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 Prepared By and Return to:
 Richard B. MacFarland, Esq.
 Broad and Cassel
 7777 Glades Road, Suite 300
 Boca Raton, FL 33434

**SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, RESTRICTIONS
 AND EASEMENTS FOR RENAISSANCE COMMONS**

THIS SECOND AMENDMENT to Master Declaration of Covenants, Restrictions and Easements for Renaissance Commons (the "Amendment") is made this 4th day of December, 2006 by **COMPSON ASSOCIATES OF BOYNTON, LLC**, a Florida limited liability company ("Declarant") **COMPSON ASSOCIATES OF BOYNTON II, LLC.**, a Florida limited liability company ("Co-Declarant"), **RC SHOPPES, LLC**, a Florida limited liability company, **BOYNTON DEVELOPMENT ASSOCIATES I, LLC**, a Florida limited liability company, **BOYNTON DEVELOPMENT ASSOCIATES II, LLC**, a Florida limited liability company, **RCR HOLDINGS I, LLC**, a Florida limited liability company, ~~**RCC I, LLC**, a Florida limited liability company~~, **RCR HOLDINGS II, LLC**, a Florida limited liability company and **HOVSTONE PROPERTIES FLORIDA, LLC**, a Delaware limited liability company ("Town & Country").

BACKGROUND

Declarant recorded that certain Master Declaration of Covenants, Restrictions and Easements for Renaissance Commons on May 11, 2004 in Official Records Book 16940, Page 94 of the Public Records of Palm Beach County, Florida, as supplemented by that certain Supplemental Declaration for Renaissance Commons and Assignment of Declarant's Rights recorded on January 7, 2005 in Official Records Book, 17987, Page 61 of the Public Records of Palm Beach County, Florida, and as amended by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Renaissance Commons recorded on December 27, 2005 in Official Records Book 19713, Page 1369 of the Public Records of Palm Beach County, Florida (collectively, the "Declaration"). The parties to this Amendment represent more than 67% of the Class A Members and all Class B members of the Association as described in the Declaration and the parties desire to amend the Declaration pursuant to Section 15.5 thereof.

AMENDMENT

The terms and provisions of the Amendment are hereby amended as follows:

1. The Background is true and correct and incorporated herein by reference. Capitalized terms which are not defined in this Second Amendment shall have the same meaning as defined in the Declaration.

2. Article 12, Section 12.1 of the Declaration is amended to add the following:

The Board of Director shall have the right to elect, on an annual basis, not to provide insurance against hazards or casualties for loss or damage to buildings, structures, fixtures or other Improvements on the Master Common Properties or other property, whether real or personal, owned by the Association. Once made, such election shall remain in effect until modified by subsequent actions of the Board of Directors.

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3. In the event of any inconsistency between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control. Except as modified by this Amendment, the terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed as of the date set forth above.

WITNESSES:

COMPSON ASSOCIATES OF BOYNTON, LLC, a Florida limited liability company

Stephanie Wilkos
Name: Stephanie Wilkos

Judi Hope Wilkos
Name: Judi Hope Wilkos

By: [Signature]
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 4th day of December, 2006 by SIN COMPARTO, as MANAGER of COMPSON ASSOCIATES OF BOYNTON, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public

Print Name: _____

State of Florida

My Commission Expires: _____



Norman Silverstein
My Commission DD213536
Expires September 07, 2007

WITNESSES:

COMPSON ASSOCIATES OF BOYNTON II, LLC, a Florida limited liability company

Stephanie Wiley
 Name: Stephanie Wiley

Judith Hopewick
 Name: Judith Hopewick

By: [Signature]
 Name: _____
 Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 3rd day of December, 2006, by Sim Comarato, as Manager of COMPSON ASSOCIATES OF BOYNTON II, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
 Notary Public
 Print Name: _____
 State of Florida
 My Commission Expires _____



WITNESSES:

Stephan Wilkos
 Name: Stephan Wilkos

Andi Hope Wilkos
 Name: Andi Hope Wilkos

BOYNTON DEVELOPMENT ASSOCIATES I,
 LLC, a Florida limited liability company

By: [Signature]
 Name: _____
 Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 4th day of December, 2006, by Jim Coarparato, as MANAGER of BOYNTON DEVELOPMENT ASSOCIATES I, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
 Notary Public
 Print Name: _____
 State of Florida
 My Commission Expires _____

Norman Silverstein
 My Commission DD213636
 Expires September 07, 2007

WITNESSES:

Stephanie Wilkos
 Name: Stephanie Wilkos

Judithape Wilkos
 Name: Judithape Wilkos

BOYNTON DEVELOPMENT ASSOCIATES, II, LLC, a Florida limited liability company

By: [Signature]
 Name: _____
 Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 4th day of December, 2006, by Jim Comarato, as Manager of BOYNTON DEVELOPMENT ASSOCIATES II, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
 Notary Public
 Print Name: _____
 State of Florida
 My Commission Expires _____



Norman Silverstein
 My Commission DD213636
 Expires September 07, 2007

WITNESSES:

Stephanie Wilky
Name: Stephanie Wilky

Judith Anne Wilkos
Name: Judith Anne Wilkos

RC SHOPPES, LLC, a Florida limited liability company

By: [Signature]
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 27th day of December, 2006, by Jim Comparato, as MANAGER of RC SHOPPES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public
Print Name: _____
State of Florida
My Commission Expires _____



Norman Silverstein
My Commission DD213635
Expires September 07, 2007

WITNESSES:

Stephanie Wilkes
Name: Stephanie Wilkes

Judith Hope Wilkes
Name: Judith Hope Wilkes

RCR HOLDINGS I, LLC, a Florida limited liability company

By: [Signature]
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 30 day of December, 2006, by Sam Couravato, as Manager of RCR Holdings I, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public
Print Name: _____
State of Florida
My Commission Expires: _____



Norman Silverstein
My Commission DD213635
Expires September 07, 2007

WITNESSES:

Stephanie Wilk
Name: Stephanie Wilk
Judith Anne Wilkos
Name: Judith Anne Wilkos

RCR HOLDINGS II, LLC, a Florida limited liability company

By: [Signature]
Name: _____
Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 14th day of December, 2006, by SIM COMPARTO, as MANAGER of RCR Holdings II, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public
Print Name: Norman Silverstein
State of Florida
My Commission Expires September 07, 2007



WITNESSES:

[Signature]
Name: STEPHEN B. LILLER
[Signature]
Name: Stephanie Willey

HOVSTONE PROPERTIES FLORIDA, L.L.C.
a Delaware limited liability company

By: [Signature]
Name: Tim Kelly / R. Kelly
Title: President

STATE OF FLORIDA

COUNTY OF PALM BEACH

Tim Kelly (NS) The foregoing instrument was acknowledged before me, this 4th day of December, 2006, by [Signature], as President of Hovstone Properties Florida, L.L.C., a Delaware limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public

Print Name: Norman Silverstein
State of Florida
My Commission Expires September 07, 2007

