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AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF IBIZA CONDOMINIUM, A CONDOMINIUM
(PHASING AMENDMENT - PHASE II)

IBIZA PHASE II, INC., a Florida Corporation, does hereby amend the Declaration of Condominium of IBIZA CONDOMINIUM, a Condominium, which is recorded in Official Records Book 11059, Page 617 et. seq., of the Public Records of Broward County, Florida, by herewith submitting to Condominium Ownership Phase II of said Condominium, the legal description of which is as follows:

A portion of Lots 20, 21, 22, 23 & 24, in Block 2 of "OCEAN DRIVE ESTATES", according to the Plat thereof, as recorded in Plat Book 8, Page 2, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the NE. Corner of said Lot 24, thence run South along the East Line of said Lots 20, 21, 22, 23 & 24 for a distance of 250.00 feet to a point on the South Line of said Lot 20; thence run N 88°52'00" W along the South line of said Lot 20 for a distance of 115.00 feet to a point; thence run North along a line parallel to and 115.00 feet West of the East line of said Lots 20, 21, 22, 23 & 24 for a distance of 90.67 feet to a point; thence run S 88°52'00" E along a line parallel to and 90.67 feet North of the South line of said Lot 20 for a distance of 13.26 feet to a point; thence run North along a line parallel to and 101.74 feet West of the East Line of said Lots 20, 21, 22, 23 & 24 for a distance of 159.33 feet to a point on the North Line of said Lot 24; thence run S 88°52'00" E along the North Line of said Lot 24 for a distance of 101.74 feet to the Point of Beginning.

This amendment is made pursuant to Section 718.403(6) and Section 718.110(2) of the Condominium Act of the State of Florida (1987) and in accordance with numerous provisions of the said Declaration of Condominium and including, in particular, Paragraph XXII thereof.

Pursuant to Section 718.104(4) (a) of the Condominium Act of the State of Florida (1987), there is attached hereto and made a part hereof, Exhibit 1, consisting of two sheets and containing the Certificate, Description, Survey, Floor Plans and Roof Plans of the building constructed upon the land hereinabove described and submitted to condominium ownership hereby, being Building 2 within which 14 residential units are located, together with the Common Elements and Limited Common Elements appurtenant thereto constituting Phase II of IBIZA CONDOMINIUM. Exhibit 2 attached hereto and made a part hereof is the Operating Budget for Phase II of said Condominium.

This Amendment to the Declaration of Condominium of IBIZA CONDOMINIUM, a Condominium, shall be effective immediately upon the recordation of this document, in the Public Records of Broward County, Florida.

THIS INSTRUMENT WAS PREPARED BY:
DYKEMA GOSSETT
Michael M. McFall, Esq.
790 E. Broward Blvd.
Ft. Lauderdale, Fla. 33301



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15.00

IN WITNESS WHEREOF, IBIZA PHASE II, Inc., a Florida Corporation has caused these presents to be signed in its name by its proper officers, and its corporate seal affixed this 7th day of October, 1988.

WITNESSES:

Susan B. Kaye, Mary A. Berg
Susan B. Kaye Mary A. Berg

IBIZA PHASE II, INC.,

BY:

Roger R. Stary
President

ATTEST:

Anthony Licata
Secretary

APPROVAL is hereby given to this Phasing Amendment - Phase II.

WITNESSES:

Susan B. Kaye
Mary A. Berg

IBIZA PHASE II, INC.

BY:

Roger R. Stary
Authorized Officer

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, a Notary Public, duly authorized to take oaths and acknowledgments, personally appeared ROGER R. STARY, as President and ANTHONY LICATA, as Secretary, respectively of IBIZA PHASE II, INC., a Florida Corporation, and they severally acknowledged that they executed the foregoing instrument as such officers of said corporation, and that the seal affixed thereto is the true and regular corporate authority and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal at the County and State aforesaid, this 7th day of October, 1988.

Susan B. Kaye
NOTARY PUBLIC

My Commission Expires:

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, a Notary Public duly authorized to take acknowledgments, personally appeared ROGER R. STARY, authorized officer of IBIZA CONDOMINIUM ASSOCIATION, INC., and acknowledged execution of the approval of the foregoing instrument.

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WITNESS my hand and official seal at the County and State aforesaid, this 7th day of October, 1988.

Laura B. Kaye
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES DATE 22, 1990
NOTED THIS OFFICIAL SEAL AND

NOTE: DEVELOPERS' STATEMENT RE: PHASING AMENDMENT

The form of Phasing Amendment for Phase II of IBIZA CONDOMINIUM shall be in accordance with the document to which this is attached; however, Exhibit 1 thereto will be added upon completion of construction of the improvements for said Phase II. Exhibit 2 is attached as a separate item to the Prospectus of which this is a part, as Schedule II A.

RECORDED IN THE PUBLIC RECORDS BOOK
OF DALLAS COUNTY, TEXAS
L. A. HESTER
COUNTY ADMINISTRATOR

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