

Acct. 802-R. Danley

Prepared by and return to:
Brad A. Wilkes, Esq.
Royal Atlantic Developers, Inc.
2020 N.W. 89th Place
Miami, Florida 33172



INSTR 20060558520
OR BK 08824 PG 3728 PGS=6
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
08/23/2006 03:25:03 PM
REC FEE 52.50

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF
THE PALMS VILLA RESIDENCES, A CONDOMINIUM**

WHEREAS, RAD WINDSOR WALK LLC, a Florida limited liability company (the "Developer"), filed the Declaration of Condominium of The Palms Villa Residences, a Condominium (the "Declaration"), which was recorded in Official Records Book 8484, Page 3269, under Clerks File Number 20060108941 on February 16, 2006, in the Public Records of Orange County, Florida; and

WHEREAS, pursuant to Section 6.6 of the Declaration of Condominium, the Developer has the right to amend the Declaration, as follows:

"6.6 Notwithstanding anything herein contained to the contrary, as long as the Developer is offering units for sale in the ordinary course of business, this Declaration, the Articles of Incorporation or the By-Laws may be amended by the Developer alone, without requiring the consent of any other party, to effect any change whatsoever including, without limitation, those changes to Developer-owned Units permitted in Section 10 of this Declaration, but expressly excluding an amendment: (i) to permit time-share estates (which must be approved, if at all, by all Unit Owners and mortgagees on Units); or (ii) to effect a "Material Amendment" (as defined in Section 6.3 above) or (iii) to effect changes or amendments prohibited to be made by the Developer or by the Association pursuant to the Act. No amendment to this Declaration, the Articles or the By-Laws may be adopted by the Association, the Board or any other party which would eliminate, modify, alter, prejudice, abridge or otherwise adversely affect, in any manner, any rights, benefits, privileges or priorities granted or reserved to the Developer, without the consent of the Developer in each instance which may be withheld in its sole and unfettered discretion."

NOW THEREFORE, the Declaration is amended as follows:

1. Section 1.1 shall read "The Developer owns the fee simple title to certain land located in Orange County, Florida, as more particularly described in Page Sheet 2 1 of 38 45 in **Exhibit "1"** annexed hereto (the "Land").
2. Sheet 31 of **Exhibit "1"** to the Declaration is deleted and replaced with the attached Sheet 31.
3. Sheet 43 of **Exhibit "1"** to the Declaration is deleted and replaced with the attached Sheet 43.

4. **Exhibit "2"** to the Declaration is amended in accordance with the attached **Exhibit "2"**. Deletions are indicated by strikethrough and additions are indicated by underline.

IN WITNESS WHEREOF, the Developer and the Association have caused these presents to be signed in its name.

Witnesses:

Brad A. Wilkes
Print Name: Brad A. Wilkes
Claudia Aguilar
Print Name: Claudia Aguilar

The Palms Villa Residences
Condominium Association, Inc.,
a Florida not for profit corporation

By: [Signature]
Edwin Verdezoto, President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

The foregoing instrument was acknowledged before me this 15th day of August, 2006, by Edwin Verdezoto, as President of THE PALMS VILLA RESIDENCES CONDOMINIUM ASSOCIATION, INC, a Florida not for profit corporation, on behalf of said corporation. He is personally known to me or produced a driver's license as identification.

[NOTARY SEAL]

Brad A. Wilkes
Name: BRAD A. WILKES
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Brad A. Wilkes
Commission # DD470305
Expires: SEP 11, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Witnesses:

Brad A. Wilkes
Print Name: Brad A. Wilkes
Claudia Aguilar
Print Name: Claudia Aguilar

RAD Windsor Walk LLC, a Florida
limited liability company

By: [Signature]
Edwin Verdezoto, President

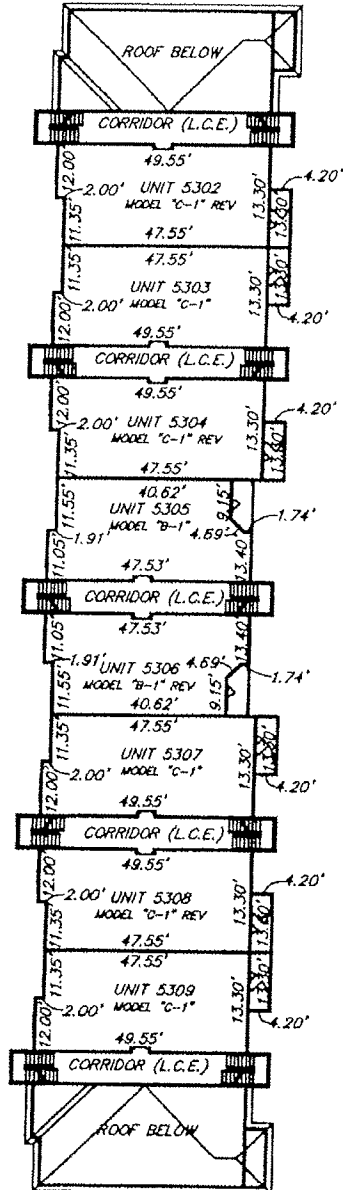
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

The foregoing instrument was acknowledged before me this 15th day of August, 2006, by Edwin Verdezoto, as President of RAD WINDSOR WALK LLC, a Florida limited liability company. He is personally known to me or produced a driver's license as identification.

