

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

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

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

THIS SEVENTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS FOR WESTLAKE RESIDENCES (this "**Seventh 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**"), the Seminole Improvement District, and Sky Cove South, LLC, a Florida limited liability company.

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, the Third Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences recorded in Official Records Book 30698, Page 1998, the Fourth Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences recorded in Official Records Book 30973, Page 438, the Fifth Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences recorded in Official Records Book 31021, Page 953, and the Sixth Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences recorded in Official Records Book 31823, Page 1183, 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 Seventh 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 Seventh Amendment.

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

2. Conflicts. In the event that there is a conflict between this Seventh Amendment and the Original Declaration or the Amendments, this Seventh Amendment shall control. Whenever possible, this Seventh Amendment, the Original Declaration, and the Amendments shall be construed as a single document. Except as modified by this Seventh 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 added and modified as follows (language that has a line through it has been deleted and language that is double underlined is new):

“Declaration” shall mean the Original Declaration, the Amendments, and this ~~Sixth~~ Seventh 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 First 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 Amendments, and (b) 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 Amendments shall include the Additional Property.

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

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of this
17 day of March, 2021.

WITNESSES:

Print Name: Mike Shuping

Print Name: Jane Carter

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

SS.:

MINTO PBLH, LLC, a Florida limited liability
company

By: [Signature]

Name: John Carter

Title: Vice President

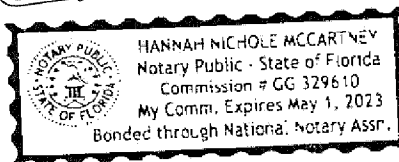


The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 17 day of March, 2021 by John Carter as Vice President of
MINTO PBLH, LLC, a Florida limited liability company, on behalf of the company, who is
personally known to me or who has produced
as identification.

My commission expires: 5/01/2023

Hannah McCartney
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 Seventh Amendment to the Declaration of Restrictions, Covenants and Easements for Westlake Residences (the "**Seventh 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 Seventh Amendment, as Association has no right to approve the Seventh Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 17 day of March, 2021.

WITNESSES:

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

Print Name: Mike Shipoy

Print Name: JACOB STEIN

By:

Name: John F. Carter

Title: President

STATE OF FLORIDA)

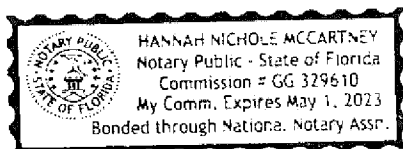
COUNTY OF Palm Beach)

) SS.:



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of March, 2021 by John F. Carter, as President of Westlake Residences Master Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

My commission expires: 5/01/2023



Hannah McCartney
NOTARY PUBLIC, State of Florida

Print Name Hannah McCartney

JOINDER

SEMINOLE IMPROVEMENT DISTRICT

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

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 17 day of March, 2021.

WITNESSES:

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

Print Name: Mile Sup...

By: [Signature]

Name: Scott Massey

Title: Chairman, Board of Supervisors

Print Name: Sam Cant...

Date: 3/2/2021

STATE OF FLORIDA)

SS.

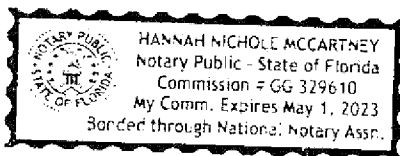
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of March, 2021 by Scott Massey as Chairman of the Board of Supervisors of SEMINOLE IMPROVEMENT DISTRICT, an independent special purpose unit of local government, on behalf of the District, who is personally known to me or who produced _____ as identification.

My commission expires: 5/01/2023

Hannah M'Cartney
NOTARY PUBLIC, State of Florida

Print Name Hannah M'Cartney



JOINDER

SKY COVE SOUTH, LLC

Sky Cove South, LLC, a Florida limited liability company ("Sky Cove South"), as owner the Additional Property, does hereby join in the Seventh Amendment to Declaration of Restrictions, Covenants and Easements for Westlake Residences ("Seventh Amendment") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 17 day of March, 2021.

WITNESSES:

SKY COVE SOUTH, LLC, a Florida limited liability company

By: Label & Co. Sky Cove South, LLC, a Florida limited liability company, its managing member

By: Label & Co. Developments, Inc., a Florida corporation, its managing member

Print Name: Susan A. Lupulio

By: [Signature]

Name: Harry Posin

Title: President

Print Name: Deborah A. Lupulio-Fechik

STATE OF FLORIDA)

COUNTY OF Broward)

);ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of March, 2021, by Harry Posin, as President of Label & Company Developments, Inc., a Florida corporation, the manager of Label & Co. Sky Cove South, LLC, a Florida limited liability company, the Managing Member of Sky Cove South, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

My commission expires:

[Signature]
Notary Public, State of Florida

Print Name: _____

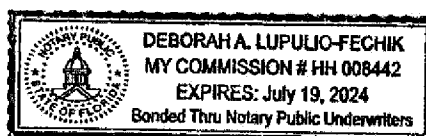


EXHIBIT A

ADDITIONAL PROPERTY

All of the Plat of Sky Cove South – Phase 1 A, according to the Plat thereof, recorded in Plat Book 131, Pages 170 through 178 of the Public Records of Palm Beach County, Florida

This is not a certified copy