

This instrument was prepared by:
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3111 Stirling Road
Fort Lauderdale, FL 33312

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SEVENTH AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS FOR
CHAPEL TRAIL

This Seventh Amendment to the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail ("Amendment") is made this 23rd day of July, 1997, by Chapel Trail Owners Association, Inc. ("Corporation").

WITNESSETH:

WHEREAS, the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail was recorded in Official Records Book 15283 at Page 283, of the Public Records of Broward County, Florida ("Declaration"); and

WHEREAS, the First Amendment to the Declaration was recorded in Official Records Book 15979 at Page 963 of the Public Records of Broward County; and

WHEREAS, the Second Amendment to the Declaration was recorded in Official Records Book 17188 at Page 740, of the Public Records of Broward County; and

WHEREAS, the Third Amendment to the Declaration was recorded in Official Records Book 17787 at Page 926, of the Public Records of Broward County; and

WHEREAS, the Fourth Amendment to the Declaration was recorded in Official Records Book 23028 at Page 0815 of the Public Records of Broward County; and

WHEREAS, the Fifth Amendment to the Declaration was recorded in Official Records Book 25078 at Page 424; and

WHEREAS, the Sixth Amendment to the Declaration was recorded in Official Records Book 25934 at Page 520; and

WHEREAS, at a Special Meeting of the Corporation held on Wednesday, July 23, 1997, at which a quorum was present, the Neighborhood Representatives approved, by a vote in excess of seventy-five (75%) percent of the votes of the entire membership of the Corporation, an amendment of Article III, Section C.24 of the Declaration to add a new Subsection "(d)" authorizing certain boats less than eighteen (18') feet in length on any lake on the Common Areas and providing for storage of such boats.

NOW, THEREFORE, the Declaration is hereby amended as follows:

(New language indicated by underlining, deleted language indicated by strike-through and unaffected language by "...")

ARTICLE III: LAND USE CLASSIFICATION AND RESTRICTIONS;
ARCHITECTURAL DESIGN CONTROL COMMITTEE

C. Additional Provisions for the Preservation of the Values and Amenities of Chapel Trail: In order to preserve the values and amenities of Chapel Trail, the following provisions shall be applicable to the Committed Property:

24. Lakefront Residential Parcels: Unless the written consent of the Committee is obtained and all necessary governmental approvals are obtained thereafter:

(a) no boat house, dock building, landing, mooring pile, pier or ramp for boats or other improvement shall be erected on or adjoining any Lakefront Residential Parcel;

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DECLARATION

(b) no Lakefront Residential Parcel shall be increased in size by filling in the water on which it abuts; and

(c) no boat canal or other waterways shall be dug or excavated into any Lakefront Residential Parcel; and

(d) Notwithstanding anything herein to the contrary, boats with non-combustion engines, sailboats, canoes and rowboats shall be permitted on any lake if such vessel is fifteen (15') feet in length or shorter. Any such watercraft may be stored by an Owner on that portion of his Unit abutting a lakefront, or in accordance with the requirements of this Declaration. The Board shall have the power to further define which portions of a Unit may be used for the storage of permitted watercraft.

IN WITNESS WHEREOF, the Corporation has executed the Amendment on the date set forth below.

Signed, sealed and delivered in the presence of:

[Signature]
John Lawrence

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

By: [Signature] (SEAL)
William Simone, President

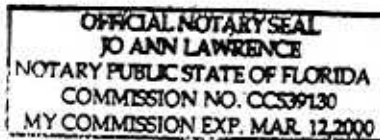
Dated: 7/24/97

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, William Simone, the President of Chapel Trail Owners Association, Inc., a Florida not-for-profit Corporation, to me known to be the person who signed the foregoing instrument as such person, and acknowledged the execution thereof to be the act and deed of said Corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the State and County last aforesaid, this 24th day of July, 1997.

[Signature] (SEAL)
Notary Public JOANN LAWRENCE
State of Florida at Large



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STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, this day personally appeared WILLIAM SIMONE,
PRESIDENT of Chapel Trail Owners Association, Inc., who deposes and says that:

1. The Initial Master Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail, recorded in Official Record Book 15283, commencing at Page 283 of Broward County, Florida, requires that a true copy of any amendment to the Declaration be sent to all Institutional Mortgagees requesting notice pursuant to Paragraph X.D of the Declaration and that a Certificate of Amendment not be filed until thirty (30) days after said mailing.
2. Every Institutional Mortgagee requesting notice pursuant to the aforesaid provision was sent a copy of this Amendment; and that thirty (30) days have expired from the date notice was mailed to Institutional Mortgagees requesting notice.

Under penalty of perjury I (we) certify that the information contained herein is accurate.

IN WITNESS WHEREOF, I (we) have set my (our) hand and seal unto this instrument this 14 day of July, 1997.

[Signature]
John Lawrence

Chapel Trail Owners Association, Inc.
[Signature] President
Signature and Title
WILLIAM SIMONE, PRES
Print Name and Title

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of July, 1997, by WILLIAM SIMONE, as PRESIDENT of Chapel Trail Owners Association, Inc., a Florida corporation.

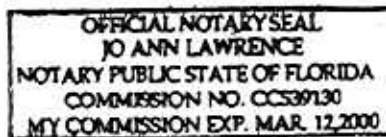
Personally Known OR
Produced Identification

Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

sign [Signature]
print JOANN LAWRENCE

My Commission expires:



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR