

EIGHTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
GREENTREE VILLAS, A CONDOMINIUM

THIS EIGHTH AMENDMENT to the Declaration of Condominium of GREENTREE VILLAS, A CONDOMINIUM, is made by DREXEL PROPERTIES, INC., a Florida corporation, herein-after referred to as "Developer", for itself, its successors, grantees and assigns, joined by GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., for itself, its successors, grantees and assigns.

W I T N E S S E T H :

WHEREAS, the Developer executed the Declaration of Condominium of GREENTREE VILLAS, A CONDOMINIUM on the 8th day of February, 1978, and recorded the same on the 16th day of February, 1978, in Official Records Book 2812, Page 1006, of the Public Records of Palm Beach County, Florida (the "Declaration"), and

WHEREAS, GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC. (the "Association"), joined in the execution of the Declaration to submit to condominium form of ownership certain parcels of land described in Exhibit B, Page 1, of the Declaration of which it was the fee simple owner by virtue of certain dedications contained upon the PLAT OF GREENTREE VILLAS, recorded in Plat Book 33, pages 76 through 78, inclusive, of the Public Records of Palm Beach County, Florida. Said parcels of land were deemed part of the common elements of GREENTREE VILLAS, A CONDOMINIUM (the "Condominium"), and were reserved for ingress, egress and construction purposes, drainage and for furnishing utility and municipal services, together with a certain parcel which was designated for recreational use, and

WHEREAS, the Developer, joined by the Association, executed the following Amendments to the Declaration of Condominium of GREENTREE VILLAS, A CONDOMINIUM:

| <u>AMENDMENT</u> | <u>PHASE #</u> | <u>DATE RECORDED</u> | <u>O.R. BOOK</u> | <u>PAGE</u> |
|------------------|----------------|----------------------|------------------|-------------|
| First | II | June 1, 1978 | 2872 | 1646 |
| Second | III-A | September 26, 1978 | 2932 | 1819 |
| Third | III-B | November 21, 1978 | 2968 | 617 |
| Fourth | IV-A | January 9, 1979 | 2995 | 294 |
| Fifth | IV-B | March 15, 1979 | 3025 | 642 |
| Sixth | V | May 16, 1979 | 3060 | 925 |
| Seventh | VI | August 17, 1979 | 3119 | 1559 |

WHEREAS, certain scrivener's errors have been found to have occurred in certain of the foregoing amendments to the Declaration and it is the purpose of this Eighth Amendment to clarify the same.

NOW, THEREFORE, the Developer, joined by the Association, in consideration of the premises, does hereby amend the Declaration in accordance with the authority reserved by the Developer in said Declaration and as provided in the appropriate sections of Chapter 718, Florida Statutes, as follows:

1. The above and foregoing premises are incorporated herein by reference.
2. The fourth paragraph of the First through Sixth Amendments, inclusive (despite designation as Paragraph "3", on the First and Second Amendments) shall read as follows:

"4. The owners of condominium units, described in Exhibit A to this Amendment, shall be members of the Association, as provided for in Article VII of the Declaration, and shall acquire a voting right as set forth in Article IV of the Declaration. The Condominium unit owner shall also own an undivided fractional interest in the common elements, the limited common elements, and shall be assigned an ownership and common surplus and expense unit as described in Article V of the Declaration."

3. Paragraph #2 of the Sixth Amendment to the Declaration is hereby modified and shall read as follows:

PREPARED BY & RETURN TO:
GEOFFREY S. MOINBACH
SPEAR, DIUSCHLE & CURRALL, P.A.
8954 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33308

79 186354

330123 P3 P-68

13.60

"2. Annexed hereto and made a part hereof, is Exhibit A to this Sixth Amendment which constitutes the survey exhibit for Phase V as follows:

- Exhibit A -- Page 1: Legal Description and Certification
- Page 2: Plot Plan
- Page 3: Coordinates

"This Survey Exhibit represents the final survey exhibit for Phase V and delineates the land upon which Phase V is located, together with the legal description of said land, a plot plan and a survey, showing each Unit and identifying each by number designation (i.e., 501A through 559B, inclusive). Each Unit, together with appurtenances thereto, constitute a separate parcel of land as provided for in the Declaration. The subscription hereof by the Vice President and Assistant Secretary of the Developer and the Vice President and Secretary of the Association, in accordance with the requirements of the Declaration, shall constitute the Developer's and the Association's execution of the same as if the Amendment, together with Exhibit A, was incorporated in and filed with the Declaration in the first instance."

