

THIS INSTRUMENT PREPARED BY:

JEFFREY R. MARGOLIS, ESQ.
BERGER SINGERMAN LLP
350 E. LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FLORIDA 33301

AFTER RECORDING RETURN TO:

FOUNDERS TITLE
5100 WEST COPANS ROAD, SUITE 600
MARGATE, FLORIDA 33063

**SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND
EASEMENTS FOR WESTLAKE RESIDENCES**

THIS SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES (this "**Second Amendment**") is made by Minto PBLH, LLC, a Florida limited liability company ("**Minto**") and joined in by Westlake Residences Master Homeowners Association, Inc., a Florida not-for-profit corporation ("**Association**").

RECITALS

A. That certain Declaration of Restrictions, Covenants and Easements for Westlake Residences was recorded in Official Records Book 29588, Page 766 of the Public Records of Palm Beach County, Florida (the "**Original Declaration**") respecting the community known as Westlake Residences.

B. The Original Declaration was amended by the First Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences recorded in Official Records Book 29818, Page 284 of the Public Records of Palm Beach County, Florida (the "**First Amendment**").

C. Section 5.1 of the Original Declaration provides that Minto, as Developer, has the right, in its sole discretion and without the consent of any other party, to submit or to cause to be submitted additional lands to be part of Westlake Residences and subject to the encumbrance, operation and effect of the Original Declaration by recording an amendment to the Original Declaration.

D. Section 4.3 of the Original Declaration provides that prior to the Turnover Date, Minto, as Developer, has the right to amend the Original Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever.

E. The Turnover Date has not occurred.

F. Minto, as Developer, desires to amend the Original Declaration as set forth in this Second Amendment.

NOW THEREFORE, Minto hereby declares that every portion of the Westlake Residences is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions set forth in this Second Amendment.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Second Amendment.

2. Conflicts. In the event that there is a conflict between this Second Amendment and the Original Declaration or the First Amendment, this Second Amendment shall control. Whenever possible, this Second Amendment, the Original Declaration, and the First Amendment shall be construed as a single document. Except as modified by this Second Amendment, the Original Declaration and First Amendment shall remain in full force and effect.

3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Original Declaration, and the defined terms are hereby modified as follows:

"Declaration" shall mean the Original Declaration, the First Amendment, and this Second Amendment, together with all amendments and modifications thereof.

4. Additional Property. Exhibit 1 of the Original Declaration is hereby amended to add the property described on Exhibit A to this Second Amendment (the "Additional Property"). Westlake Residences is comprised of the property described on (a) Exhibit 1 of the Original Declaration, (b) Exhibit A of the First Amendment, and (c) the Additional Property. The Additional Property is subject to the Declaration, including all covenants, conditions and restrictions contained in the Declaration, as though the Additional Property were originally described in the Declaration as a portion of Westlake Residences and is under the jurisdiction of the Association. All references to "Properties" and "Westlake Residences" in the Original Declaration and First Amendment shall include the Additional Property.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. ADDITIONAL TEXT AND SIGNATURES APPEAR ON FOLLOWING PAGE.]

5. Covenant. This Second Amendment shall be a covenant running with the land.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of this 23rd
day of April, 2019.

WITNESSES:

Print Name: Nelson Bennett

Print Name: JACQUES

STATE OF FLORIDA)
COUNTY OF Polk)SS.:

MINTO PBLH, LLC, a Florida limited liability
company

By: [Signature]
Name: John F. Carter
Title: Vice President

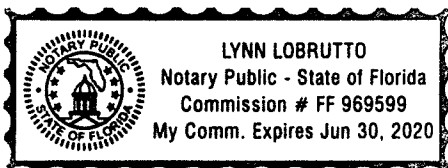


The foregoing was acknowledged before me this 23rd day of April, 2019 by
John F. Carter as Vice President of MINTO PBLH, LLC, a
Florida limited liability company, who is personally known to me or who has produced
as identification on behalf of the
company.

My commission expires: 6/30/2020

[Signature]
NOTARY PUBLIC, State of Florida

Print Name: Lynn LoBrutto



JOINDER

SEMINOLE IMPROVEMENT DISTRICT

SEMINOLE IMPROVEMENT DISTRICT (the "**District**"), as owners of certain property within Westlake Residences, does hereby join in the Second Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences ("**Second Amendment**") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The District acknowledges that this Joinder is for convenience purposes only and does not apply to the effectiveness of the Second Amendment, as the District has no right to approve the Second Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 23rd day of April, 2019.

