 27.64 TO 30.64 |
| 26-B        | 19.69                  | RANGES FROM 27.69 TO 31.94 |
| 27-A        | 20.01                  | RANGES FROM 28.01 TO 31.01 |
| 27-B        | 20.01                  | RANGES FROM 28.01 TO 32.21 |
| 28-A        | 20.03                  | RANGES FROM 27.98 TO 30.93 |
| 28-B        | 20.03                  | RANGES FROM 27.98 TO 32.18 |
| 29-A        | 20.63                  | RANGES FROM 28.63 TO 31.58 |
| 29-B        | 20.63                  | RANGES FROM 28.53 TO 32.83 |
| 30-A        | 20.74                  | RANGES FROM 28.69 TO 31.64 |
| 30-B        | 20.74                  | RANGES FROM 28.74 TO 32.99 |
| 31-A        | 20.65                  | RANGES FROM 28.65 TO 31.60 |
| 31-B        | 20.65                  | RANGES FROM 28.65 TO 32.85 |
| 32-A        | 20.98                  | RANGES FROM 28.93 TO 31.93 |
| 32-B        | 20.98                  | RANGES FROM 28.98 TO 33.23 |

NOTE: UNITS HAVE CATHEDRAL CEILINGS.

B3471 P0653

CONSENT AND JOINDER OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS:

That FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF WEST PALM BEACH (Mortgagee) is the owner and holder of a certain mortgage given by PINE NEEDLE MANOR, INC., to Mortgagee recorded in Official Record Book 3348, page 1492, Public Records of Palm Beach County, which encumbers SIERRA WOODS, PHASE II, which is being submitted to condominium by the preceeding amendment to Declaration of Condominium of SIERRA WOODS, a Condominium.

Mortgagee does hereby join in and consent to the foregoing Declaration of Condominium, as amended, and the Mortgagee hereby agrees that the lien of its mortgage shall be upon all the condominium parcels of SIERRA WOODS, PHASE II, a condominium.

DATED THIS 20th day of February, 1981.

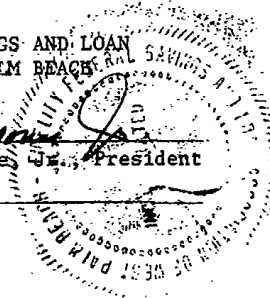
Signed, Sealed and Delivered  
in our Presence:

*Christopher H. Hall*  
*Joseph B. Shearouse, Jr.*

FIDELITY FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF WEST PALM BEACH

By: *Joseph B. Shearouse, Jr.*  
Joseph B. Shearouse, Jr., President

Attest: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of February, 1981; by Joseph B. Shearouse, Jr., of Fidelity Federal Savings and Loan Association of WPB, a United States Corporation, on behalf of the Corporation.

(SEAL)

*Dwenda S. Hall*

Notary Public

My Commission Expires July 24, 1983  
My Commission Expires July 24, 1983  
Bonded through Carnegie, Johnson & Clark, Inc.



Record Verified  
Palm Beach County, Fla  
John B. Dunkle  
Clerk Circuit Court

B3471 P0654