[NOTARY SEAL] NOTARY PUBLIC-STATE OF FLORIDA
Brad A. Wilkes
Commission # DD470305
Expires: SEP 11, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Brad A. Wilkes
Name: Brad A. Wilkes
Notary Public, State of Florida

THE PALMS VILLA RESIDENCES
A CONDOMINIUM
LOCATED IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA
BUILDING PLAN - THIRD FLOOR
BUILDING 5



SCALE 1"=40'

40 0 40

LEGEND
L.C.E. LIMITED COMMON ELEMENT
REV. REVERSE

REVISIONS:
REVISED UNIT NUMBERS 8-3-06 (J.L.M.)

SHEET 31 OF 45

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST

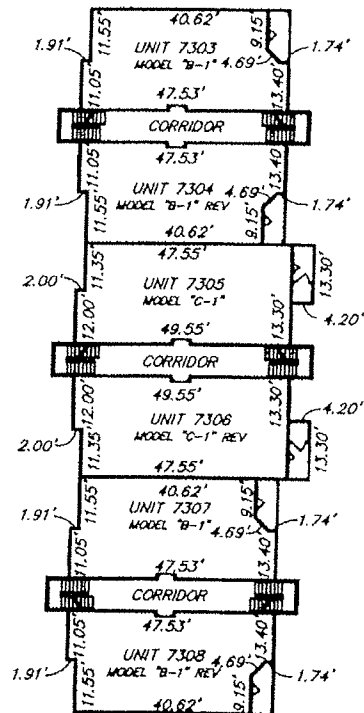
DATE: FEB. 13, 2006

PREP BY: J.L.M.

DRAWN BY: J.L.M.

RAD-001

THE PALMS VILLA RESIDENCES
A CONDOMINIUM
LOCATED IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA
BUILDING PLAN - THIRD FLOOR
BUILDING 7



SCALE 1"=40'

40 0 40

LEGEND
L.C.E. LIMITED COMMON ELEMENT
REV. REVERSE

REVISIONS:
REVISED UNIT NUMBERS 8-3-06 (J.L.M.)

SHEET 43 OF 45

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: FEB. 13, 2006

PREP BY: J.L.M.

DRAWN BY: J.L.M.

RAD-001

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EXHIBIT 2
TO THE DECLARATION OF CONDOMINIUM
THE PALMS VILLA RESIDENCES, A CONDOMINIUM
ALLOCATION OF PERCENTAGE SHARES

The share, expressed as a percentage of the Common Elements, Common Expenses and Common Surplus appurtenant to each Unit, is as follows:

UNIT TYPE	UNIT DESIGNATION	UNIT %	EXTENSION
A-1	1103, 1107, 1111, 1203, 1207, 1211, 1303, 1307, 1311, 2103, 2107, 2111, 2203, 2207, 2211, 2303, 2307, 2311	0.36%	6.52%
A-1 Rev	1101, 1105, 1109, 1201, 1205, 1209, 1301, 1305, 1309, 2101, 2105, 2109, 2201, 2205, 2209, 2301, 2305, 2309	0.36%	6.52%
A-2	1104, 1108, 1112, 1204, 1208, 1212, 1304, 1308, 1312, 2104, 2108, 2112, 2204, 2208, 2212, 2304, 2308, 2312	0.37%	6.66%
A-2 Rev	1102, 1106, 1110, 1202, 1206, 1210, 1302, 1306, 1310, 2102, 2106, 2110, 2202, 2206, 2210, 2302, 2306, 2310	0.37%	6.66%
B-1	3101, 3103, 3105, 3201, 3203, 3205, 3301, 3303, 3305, 4101, 4103, 4105, 4201, 4203, 4205, 4301, 4303, 4305, 5105, 5205, 5304 , 5305 , 6103, 6105, 6107, 6203, 6205, 6207, 6303, 6305, 6307, 7103, 7107, 7203, 7207, 7304 , 7303 , 7305 , 7307	0.59%	21.26%
B-1 Rev	3102, 3104, 3106, 3202, 3204, 3206, 3302, 3304, 3306, 4102, 4104, 4106, 4202, 4204, 4206, 4302, 4304, 4306, 5106, 5206, 5306 , 5308 , 6104, 6106, 6108, 6204, 6206, 6208, 6304, 6306, 6308, 7104, 7108, 7204, 7208, 7302 , 7304 , 7306 , 7308	0.59%	21.26%
C-1	5101, 5103, 5107, 5109, 5201, 5203, 5207, 5209, 5210, 5302 , 5303 , 5306 , 5307 , 5308 , 5309 , 6101, 6109, 6201, 6209, 6301, 6309, 7101, 7105, 7109, 7201, 7205, 7209, 7302 , 7305	0.65%	16.21%
C-1 Rev	5102, 5104, 5108, 5202, 5204, 5208, 5210 , 5110 , 5304, 5302 , 5303 , 5304 , 5307 , 5308 , 6102, 6110, 6202, 6210, 6302, 6310, 7102, 7106, 7110, 7202, 7206, 7210, 7304, 7306	0.65%	14.91%

100.00%

State of FLORIDA, County of ORANGE
I hereby certify that this is a true copy of
the document as reflected in the Official Records.
MARSHA O. HAYNIE, COUNTY COMPTROLLER
By: Renee Simmons
Deputy Comptroller
dated: Aug 23, 2004

