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Prepared by +  
Record and Return To:  
Name: Ronald L. Platt, Esq.  
Address:  c/o Independence Title of  
5000 W. Palmetto Highway  
Suite 104-A  
Boca Raton, Florida 33431

AMENDMENT  
TO  
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS  
FOR LEXINGTON HOMES ESTATES

This Amendment is made as of the 30<sup>th</sup> day of August, 1995, by LEXINGTON HOMES ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation hereinafter referred to as ("ASSOCIATION").

WHEREAS, the Declaration of Restrictions and Protective Covenants for Lexington Homes Estates was recorded on May 16, 1991 in O.R. Book 6824, Page 1507 of the Public Records of Palm Beach County, Florida, and

WHEREAS, the following legally described real property is held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to those easements, covenants, conditions, restrictions, reservations, liens and charges set forth in the above noted Declaration and any and all Amendments thereto:

LEGAL DESCRIPTION

All of LEXINGTON HOMES ESTATES, P.R.D., according to the plat thereof, recorded in Plat Book 65, Page 78 of the Public Records of Palm Beach County, Florida.

WHEREAS, the Association desires to execute and record this Amendment to the Declaration pursuant to the provisions set forth in the Declaration.

NOW, THEREFORE, the Association herein Amends the Declaration as follows:

1. Article III, Section 6. Common Areas, Sub Section E. Reception Station. The portion of Sub Section E which deals with the number of lots that must be sold and closed by the Developer before the reception station must be staffed with personnel currently reads that 125 lots must have been sold or closed before this is to occur. The Association now wishes to delete the number 125 where it occurs in this paragraph and substitute it instead with the number 175 so that the following paragraph supersedes the former paragraph and is to be made a part of the Declaration:

E. Reception Station. There shall be a reception station located at the front entrance of Lexington Homes Estates. As provided in Article III, Section 6, B herein, the Association shall maintain the reception station. In addition, payment for the personnel hired to staff the reception station shall be an expense of the Association. The reception station shall not be staffed with personnel until the first 175 lots have been sold and closed by the Developer. At that time, the Association shall provide sufficient personnel to properly staff and operate the reception station.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name.

Signed, sealed and delivered  
in the presence of:

Lexington Home Estates  
Homeowners' Association  
Inc.

Robert J. Prouty  
Robert J. Prouty  
Marina Scana  
MARINA SCANA

By: Elizabeth S. Fleming  
ELIZABETH S. FLEMING, PRES.

The foregoing instrument was acknowledged before me this 30  
day of August, 1995, by ELIZABETH S. FLEMING,  
President of Lexington Homes Estates Homeowners' Association, Inc.,  
a Florida not-for-profit corporation, who is personally known to me  
and who did not take an oath.

Mary Beth Kerr  
Notary Public

