

This instrument was prepared by:
KENNETH S. DIREKTOR, ESQUIRE
Becker & Pollakoff, P.A.
500 Australian Avenue South
9th Floor
West Palm Beach, FL 33401
(W-C112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
THE WATERFRONT ON THE OCEAN AT JUNO BEACH**

WHEREAS, the Declaration of Condominium for **The Waterfront On The Ocean At Juno Beach** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **8525** at Page **1594**; and

WHEREAS, at a duly called and noticed meeting of the membership of **The Waterfront on the Ocean at Juno Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, held on **January 26, 2004**, and recessed to **March 5, 2004**, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration of Condominium.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration of Condominium are true and correct copies of the amendments as amended by the membership.

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
THE WATERFRONT ON THE OCEAN AT JUNO BEACH
A CONDOMINIUM**

(Additions shown by "underlining",
deletions shown by "strikeout")

17. COMPLIANCE AND DEFAULT.

Each Unit Owner, lessee of a Unit and resident of the Condominium shall be governed by and shall comply with the terms of the Declaration, the Article and Bylaws, the Rules and any and all regulations adopted pursuant thereto, as they may be amended from time to time. Failure of the Unit Owner to comply therewith shall entitle the Association or other Unit Owners to the following relief in addition to any other remedies they may have under the Act or otherwise.

A. Negligence.

A Unit Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or by that of any member of his family or his or their guests, employees, agents, lessees or other invites, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. If any condition, defect or malfunction exists or occurs within a Unit, whether caused by the Unit Owner's negligence or otherwise, and causes damage necessitating repair or replacement to any portion of the Condominium Property for which the Association or another Unit Owner bears primary responsibility for repair or replacement, the Owner of the Unit in which the condition, defect or malfunction existed or occurred shall be

liable to the Association or other Unit Owner, as the case may be, for any and all such damage.

24. PARKING; ASSIGNMENT AND TRANSFER.

B. Semi-Underground Parking Garage Spaces.

The Condominium Building will have a semi-underground parking garage. Each Unit Owner in the Condominium Building will be assigned one (1) parking spaces in the parking garage as a Limited Common Element. If a Unit is owned by more than one (1) Owner, then such Owners shall only receive one (1) garage parking spaces which must be shared between or among them.

(5) Assignment by Unit Owners.

Notwithstanding anything set forth to the contrary in this Article or elsewhere in the Declaration of Condominium, Unit Owners may assign their rights to limited common element garage parking spaces, providing that the Assignor Unit retains at least one (1) assigned parking space, whether a garage parking space or a private garage unit, and providing that after the assignment the Assignee Unit does not have more than two (2) assigned parking spaces, excluding any private garage unit(s). Each assigned parking space, other than a private garage unit, shall be a limited common element of the applicable unit appurtenant to the Unit.

* * *

WITNESS my signature hereto this 5th day of March, 2004, at Palm Beach County, Florida.

THE WATERFRONT ON THE OCEAN
AT JUNO BEACH CONDOMINIUM
ASSOCIATION, INC.

[Signature]
Witness

ACORN S. De Mott
(PRINT NAME)

[Signature]
Witness

ACORN S. De Mott
(PRINT NAME)

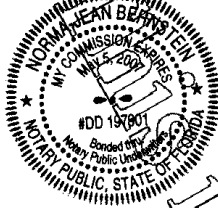
By: [Signature]
President

Attest William J. Collins
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 5th day of March, 2004 by DAVID BECK and William Collins, as Pres. and Secy., respectively, of

The Waterfront On The Ocean At Juno Beach Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and ~~did take an oath.~~



Norma Jean Bernstein (Signature)
Norma Jean Bernstein (Print Name)
Notary Public, State of Florida at Large

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This is not a certified copy