WITNESSES:

Print

Name:

Edna E. Carter

Print

Name:

Hannah M. McCartney

SEMINOLE IMPROVEMENT DISTRICT, an independent special purpose unit of local government

By:

Name:

Scott Massey

Title:

Date:

4/23/19

STATE OF FLORIDA

COUNTY

OF Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of April, 2019 by Scott Massey as Chairman of the Board of Supervisors of SEMINOLE IMPROVEMENT DISTRICT, who is personally known to me, or who produced _____ as identification, on behalf of the corporation.

My commission expires:

Tonia Abrahamsson
NOTARY PUBLIC, State of Florida

Print

Name Tonia Abrahamsson

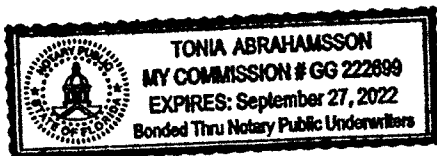


EXHIBIT A

ADDITIONAL PROPERTY

DESCRIPTION:

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT O.S.T. 2, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 123, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.81°52'30"E. ALONG THE SOUTH LINE OF SAID TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 1,132.13 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5,080.00 FEET AND A CENTRAL ANGLE OF 03°56'38"; THENCE EASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID TOWN CENTER PARKWAY - PHASE II, A DISTANCE OF 350.38 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTH LINE, S.00°46'23"W., A DISTANCE OF 59.47 FEET TO A POINT OF NON TANGENCY WITH CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.16°20'50"W., A RADIAL DISTANCE OF 185.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°42'56", A DISTANCE OF 631.04 FEET TO A POINT OF A NON TANGENCY; THENCE S.59°28'09"W., A DISTANCE OF 64.77 FEET TO A POINT OF A NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.74°31'53"W., A RADIAL DISTANCE OF 808.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°31'06", A DISTANCE OF 207.12 FEET TO A POINT OF TANGENCY; THENCE S.04°02'58"W., A DISTANCE OF 185.60 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 842.00 FEET AND A CENTRAL ANGLE OF 22°55'27"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 283.13 FEET TO A POINT OF TANGENCY; THENCE S.18°32'28"E., A DISTANCE OF 216.38 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 958.00 FEET AND A CENTRAL ANGLE OF 34°49'17"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 582.22 FEET TO A POINT OF TANGENCY; THENCE S.16°16'48"W., A DISTANCE OF 424.16 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 642.00 FEET AND A CENTRAL ANGLE OF 16°16'48"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 102.42 FEET TO A POINT OF TANGENCY; THENCE S.00°00'00"E., A DISTANCE OF 373.38 FEET; THENCE S.00°04'32"W., A DISTANCE OF 448.38 FEET; THENCE S.82°36'13"W., A DISTANCE OF 805.03 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,410.00 FEET AND A CENTRAL ANGLE OF 12°46'29"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 314.36 FEET TO A POINT OF A NON TANGENCY; THENCE N.70°59'35"W., A DISTANCE OF 60.31 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.07°22'53"E., A RADIAL DISTANCE OF 1,399.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°22'38", A DISTANCE OF 180.13 FEET TO A POINT OF TANGENCY; THENCE N.76°14'29"W., A DISTANCE OF 220.25 FEET; THENCE S.14°46'31"W., A DISTANCE OF 11.00 FEET; THENCE N.75°14'29"W., A DISTANCE OF 204.37 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,797.00 FEET AND A CENTRAL ANGLE OF 19°52'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 970.32 FEET TO A POINT OF TANGENCY; THENCE N.55°21'38"W., A DISTANCE OF 213.23 FEET; THENCE N.34°38'22"E., A DISTANCE OF 470.25 FEET; THENCE N.55°21'38"W., A DISTANCE OF 837.17 FEET; THENCE N.34°38'22"E., A DISTANCE OF 6.85 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 78°46'08"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 68.74 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 308.00 FEET AND A CENTRAL ANGLE OF 60°07'48"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 323.23 FEET TO A POINT OF TANGENCY; THENCE N.16°00'00"E., A DISTANCE OF 108.84 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3,250.00 FEET AND A CENTRAL ANGLE OF 12°30'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 709.04 FEET TO A POINT OF TANGENCY; THENCE N.03°30'00"E., A DISTANCE OF 144.03 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.82°09'19"E., A RADIAL DISTANCE OF 185.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 64°58'27", A DISTANCE OF 206.68 FEET TO A POINT OF NON TANGENCY; THENCE N.02°15'38"E., A DISTANCE OF 302.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT O.S.T. 5, TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118 OF SAID PUBLIC RECORDS, AND A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.02°15'38"E., A RADIAL DISTANCE OF 2,180.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 05°25'31", A DISTANCE OF 207.37 FEET; THENCE S.02°30'38"E., A DISTANCE OF 190.87 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 92°59'53"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 162.31 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT, HAVING A RADIUS OF 2490.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 03°13'45", A DISTANCE OF 140.33 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 81°50'42", A DISTANCE OF 160.30 FEET TO A POINT OF TANGENCY; THENCE N.10°34'57"W., A DISTANCE OF 198.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT O.S.T. 5; THENCE N.79°26'03"E. ALONG SAID SOUTH LINE, A DISTANCE OF 331.82 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET AND A CENTRAL ANGLE OF 14°42'43"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 516.11 FEET TO A POINT OF TANGENCY; THENCE S.85°52'14"E. ALONG SAID SOUTH LINE, A DISTANCE OF 214.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,345,817 SQUARE FEET/214.550 ACRES MORE OR LESS.