4. The First Amendment incorporates, in Exhibit A, Page 2, a plot plan inadvertently reflecting a reversed letter designation for Condominium Units Nos. 244, 245 and 246. Accordingly, the First Amendment is hereby modified to the extent that the original plot plan is superceded by the corrected plot plan attached hereto and made a part hereof as Exhibit 1.

5. Article XVI(A) of the Declaration of Condominium shall be amended to include the words "including, but not limited to ingress, egress, and utility purposes" after the phrase "for all proper and normal purposes".

IN WITNESS WHEREOF, the Developer and the Association, by its respective appropriate offices, have executed this Eighth Amendment to the Declaration of Condominium of GREENTREE VILLAS, A CONDOMINIUM, this 2nd day of October, 1979, and caused its seals to be affixed hereto.

Signed, sealed and delivered in the presence of:

Adeline R. Battlingstone
Bernadette Skoptad

DREXEL PROPERTIES, INC.

By: Stephen G. Mehallis
Attest: Barbara Newman
(Corporate Seal)

GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Adeline R. Battlingstone
Bernadette Skoptad

Attest: Anna Zolder Secretary
By: [Signature] Vice President
(Corporate Seal)

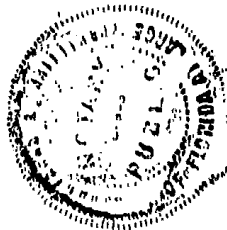
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer authorized to take acknowledgments in said county and state, personally appeared STEPHEN G. MEHALLIS and BARBARA NEWMAN, known to me to be the Vice President and Assistant Secretary, respectively, of DREXEL PROPERTIES, INC., a Florida corporation, that then and there the said individuals acknowledged the seal affixed to the foregoing instrument to be the seal of said corporation, that their names are officially subscribed thereto and that the foregoing is the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal in the county and state last aforesaid, this 22nd day of October, 1979.

William L. Bittighorn
Notary Public, State of
Florida at Large

My commission expires: May 9, 1980.



STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer authorized to take acknowledgments in said county and state, personally appeared JOSEPH KOLB and ERMA HOLDEN, known to me to be the Vice President and Secretary, respectively, of GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, that then and there the said individuals acknowledged the seal affixed to the foregoing instrument to be the seal of said corporation, that their names are officially subscribed thereto and that the foregoing is the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal in the county and state last aforesaid, this 22nd day of October, 1979.

William L. Bittighorn
Notary Public, State of
Florida at Large

My commission expires: May 9, 1980.

