

**CERTIFICATE OF AMENDMENTS
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE ISLES**

The Declaration of Covenants, Conditions and Restrictions for the Isles has been recorded in the public records of Palm Beach County, Florida at Official Records Book 13135, Page 770 et. seq. and amended at Official Records Book 17675, Page 708, et. seq. The same Declaration of Covenants, Conditions and Restrictions for the Isles is hereby amended as approved by at least fifty-one percent (51%) of the entire Membership, which vote was sufficient for approval at the Members' Meeting held on March 11, 2011 and reconvened on April 26, 2011.

1. Section 8.5 has been deleted in its entirety.
2. Article IX, Section 9.3 is amended to read as follows:

**ARTICLE IX
ESTABLISHMENT AND ENFORCEMENT OF LIEN**

9.3 Notwithstanding anything contained herein to the contrary, an Owner, regardless of how title is acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments and other charges which come due while owning the Unit. Additionally, an Owner is jointly and severally liable with the previous Owner for all unpaid Assessments and other charges that came due up to the time of the transfer of title. This liability is without prejudice to any right the Owner may have to recover from the previous Owner the amounts paid by the Owner. The person acquiring title shall pay the amount owed to the Association at closing, and if not, then within thirty (30) days after transfer of title. Failure to pay the full amount when due shall entitle the Association to record a claim of lien against the Unit and proceed in the same manner as provided herein and in Chapter 720 Florida Statutes, as amended from time to time, for the collection of unpaid Assessments. The liability for Assessments may not be avoided by waiver or suspension of the use or enjoyment of any common areas or other Association property or by the abandonment of the Unit for which the Assessments are made. Sale or transfer of any Unit shall not affect the assessment lien or relieve such Unit from the lien for any subsequent assessments, except as specifically provided below. A First Mortgagee as herein defined, acquiring title to a Unit as a result of foreclosure of its first mortgage, or by deed in lieu of foreclosure, is liable for Assessments or other charges imposed by the Association pertaining to such Unit which became due prior to acquisition of title as a result of the foreclosure or the acceptance of such deed; provided, however, the First Mortgagee's liability is limited to the maximum amount set forth in Section 720.3085 (2008), Florida Statutes, as same

may be amended from time to time. A First Mortgagee acquiring title to a Unit as a result of foreclosure of its first mortgage, or by deed in lieu of foreclosure, may not, during the period of its ownership of such Unit, whether or not such Unit is unoccupied, be excused from the payment of Assessments or other charges coming due during the period of such ownership. The limitations on First Mortgagee liability provided by this provision apply only if the First Mortgagee filed suit against the parcel owner and initially joined the association as a defendant in the mortgagee foreclosure action. If any unpaid Assessments or other charges are extinguished by foreclosure of a superior lien or by a deed in lieu of foreclosure thereof, or for any other reason, the unpaid share of Assessments or other charges are Common Expenses collectible from all of the Owners, including such acquirer, and such acquirer's successors and assigns. For purposes of this provision, "First Mortgagee" shall mean and refer to any bank, bank holding company, trust company or subsidiary thereof, savings and loan association, Federal National Mortgage Association, insurance company, union pension fund, mortgage company or an agency of the United States Government, which holds a first mortgage of public record on any Unit.

(The balance of Article IX remains unchanged)


3. The foregoing amendments to the Declaration of Covenants, Conditions and Restrictions for the Isles was adopted by at least fifty-one percent (51%) of the entire Membership, which vote was sufficient for approval at the Members' Meeting held on March 11, 2011 and reconvened on April 26, 2011.


4. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.

5. All provisions of the Declaration of Covenants, Conditions and Restrictions for the Isles are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

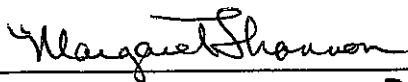
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 17th day of May 2011.

WITNESSES AS TO PRESIDENT:


Printed Name: ROBERT SHANNON


Printed Name: CHESTER KING III

**THE ISLES HOMEOWNERS
ASSOCIATION, INC.**

By: 
MARGARET SHANNON, President

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledge before me on May 17, 2011,
by Margaret Shannon, as President of The Isles Homeowners Association, Inc. [
] who is personally known to me, or [] who has produced identification [Type of
Identification: FL Driver License].



Notarial Seal

Kimberly Hurst
Notary Public

WITNESSES AS TO SECRETARY:

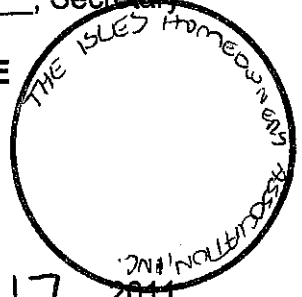
JC Cameron
Printed Name: _____

Chester King III
Printed Name: CHESTER KING III

THE ISLES HOMEOWNERS
ASSOCIATION, INC.

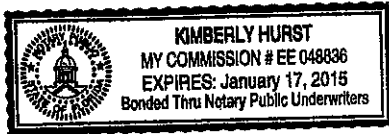
By: Louis Proyect, Secretary

CORPORATE
SEAL



STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledge before me on May 17, 2011,
by Louis Proyect, as Secretary of The Isles Homeowners Association, Inc. [
] who is personally known to me, or [] who has produced identification [Type of
Identification: FL Driver License].



Notarial Seal

Kimberly Hurst
Notary Public

RECORD\RETURN TO:
Ross Earle & Bonan, P.A.
Office Box 2401, Stuart, Florida 34995