

THIS INSTRUMENT PREPARED BY:

JEFFREY R. MARGOLIS, ESQ.
BERGER SINGERMANN 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

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

THIS FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES (this "**Fourth 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, the Second Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences recorded in Official Records Book 30585, Page 627, and the Third Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences recorded in Official Records Book 30698, Page 1998, all of the Public Records of Palm Beach County, Florida all of the Public Records of Palm Beach County, Florida (collectively, the "**Amendments**").

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 Fourth 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 Fourth Amendment.

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

2. Conflicts. In the event that there is a conflict between this Fourth Amendment and the Original Declaration or the Amendments, this Fourth Amendment shall control. Whenever possible, this Fourth Amendment, the Original Declaration, and the Amendments shall be construed as a single document. Except as modified by this Fourth Amendment, the Original Declaration and Amendments 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 Amendments, and this Fourth 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 Fourth Amendment (the "Additional Property"). Westlake Residences is comprised of the property described on (a) Exhibit 1 of the Original Declaration, (b) Exhibit A of each of the Amendments, 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 the Additional Property is under the jurisdiction of the Association. All references to "Properties" and "Westlake Residences" in the Original Declaration and Amendments shall include the Additional Property.

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

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

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of this
18 day of October, 2019.

WITNESSES:

Print Name: Leah Givers

Print Name: Negan Baines

MINTO PBLH, LLC, a Florida limited liability
company

By: [Signature]

Name: John F. Cooper

Title: Vice President

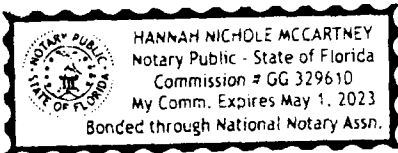
STATE OF FLORIDA)
)SS.:
COUNTY OF Polk)

The foregoing was acknowledged before me this 18 day of October, 2019 by
Leah Givers as Vice President of MINTO PBLH, LLC, a
Florida limited liability company, who is personally known to me or who has produced
[Signature] as identification on behalf of the
company.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida

Print Name: Hannah McCartney



JOINDER

WESTLAKE RESIDENCES MASTER HOMEOWNERS ASSOCIATION, INC.

Westlake Residences Master Homeowners Association, Inc. ("**Association**") does hereby join in the Fourth Amendment to the Declaration of Restrictions, Covenants and Easements for Westlake Residences (the "**Fourth Amendment**") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association acknowledges that this Joinder is for convenience purposes only and does not apply to the effectiveness of the Fourth Amendment, as Association has no right to approve the Fourth Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 10th day of October, 2019.

WITNESSES:

**WESTLAKE RESIDENCES MASTER
HOMEOWNERS ASSOCIATION, INC., a
Florida not for profit corporation**

Print Name: Leclau GORDERS

Print Name: Nelson Bennett

By:

Name: John F. Carter

Title: President

{SEAL}

STATE OF FLORIDA)

) SS.:

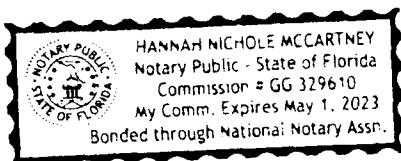
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 10 day of October, 2019 by Leclau GORDERS, as President of Westlake Residences Master Homeowners Association, Inc., a Florida not-for-profit corporation, who is personally known to me or who has produced _____ as identification, on behalf of the corporation.

My commission expires:

Hannah Nichole McCartney
NOTARY PUBLIC, State of Florida

Print Name Leclau GORDERS



JOINDER

SEMINOLE IMPROVEMENT DISTRICT

Seminole Improvement District (the "**District**"), as owners of certain property within Westlake Residences, does hereby join in the Fourth Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences ("**Fourth 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 Fourth Amendment, as the District has no right to approve the Fourth Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 18 day of October, 2019.

WITNESSES:

Print Name: Leann Levens

Print Name: Nelson B. B. B.

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

By: [Signature]

Name: Scott Miller

Title: Chairman, Board of Supervisors

Date: 10/18/19

STATE OF FLORIDA

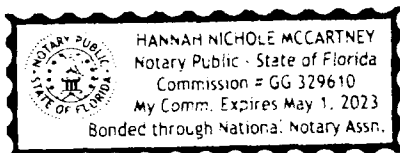
COUNTY

OF Polk

SS.:

The foregoing instrument was acknowledged before me this 18 day of October, 2019 by Scott Miller 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:



[Signature]
NOTARY PUBLIC, State of Florida

Print

Name: [Signature]

EXHIBIT A

All of the Meadows of Westlake – Phase I, according to the Plat thereof, recorded in Plat Book 127, Pages 140-153 of the Public Records of Palm Beach County, Florida

This is not a certified copy