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OR BK 24012 PG 1065
RECORDED 08/16/2010 15:25:22
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1065 - 1072; (8pgs)

This instrument was prepared by:
KENNETH S. DIREKTOR, ESQUIRE
Becker & Poliakoff, P.A.
625 North Flagler Drive, 7th Floor
West Palm Beach, FL 33401
(W-C112)

**CERTIFICATE OF RECORDING OF
FINAL JUDGMENT REFORMING DECLARATION OF CONDOMINIUM OF
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 (the "Declaration"); and

WHEREAS, a dispute arose with regard to the application of the Declaration which led to the filing of a Circuit Court action to reform the Declaration in Palm Beach County Circuit Court Case No. CL99-1533AJ (the "Reformation Action"); and

WHEREAS, a Final Judgment of Reformation was entered in the aforementioned Circuit Court case on December 21, 2009, a certified copy of which is attached hereto and made a part hereof, and

WHEREAS, the Final Judgment of Reformation entered in the Reformation Action amends the Declaration and reforms Exhibit C thereto.

NOW, THEREFORE, the undersigned hereby certify that the attached Final Judgment of Reformation represents a certified copy of the Final Judgment of Reformation entered in the Reformation Action.

* * * * *

WITNESS my signature hereto this 11th day of August, 2010, at Palm Beach County, Florida.

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

By: David R. Bell
President

Attest: James Fabricatore
Secretary

Syl
Witness
Sylvestre Kaminski
(PRINT NAME)

Syl
Witness
Sylvestre Kaminski
(PRINT NAME)

[Notary page to follow]

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of AUGUST 2010, by DAVID R. BELL and JAMES FABRICATORE, as PRESIDENT and SECRETARY, 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.

Billie Intagliata (Signature)

BILLIE INTAGLIATA (Print Name)
Notary Public, State of Florida at Large

ACTIVE: 2834254_1



IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

CASE NO.: CL 99-1533 AJ

DOMINICK J. GOLIA,

Plaintiff,

vs.

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

Defendant.

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

Counterclaim/Third Party Plaintiff,

vs.

DOMINICK J. GOLIA,

Counterclaim Defendant,

and

NANCY LA VISTA; SUNTRUST BANK;
ENZO RENDINI; MARY G. RENDINI;
WASHINGTON MUTUAL, N.A.;
ARNOLD STAIRMAN; PAULETTE
STAIRMAN; LIBERTY MUTUAL CORP.;
ROBERT F. BOONE; GEORGIA B.
BOONE; PALM BEACH ENTERPRISES,
LLC; UNION BANK; NANCY E.
EPSTEIN; JOSEPH M. QUIRK; CHASE
MANHATTAN MORTGAGE CORP.;
MIKE D'UVA HOLDINGS, LTD.;

2009 DEC 21 AM 9:26
FILED

SHERMAN WOLFF; LINDA WOLFF;
DOUGLAS WOLFF; ALLISON WOLFF;
DEENA A. RUBEN; BARBARA E.
HEERIN; CAROL A. CHISHOLM, JOHN
MCCARTHY; MAUREEN MCCARTHY;
JOHN J. CROSS; CLAIRE L. CROSS;
JOSEPH FAZIO; JOYCE FAZIO; PHILIP
M. NASUTI; HELENE E. NASUTI;
FRANK D. RIZZO, BARRY ZEEMAN;
STEVEN B. ROSNER; WORLD SAVINGS
BANK; L. RICHARD MARZKE; NANCY
MARZKE; M. THOMAS BRAUN; ELAINE
B. BRAUN; ARMAND BASSI, JR.;
LORETTA BASSI; ABN AMRO MORTGAGE
GROUP, INC.; BRENDA A. MANI;
RAYMOND HUNTINGTON; EILEEN
HUNTINGTON; COLONIAL BANK, N.A.;
GREGORY A. WINDSOR; WACHOVIA
MORTGAGE CORP.; SITAV, N.V.; JOHN
L. HOECK; MARY ANN HOECK; THOMAS
D. FREED; CAROLE K. FREED; LLOYD G.
FREED, JR.; AMIR M. FARHADI; JOHN J.
HALLINAN, JR.; CECILIA HALLINAN;
KAREN L. HUGUS; GERALD MANSBACH;
PATRICK J. WALSH; JOAN H. WALSH;
JOSEPH A. MCBRIDE; WENDY FISCHER
MCBRIDE; DAVID R. BELL; CATHERINE
E. BELL; NATASHA YERESKOVSKAYA;
R. KEITH SMITH; COUNTRYWIDE BANK,
FSB; ROBERT J. KILPATRICK; JOSEPH D.
MCCARTHY, JONA G.. MCCARTHY;
SUNTRUST BANK SOUTH FLORIDA, N.A.;
JOEL HOLLANDER; SVEN-OLOF
HOKBORG; INGALILL HOKBORG;
WASHINGTON MUTUAL, F.A.; THOMAS