This is not a legal document.

DESCRIPTION:

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT O.S.T. 4, TOWN CENTER PARKWAY - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.85°52'14"E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 136.23 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5,090.00 FEET AND A CENTRAL ANGLE OF 03°56'39"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 350.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 06°04'05", A DISTANCE OF 539.08 FEET; THENCE N.84°07'02"E. ALONG SAID SOUTH LINE, A DISTANCE OF 204.63 FEET; THENCE DEPARTING SAID SOUTH LINE, S.05°52'58"E., A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.68°37'20"W., A RADIAL DISTANCE OF 255.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°38'08", A DISTANCE OF 336.62 FEET; THENCE S.09°28'35"W., A DISTANCE OF 162.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 808.00 FEET AND A CENTRAL ANGLE OF 18°08'21"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 255.80 FEET; THENCE S.27°36'55"W., A DISTANCE OF 106.41 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 49°45'18"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 166.73 FEET; THENCE S.22°08'23"E., A DISTANCE OF 182.53 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.67°19'51"W., A RADIAL DISTANCE OF 871.87 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°31'03", A DISTANCE OF 357.91 FEET; THENCE S.88°58'16"E., A DISTANCE OF 53.73 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.03°05'54"W., A RADIAL DISTANCE OF 283.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°55'15", A DISTANCE OF 444.30 FEET; THENCE S.02°57'09"W., A DISTANCE OF 271.46 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.88°58'32"E., A RADIAL DISTANCE OF 592.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET; THENCE S.17°13'19"E., A DISTANCE OF 276.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 518.00 FEET AND A CENTRAL ANGLE OF 78°07'29"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 688.23 FEET; THENCE S.14°48'47"E., A DISTANCE OF 64.89 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.04°22'03"E., A RADIAL DISTANCE OF 2,190.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°01'44", A DISTANCE OF 115.77 FEET; THENCE S.82°36'13"W., A DISTANCE OF 854.66 FEET; THENCE N.00°04'32"E., A DISTANCE OF 446.39 FEET; THENCE N.00°00'00"W., A DISTANCE OF 373.38 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 642.00 FEET AND A CENTRAL ANGLE OF 16°16'48"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 182.42 FEET; THENCE N.16°16'48"E., A DISTANCE OF 424.16 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 958.00 FEET AND A CENTRAL ANGLE OF 34°49'17"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 582.22 FEET; THENCE N.18°32'29"W., A DISTANCE OF 216.38 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 642.00 FEET AND A CENTRAL ANGLE OF 22°35'27"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 253.13 FEET; THENCE N.04°02'58"E., A DISTANCE OF 185.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 808.00 FEET AND A CENTRAL ANGLE OF 19°31'06"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 207.12 FEET; THENCE N.50°26'09"E., A DISTANCE OF 54.97 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.00°48'50"E., A RADIAL DISTANCE OF 185.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 164°27'59", A DISTANCE OF 531.04 FEET; THENCE N.00°48'23"E., A DISTANCE OF 69.47 FEET TO THE POINT OF BEGINNING.

LANDS SITUATE IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA
CONTAINING 2,727.807 SQUARE FEET/62.6218 ACRES MORE OR LESS.

SHEET 1 OF 4

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7800 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

A PORTION OF SECTIONS 6 AND 7
TOWNSHIP 43 SOUTH, RANGE 41 EAST
SKETCH OF DESCRIPTION

DATE	01/23/19
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8272-MORT

Exhibit A - 2 - 2

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