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**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF
 VILLA LAGO, A CONDOMINIUM**

This Fourth Amendment (“**Fourth Amendment**”) to Declaration of Condominium of Villa Lago, a Condominium is made and executed this ____ day of July, 2008 by the Villa Lago Condominium Association, Inc., Florida not for profit corporation (“**Association**”).

BACKGROUND

RCR Holdings II, LLC, a Florida limited liability company (“**Developer**”) submitted certain real property to condominium form of ownership pursuant to the Florida Condominium Act, by recording that certain Declaration of Condominium of Villa Lago, a Condominium, in Official Records Book 21354, Page 1406, as amended by that certain Amendment to Declaration of Condominium of Villa Lago, a Condominium recorded in Official Records Book 21365, Page 1842, as amended by that certain Second Amendment to Declaration of Condominium of Villa Lago, a Condominium, recorded in Official Records Book 21399, Page 1288, and as further amended by that certain Third Amendment to Declaration of Condominium of Villa Lago, a Condominium, recorded in Official Records Book 21494, Page 1468 all of the Public Records of Palm Beach County, Florida (collectively the “**Declaration**”). **Developer** is entitled to appoint a majority of the Board of Directors and a majority of the Board of Directors has consented to this Fourth Amendment, the amendments herein not constituting a Material Amendment as defined in the Declaration. The Board of Directors of the Association, by this Fourth Amendment, wishes to amend the Declaration as more particularly set forth herein and hereby amends this Declaration pursuant to Section 9.02 thereof.

NOW THEREFORE, the Board of Directors of the Association hereby amends the Declaration as follows:

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

2. Section 4.03(8) of the Declaration is hereby amended to add the following: “The Board shall also have the power to grant additional easements and access or use rights to recreational facilities for consideration, if the Board in its sole discretion deems such easements or rights appropriate.”

3. Section 15.15 of the Declaration is hereby amended to add the following: "The Association, by and through the Board, shall adopt rules and regulations governing the approval of leases. All Owners shall be required to abide by such rules and regulations and obtain the prior written approval of all leases and tenants. The Developer shall be exempt from the provision requiring an Owner to deliver a security deposit of \$1,000 to the Association. Notwithstanding the foregoing, the Developer, as the Unit Owner, and its tenant shall remain jointly and severally liable for any damage caused to the common areas of the Property by the tenant."

4. Article XXII is hereby amended as follows:

(a) Section 22.18 is amended to delete the fifth sentence of such Section and replace it in its entirety as follows: The weight of each pet belonging to a Residence Owner shall not exceed fifty (50) pounds, unless approved in writing by the Association.

(b) Section 22.18 is amended to add the following: "Under no circumstances may any breed commonly know as a "Pitt Bull", Rottweiler, Mastiff, Presa Canairo, any mixed breeds containing such bloodlines or any other breed considered to be dangerous or vicious by any national pet organization be permitted on the Property or kept as pet within any Unit. In addition, any pet which has been or is subsequently deemed a dangerous or vicious dog by Palm Beach County or City of Boynton Beach shall not be permitted on the Property or to be kept as a pet within any Unit. Neither the Developer, the Board of Directors nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the subsection, and any occupant of a Unit committing such violation shall fully indemnify and hold harmless the Developer, the Board of Directors and the Association. Notwithstanding any other rights of the Association set forth in this Declaration, a violation of the provisions of this subsection shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners and/or require a pet to be permanently removed from the Property through an order of the Board."

(c) Section 22.31 is amended to add that if a pet is too large to be carried over common areas and in elevators, such pet will be kept on a leash and under the immediate control of the owner while in the common areas and in the elevators.

(d) A new Section 22.37 is added as follows: "No lock boxes, superkeys, or any other electronic devices shall be allowed in plain site on any entry door to a Unit on the Property."

(e) A new Section 22.38 is added as follows: "No Owner shall park commercial vehicles or oversized trucks with commercial lettering on the Property without the prior written consent of the Board. Non-commercial Passenger trucks and motorcycles shall be allowed to be parked on the Property at all times."

(f) A new Section 22.39 is added as follows: "No Residence Owner shall use or kindle a hibachi grill, a charcoal grill, or other similar devices for cooking, heating or other purposes on any balcony, under any overhanging portion of a structure or within 20 feet of any structure on the Condominium Property."

(g) A new Section 22.40 is added as follows: "All parking assignments and designations shall be strictly enforced. The Association shall have the right to have any vehicle which is not parking in its appropriate designated parking spot towed from the Condominium Property at the vehicle owner's sole expense."

5. Section 30.05 of the Declaration is hereby amended to add the following: "In accordance with the Code of Ordinance for the City of Boynton Beach, every sleeping room for one occupant shall have seventy (70) square feet of floor space or fifty (50) square feet of floor space per occupant, whichever is greater, and the total of all habitable rooms in a dwelling unit shall be such as to provide at least one hundred and fifty (150) square feet of floor space for the first occupant and one hundred (100) square feet of floor space per additional occupant."

IN WITNESS WHEREOF, this Fourth Amendment has been executed by the Developer as of the day and year set forth below.

WITNESSES:

RCR HOLDINGS II, LLC, a Florida limited liability company

Mary Kowitz
Name: MARY KOWITZ

By: [Signature]
James Comparato, Manager

Claudette Diamond
Name: CLAUDETTE DIAMOND

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this th 14 day of July, 2008 by James Comparato, as the Manager of RCR HOLDINGS II, LLC, and a Florida limited liability company. He is personally known to me.

Claudette Diamond
Notary Public
Name: _____
Commission Expires: _____

(Notary Seal)