W. JOHNSTON; TODD W. COLLIS;
ALEXANDER KNASTER; ERIK C.
SCHOEMAKER; KATHLEEN K.
SCHOEMAKER; MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC.; JOSEPH BATHISH;
RIINA BATHISH; THOMAS POWDERLY;
CATHERINE POWDERLY; THE HADY
FAMILY LIMITED PARTNERSHIP;
WOLTZ FLORIDA REAL ESTATE TRUST;
YURI RADZIEVSKY; ANNE RADZIEVSKY;
STEPHEN O. STUBBS; MARY LOUISE
STUBBS; WILLIAM J. ROSS; CLAIRE E.
ROSS; JAMES FABBRICATORE; ROSEMARY
FABBRICATORE; PATRICIA J. DESTEFANO;
J.P. MORGAN CHASE BANK, N.A.; MARVIN
GLAUBER; JACKIE GLAUBER; PHILIP
GELLIS; LINDA GELLIS; IRMA R. NORDBY;
JOSEPH T. HARPER; MARY S. HARPER; PALM
BEACH NATIONAL BANK & TRUST CO.;
DAVID CAPLAN; AND MARIA B. CAPLAN.,

Counterclaim/Third Party Defendants.

FINAL JUDGMENT OF REFORMATION

THIS CAUSE having come on to be heard on the Counterclaim/Third Party Plaintiff THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC ("Waterfront")'s Motion for Entry of Final

Judgment, and the Court having heard argument, reviewed the file, and being otherwise duly advised in the premises, it is hereby

ORDERED AND ADJUDGED that Waterfront's Motion for Entry of Final Judgment is GRANTED.

FURTHER ORDERED AND ADJUDGED that the Declaration of Condominium for The Waterfront on the Ocean at Juno Beach, located at 800 Ocean Drive, Juno Beach, Florida, 33408, and recorded in the Official Records Book of Palm Beach County, Florida, at O.R. Book 8525 at Page 1594 through 1688, and as subsequently amended, is hereby reformed to the extent provided in this Final Judgment of Reformation.

The Exhibit C to the Declaration of Condominium for the Waterfront on the Ocean at Juno Beach, recorded in the Official Records Book of Palm Beach County, Florida, at O.R. Book 8525 at Page 1688, and as thereafter amended at Official Records Book of Palm Beach County, Florida, at O.R. Book 9307 at Page 1440, is hereby reformed and amended by the Exhibit C which is attached to this Final Judgment of Reformation.

The attached Exhibit C shall be prospectively used for all purposes appropriate under the Declaration of Condominium.

The Waterfront shall record this Final Judgment of Reformation in the public record so as to provide notice of the reformation of Exhibit C with the amended Exhibit C attached hereto.

FURTHER ORDERED AND ADJUDGED that the Lis Pendens filed at the outset of this matter, recorded at Official Records Book of Palm Beach County, Florida, at O.R. Book 11225 at Page 1614-1615 shall be deemed cancelled and discharged.

DONE AND ORDERED in Chambers in West Palm Beach, Florida, this 21st day of December, 2009.


CIRCUIT COURT JUDGE

Copy furnished to:
Joseph Fazio
Arnie Stairman
Nancy La Vista, Esq.
Cari Podesta, Esq.
Ken Direktor, Esq.
G. Bart Billbrough, Esq.
All other parties (to be served
by counsel Billbrough)

THE WATERFRONT AT JUNO BEACH, a Condominium
JUNO BEACH, FLORIDA

EXHIBIT "C"

Percentage Shares of Ownership of
Common Elements and Common Surplus
and of Sharing of Common Expenses



STATE OF FLORIDA • PALM BEACH COUNTY

I hereby certify that the
foregoing is a true copy
of the record in my office.

THIS 21 DAY OF Dec, 2009
SHARON R. BOCK
CLERK & COMPTROLLER
By *E. M. Smith*
DEPUTY CLERK

Unit Type and Total Square Footage of the Unit Type	No. Of Units of Type	% Share	Total % Share for Unit Type
Unit A 28,170	12	1.809053%	21.708640%
Unit B 19,743	12	1.267879%	15.214543%
Unit C 20,224	12	1.298768%	15.585216%
Unit D 20,159	11	1.412284%	15.535125%
Unit E 28,911	11	2.025425%	22.279677%
Unit F 4,557	1	3.511760%	3.511760%
Cabana 3,400	17	0.154126%	2.620141%
Single Garage 600	3	0.154126%	0.462378%
Double Garage 4,000	10	0.308252%	3.082519%
Total All Units 129,764	89		100.00000%

Unit Numbers By Model Type:

Unit A - 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, and PH1.
Unit B - 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, and PH2.
Unit C - 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, and PH3.
Unit D - 204, 304, 404, 504, 704, 804, 904, 1004, 1104, 1204, and PH4.
Unit E - 205, 305, 405, 505, 705, 805, 905, 1005, 1105, 1205, and PH5.
Unit F - 605
Cabanas - C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, and C17.
Double Garages - PG1, PG2, PG3, PG4, PG6, PG8, PG9, PG10 PG11, and PG12.
Single Garages - PG5, P7, and PG13.