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 Sharon R. Bock, CLERK & COMPTROLLER
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Prepared by and Return to:

G.E. Young, P.A.
 Edwards Angell Palmer & Dodge LLP
 One North Clematis Street, Suite 400
 West Palm Beach, Florida 33401

Miss Morte's Mortgages.com

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OCEAN RIDGE YACHT CLUB

WHEREAS, the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club was duly recorded on July 17, 1986, in the Public Records of Palm Beach County, Florida, in Official Record Book 4943, at Page 1080 (the "Original Declaration"); and

WHEREAS, the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club has been amended and modified by the following documents, all of which are recorded in the Public Records of Palm Beach County, Florida:

- A. Document recorded May 19, 1997, in Official Records Book 9798, at Page 1742;
- B. Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded June 8, 1998, in Official Record Book 10445, at Page 1517;
- C. Certificate of Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded July 15, 1999, in Official Records Book 11234, at Page 532;
- D. Certificate of Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded February 17, 2000, in Official Records Book 11615, at Page 1847;
- E. Certificate of Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded February 13, 2001, in Official Records Book 12312 at Page 1831;
- F. Certificate of Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded May 15, 2001, in Official Records Book 12550, at Page 1748;
- G. Corrective Certificate of Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded October 10, 2003, in Official Records Book 16004, at Page 0527;
- H. Certificate of Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded October 17, 2003, in Official Records Book 16040, at Page 1649; and

PMB 353992.4

I. Certificate of Amendment to the Declaration of Covenants and Restrictions for Ocean Ridge Yacht Club recorded October 18, 2004 in Official Records Book 17646, Page 1711 (the Original Declaration as amended by the documents referenced in items A through I above are, collectively, the "Declaration").

WHEREAS, at a duly called and noticed meeting of the members (the "Members") of Ocean Ridge Yacht Club Homeowners Association, Inc., a Florida not-for-profit corporation (the "Association"), held on July 1, 2004, acting pursuant to Article 2, Section 2.2 of the Declaration, the membership authorized the following annexation with authority delegated to the Board of Directors of the Association (the "Board") to approve the detailed terms and conditions applicable to the annexed property and any resulting changes or amendments to the Declaration without the need for further vote of the Members; and

WHEREAS, at a duly called and noticed meeting of the Board held on November 26, 2007, the Board approved the annexation of the following property upon the following detailed terms and conditions and the Declaration is hereby amended accordingly. *Capitalized terms used herein shall have the same meaning as set forth in the Declaration.*

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration ("Amendment") is a true and correct copy of the Amendment:

AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR
OCEAN RIDGE YACHT CLUB

1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Annexation of Property. The Members and the Board have approved the annexation of certain real property into the Ocean Ridge Yacht Club as follows:

a. Upon the applicable "Annexation Effective Date" (as defined in Section 3 below), the docks, piers and pilings supporting such docks and/or piers, but excluding therefrom any boat lifts or other equipment or attachments to such docks, piers or pilings which service only one Boat Slip and which shall be deemed to be a part of such Boat Slip (collectively, after the foregoing exclusions, the "Annexation Docks") together with each of the five (5) Boat Slips (the "Annexation Boat Slips") all of which comprise the real property more particularly described and depicted on Exhibit A attached hereto and made a part hereof (collectively, the "Annexation Property") shall be annexed into the Ocean Ridge Yacht Club;

b. Upon the "Annexation Effective Date", the Annexation Docks shall be included in the Ocean Ridge Yacht Club generally, shall be Common Property and thereafter shall be designated as the "Annexation Docks".

c. Upon the "Annexation Effective Date" of each Annexation Boat Slip, such Boat Slip shall be included in the Ocean Ridge Yacht Club generally and the exclusive right to use such Annexation Boat Slip shall be assigned to the Owner of one of Parcels 45-A through 50-A, inclusive, as Limited Common Property appurtenant to said Parcel. Because there are five (5) of

the Annexation Boat Slips and six (6) of the foregoing Parcels, such Annexation Boat Slips shall be assigned as an appurtenance to the applicable Parcel on a first come-first served basis.

