

Prepared By
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6302 Foster Street
Palm Beach Gardens, FL 33418

Return to:
Xanadu by the Sea POA
502 Xanadu Place
Jupiter, FL 33477

**CERTIFICATE OF AMENDMENT TO AND THE RESTATEMENT
OF THE DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS
FOR XANADU BY THE SEA
To correct a scrivener error**

THIS CERTIFICATION OF AMENDMENT TO THE RESTATED DECLARATION
OF COVENANTS, RESTRICTIONS, AND CONDITIONS FOR XANADU BY THE SEA
is made this 11th day of February, 1999, by the President and Secretary of Xanadu By
the Sea Property Owners Association, Inc. ("Association").

WITNESSETH:

WHEREAS, the Association is the Association responsible for the management
and operation of Xanadu By The Sea pursuant to the Declaration of Covenants,
Restrictions and Conditions for Xanadu By The Sea, as recorded in Official Records
Book 2718, Page 1811, Palm Beach County, Florida and as amended and restated in
Official Records Book 10006 Page 474 of the Public Records of Palm Beach County,
Florida. The Plat of Xanadu By The Sea is recorded in Plat Book 33, Pages 70 and 71
of the Public Records of Palm Beach County, Florida.

WHEREAS, the Architectural Restrictions, which are attached to the Declaration
as an Exhibit contain a scrivener's error in Section 7.(b) which was not discovered until
now;

WHEREAS, the By-Laws provide that the Board may take such action to correct
this error;

NOW THEREFORE, the President and Secretary of the Association hereby
certify the following;

1. Section 7.(b) of the Architectural Standards was approved and amended
to read as follows:

7.(b) Observe the following setbacks:

Collector drive	10 feet
Cul-de-sacs	10 feet
Xanadu boundary Line	5 feet
Side and rear	Zero feet

The recorded page (Official record Book 10006, Page 475) has a scrivener error in that it showed a 20 foot setback instead of the correct 10 foot setback for cul-de-sacs.

11th IN WITNESS WHEREOF, the undersigned has set their hands and seals this day of February, 1999.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Gaila Howse
Gaila Howse

Stanley J. Narkier
Stanley J. Narkier

XANADU BY THE SEA PROPERTY
OWNERS ASSOCIATION, INC.

BY: Julie Shrewsbury
ITS: PRESIDENT

ATTEST: James McLane
ITS: SECRETARY

STATE OF FLORIDA

COUNTY OF PALM BEACH

SS: Eric G. Peterson

The foregoing instrument was sworn to and acknowledged before me personally this 11 day of February, 1999, by Julie Shrewsbury and James McLane, respectively as President and Secretary of Xanadu By The Sea Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have provided _____ as identification and did not take an oath.

Eric G. Peterson
NOTARY PUBLIC 699266