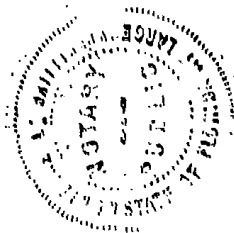
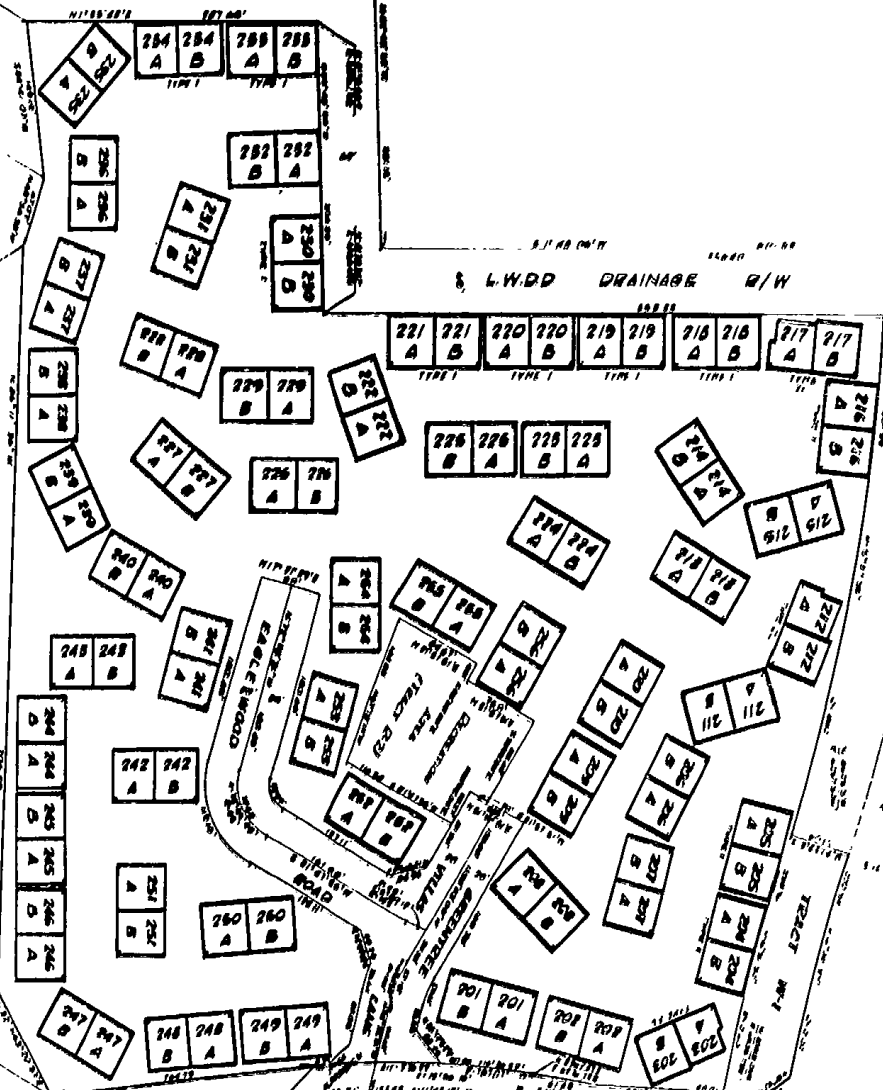


EXHIBIT "A" PAGE 2

MILITARY TRAIL (S.R. 809)

ULTIMATE R/W LINE
L.W.D.D. DRAINAGE R/W

L.W.D.D. DRAINAGE R/W

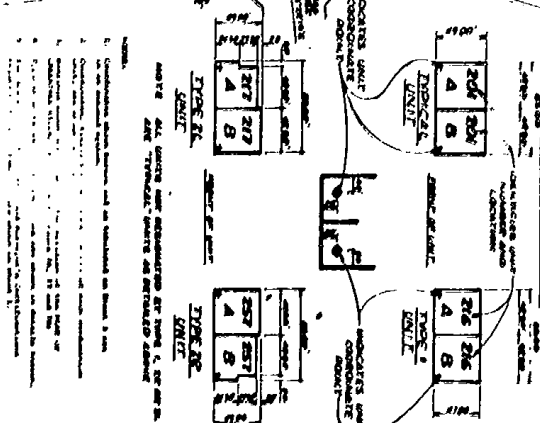


A-22534

GREEN TREE VILLAS
 A CONDOMINIUM
 PHASE TWO

PREPARED BY: ROBERT E. SMITH & ASSOCIATES, INC.
 REGISTERED PLANNERS & ARCHITECTS
 1000 N. PALM BEACH BLVD.
 PALM BEACH, FLORIDA

DATE: 11/15/83
 SCALE: AS SHOWN
 SHEET NO. 2 OF 2



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

EXHIBIT "A" PAGE 2