d. Upon and after the "Annexation Effective Date" and the assignment of each Annexation Boat Slip as provided above, such Boat Slips shall be designated individually, as an "Appurtenant Annexation Boat Slip" and, collectively, as the "Appurtenant Annexation Boat Slips");

e. Access by the Association to the Annexation Docks and the Annexation Boat Slips for the purpose of maintenance, repair and/or replacement (whether or not any or all of such Boat Slips are then assigned as an appurtenance to any Parcel) shall be over and across that certain Docks and Pedestrian Easement as dedicated and shown on the Plat of Ocean Ridge Yacht Club Annex recorded June 13, 2005 in Plat Book 105 at Page 53, of the Public Records of Palm Beach County, Florida;

f. From and after the assignment of each Annexation Boat Slip as an appurtenance to the applicable Parcel, such Appurtenant Annexation Boat Slip may only be transferred to another Owner, to the Association or with the Parcel as an appurtenance to it.

3. Annexation Effective Date. As used herein the term "Annexation Effective Date" is and shall be (a) as to the Annexation Docks, the date on which the title to such Annexation Docks are conveyed to the Association; and (b) as to each of the Annexation Boat Slips, the date on which an initial purchaser from V&O Island Properties, LLC closes on the purchase of one of Parcels 45-A through 50-A and the exclusive use of an Annexation Boat Slip is assigned to such purchaser as an appurtenance to said Parcel.

4. Assessments for Annexation Docks and Appurtenant Annexation Boat Slips. From and after the Annexation Effective Date for the Annexation Docks, assessments for the Annexation Docks shall be paid in accordance with the terms for payment of assessments as required by the Association or the Board, as applicable, and as provided in the Declaration and Declaration of Use; and from and after the Annexation Effective Date and assignment of an Appurtenant Annexation Boat Slip to the applicable Parcel Owner granting the exclusive use thereof, each such Parcel Owner shall be obligated to pay its applicable "Boat Slip Assessments" as required by the Association or the Board, as applicable, and as provided in the Declaration and the Declaration of Use. Assessments and reserves for the Annexation Docks and Annexation Boat Slips shall be separately attended to and distinct from the assessments and reserves pertaining to the existing dock structures and boat slips located at the Ocean Ridge Yacht Club.

5. Provisions of Declaration Binding. All provisions of the Declaration not herein amended shall be binding upon the Annexation Docks and the Appurtenant Annexation Boat Slips as of the respective Annexation Effective Dates applicable to each of the foregoing in the same manner and to an equivalent degree as all other docks, piers and Boat Slips.

6. No Other Changes. Except as expressly modified herein, all other provisions of the Declaration are hereby ratified and confirmed.

7. Owner Acceptance and Ratification. By acquisition of title to a Parcel, subject to the Declaration as amended herein, each Owner thereby irrevocably ratifies, approves and affirms all provisions of the Declaration as modified by this amendment.

IN WITNESS WHEREOF, the Association has caused the foregoing Certificate of Amendment and Amendment to Declaration to be executed by its undersigned duly authorized signatory on this 2 day of ~~September~~, 2008.
OCTOBER

YACHT CLUB:

OCEAN RIDGE YACHT CLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Witnesses:

[Signature]
Print Name: ERNIE VARRAZZO

[Signature]
Print Name: J. MICHAEL SAYNE

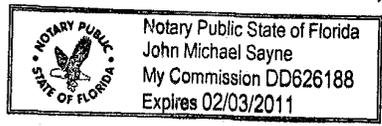
By: [Signature]
Name: A. J. RANDAZZO
Title: PRESIDENT
Date: _____

State of Florida

County of PALM BEACH

The foregoing was acknowledged before me this 2 day of OCTOBER, 2008, by ANTONIO RANDAZZO, as PRESIDENT of the Ocean Ridge Yacht Club Homeowner's Association, Inc., a Florida not-for-profit corporation, on behalf thereof. He/she is personally known to me or who has produced as identification the following: FLDLR532 010442490

(Please affix Notarial Seal)



[Signature]
Print Name: J. MICHAEL SAYNE
Notary Public
My Commission Expires: 2-3-2011

Exhibit A

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Annexation Property

Annexation Docks

Annexation Boat Slip 1

Annexation Boat Slip 2

Annexation Boat Slip 3

Annexation Boat Slip 4

Annexation Boat Slip 5

See attached sketch on Page 2 of this Exhibit for more specific depiction:

