

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

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR CHAPEL TRAIL ("First Amendment") is made this 22nd date of November, 1988 by CHAPEL TRAIL ASSOCIATES, LTD., a Florida limited partnership ("Associates").

W I T N E S S E T H:

WHEREAS, Associates on the date hereof is the owner of a substantial portion of the "Total Property" as described in Exhibit "A" to the original Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail recorded in Official Records Book 15283, Page 283 of the Public Records of Broward County ("County"), Florida ("Declaration"); and

WHEREAS, the First Supplement to the Declaration was recorded in Official Records Book 15283, Page 362 of the Public Records of the County (the Declaration and the First Supplement thereto are hereinafter collectively referred to as the "Declaration"); and

WHEREAS, Chapel Trail, Ltd., a Florida limited partnership, Paul Koenig, individually and as trustee and Herbert D. Katz, individually and as trustee (collectively "Original Declarant") were collectively the "Declarant" (as defined in the Declaration) under the Declaration; and

WHEREAS, the Original Declarant assigned its rights as Declarant under the Declaration to Associates pursuant to an Assignment of Declarant's Rights recorded under Clerk's File No. 88474468, of the Public Records of the County; and

WHEREAS, Associates (hereinafter referred to as "Declarant") deems it desirable and advisable for the best interests of Chapel Trail to make this First Amendment to the Declaration; and

WHEREAS, Declarant under the provisions of Paragraph X.I.1 of the Declaration has the right to amend the Declaration until the "Turnover Date" (as defined in the Declaration); and

WHEREAS, the Chapel Trail Owners Association, Inc., a Florida corporation not-for-profit ("Corporation") will join in this First Amendment as set forth in Paragraph X.I.1 of the Declaration; and

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RECORD & RETURN TO: ←
RUSSELL
FORT LAUDERDALE, FLORIDA 33302

12

no liability to Declarant, the Corporation, any Neighborhood Association, any Owner or any Institutional Mortgagee by reason of its joining in or consenting to, or refusing or omitting to join in or consent to, any amendment to the Declaration or any Supplement, Statement or Withdrawal Statement except to Declarant (its successors or assigns) for First Union's wrongful failure to join or consent to any amendment to the Declaration or any Supplement, Statement or Withdrawal Statement.

2. The Declaration as modified by this First Amendment remains in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this First Amendment on the date set forth below.

Signed, sealed and delivered in the presence of:

DECLARANT:

CHAPEL TRAIL ASSOCIATES, LTD., a Florida limited partnership

By: CHAPEL TRAIL, LTD., a Florida limited partnership, and General Partner

By: Sajik Corp., a Florida corporation, and General Partner

By: Paul Koenig, President

[Signature]
Dorcas A. Peck

The undersigned have joined in this First Amendment for purposes of evidencing their consent hereto.

CHAPEL TRAIL OWNERS ASSOCIATION, INC., a Florida corporation not for profit

By: Herbert D. Katz, President

DATED: 11/22/88

[Signature]
Dorcas A. Peck

PASADENA ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit

By: Herbert D. Katz, President

DATED: 11/22/88

[Signature]
Dorcas A. Peck

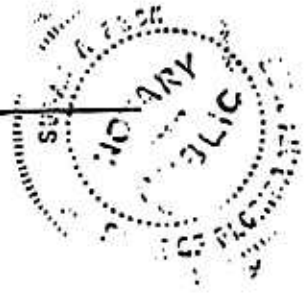
BK15979PG0965

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, PAUL KOENIG, the President of SAJIK CORP., a Florida corporation and General Partner of CHAPEL TRAIL, LTD., a Florida limited partnership and General Partner of CHAPEL TRAIL ASSOCIATES, LTD., a Florida limited partnership to me known to be the officer who signed the foregoing First Amendment as such officer, and he acknowledged that the execution thereof was his free act and deed as such officer for the uses and purposes therein expressed and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and the State last aforesaid this 2nd day of November 1988.

Susan A. Post
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, HERBERT D. KATZ, the President of CHAPEL TRAIL OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, to me known to be the person who signed the foregoing First Amendment as such officer, and he acknowledged that the execution thereof was his free act and deed as such officer for the uses and purposes therein expressed and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of November 1988.

Susan A. Post
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



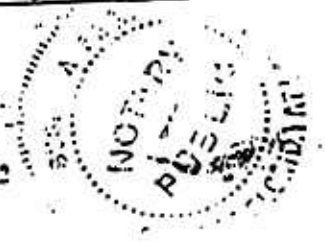
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, HERBERT D. KATZ, the President of PASADENA ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, to me known to be the person who signed the foregoing First Amendment as such officer, and he acknowledged that the execution thereof was his free act and deed as such officer for the uses and purposes therein expressed and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of November 1988.

Susan A. Post
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



BK 15979661966