Annexation Docks are designated by:

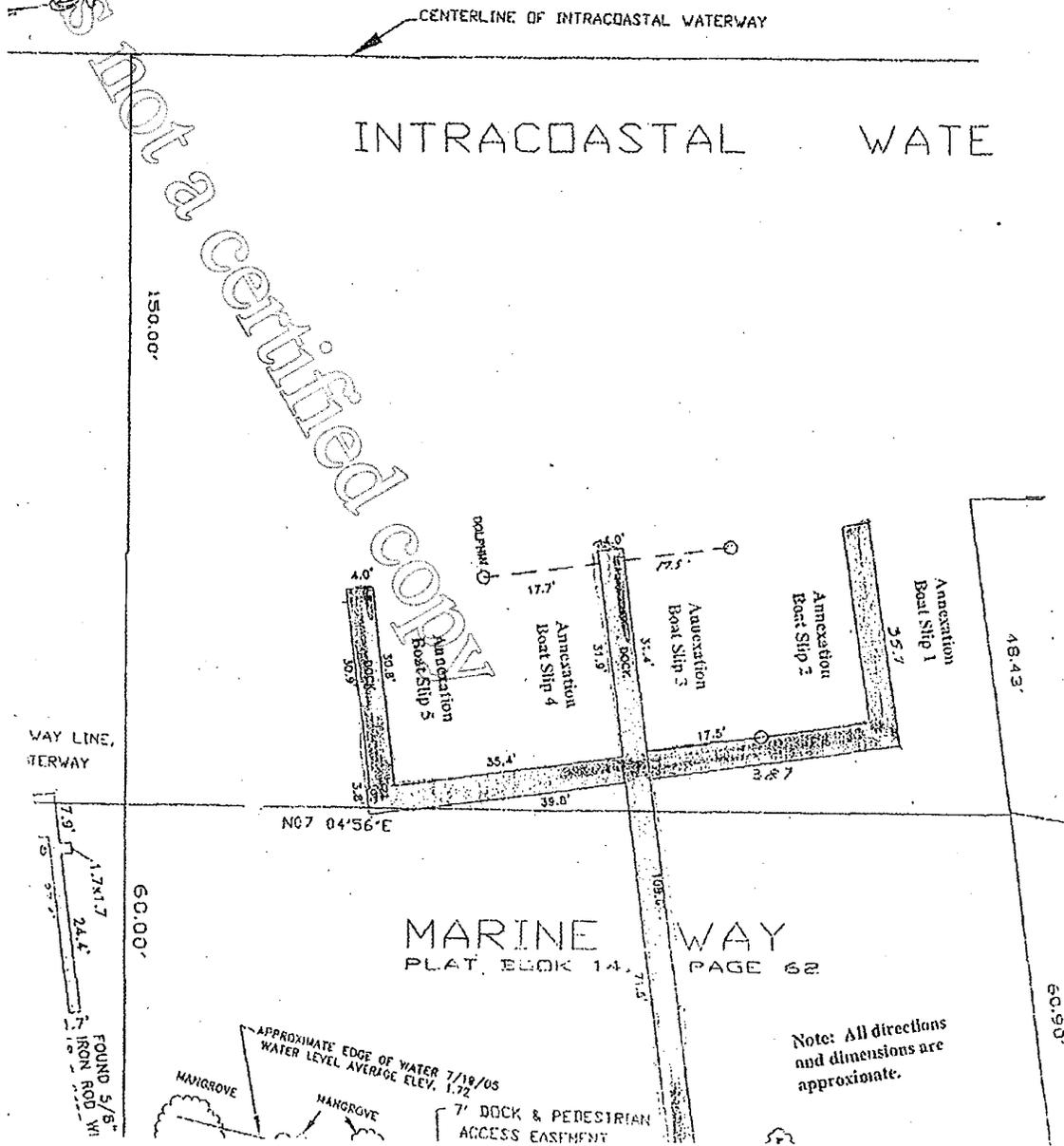


Annexation Boat Slips are designated by:

number

This is not a certified copy

EXHIBIT A
(Page 2 of 2)



Note: All directions and dimensions are approximate.