

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
SPYGLASS AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC.

THIS FIRST AMENDMENT, made as of the 29th day of October, 1990,
by SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC., a
Florida corporation not-for-profit (hereinafter referred to as
the "Association").

W I T N E S S E T H :

WHEREAS, the Association caused that certain Declaration of
Condominium for Spyglass At Admiral's Cove Condominium Association,
Inc. dated October 31, 1988, to be recorded in the Public Records of
Palm Beach County, Florida, in an Official Records Book 5863, Page
1489 et seq. (the "Spyglass Declaration");

WHEREAS, the Spyglass Declaration may be amended in accordance
with Section VII of the Spyglass Declaration of Condominium by filing
of record a statement setting forth the amendment which is signed by
the Association, as said term is defined in the Spyglass Declaration
possessing at least the affirmative vote of not less than a
two-thirds of the Members;

WHEREAS, the Association desire to amend certain terms and
conditions of the Spyglass Declaration, and the requisite number of
the Members of the Association have approved the terms of this First
Amendment.

NOW, THEREFORE, for good and valuable consideration, the
receipt and sufficiency of which is hereby acknowledged, the
parties hereto agree as follows:

1. The parties hereto hereby acknowledge and agree that the
above facts are true and correct.

2. Article II, DEFINITIONS, Section "S" and "T" of the
Declaration of Condominium of Spyglass At Admiral's Cove Condominium
shall be deleted in their entirety.

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PAGE 2

3. Article XII, INSURANCE, A.1.(a), and A.1.(b.) of the Declaration of Spyglass At Admiral's Cove Condominium Association, Inc. is hereby amended to state in its entirety as follows:

ARTICLE XII
INSURANCE

A.1.(a) Insurance against loss by damage to or destruction of the Commonly Insured Real Property by fire or by such other risks as may be covered by an endorsement for multi-insured by private institutional mortgage investors for condominium projects similar in construction, location and use as other condominium developments at Admiral's Cove, including without limiting, if applicable and available, all perils normally covered by a standard "all risk" endorsement, in an amount not less than the full insurable replacement value thereof, without deduction for depreciation, and a "blanket" policy of flood insurance in an amount equal to the higher of (i) the full insurable replacement value thereof, without deduction for depreciation, (ii) the maximum limit of coverage available under the National Flood Insurance Act of 1968, as amended, or (iii) the aggregate original sales prices of all Units forming a part of the Condominium, with a deductible provision in an amount to be determined by the Board of Directors but not to exceed Five Thousand Dollars (\$5,000). Said insurance shall contain a separate loss payable endorsement in favor of the holders of Approved Mortgages on Units modified to make the loss payable provisions in favor of said holders subject and subordinate to the loss payable provisions in favor of the Board of Directors.

A.1.(b) The policies herein shall provide that any proceeds shall be paid on behalf of all Unit Owners and holders of Approved Mortgages on Units, as their interests may appear to the Board of Directors, to be held and/or disbursed by the Board of Directors pursuant to the provisions of Article XIII hereof.

4. Article XIII, DAMAGE OR DESTRUCTION, A. and B.2. of the Declaration of Spyglass At Admiral's Cove Condominium Association, Inc. is hereby amended to state in its entirety as follows:

ARTICLE XIII
DAMAGE OR DESTRUCTION

A. REPAIR. Except as provided by Article XIII B hereof, any damage to or destruction of any of the Commonly Insured Real Property shall be promptly repaired and restored by the Board of Directors using the proceeds of insurance held by the Board of Directors for that purpose, and the Unit Owners shall be liable for assessment for any deficiency in such proceeds in proportion to their respective undivided shares in the Common Elements. Unit Owners may apply the proceeds from their individual fire insurance policies, if any, to the share of such Common Expense as may be assessed to them. The Board of Directors shall restore the damaged Commonly Insured Property to substantially the same condition as it was immediately prior to the damage. If there is any excess of insurance proceeds over the costs of such repair or restoration, such excess shall be distributed to the Unit Owners in proportion to their respective undivided shares in the Common Elements.

B. 2. Unit Owners entitled to cast seventy-five percent (75%) of the votes of all Unit Owners duly resolve, within sixty (60) days after receipt of at least three (3) contractors' bids and the final insurance adjustment, not to proceed with repair or restoration;

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PAGE 3

then, and in those events only, the salvage value of the entire Condominium Property shall be subject to partition at the suit of any Unit Owner, in which event the net proceeds of sale of the entire Condominium Property, together with the net proceeds of insurance policies held by the Board of Directors shall be considered as one fund and shall be divided among all Unit Owners in proportion to their respective undivided shares in the Common Elements, after discharging out of the respective share of each Unit Owner, to the extent sufficient for the purpose, all approved mortgages against the Unit of such Unit Owner.

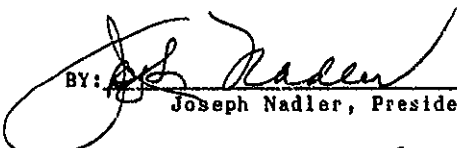
5. Except as other wise expressly set forth herein, the terms and conditions of the Spyglass Declaration are hereby reaffirmed and approved.

6. This Amendment has been approved in writing by at least two-thirds of the total number of votes possess by all Association Members of Spyglass At Admiral's Cove Condominium Association, Inc., which written approvals and joinders are on file at the office of the Association.

7. This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one agreement.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of the day and year first above written.

SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM
ASSOCIATION, INC. a Florida
not-for-profit corporation

BY: 
Joseph Nadler, President

ATTEST: 
Herman Haft, Assist. Secretary
(Corporate Seal)

STATE OF FLORIDA :
: ss
COUNTY OF PALM BEACH:

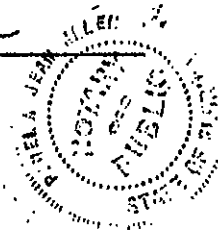
Before me, the undersigned authority, personally appeared, Joseph Nadler and Herman Haft, to me well known to be the persons described in and who executed the foregoing instrument as President and

FIRST AMENDMENT TO DECLARATION
PAGE 4

Secretary, respectively, of SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, and they severally acknowledged before me that they executed such instrument as such officers of said Corporation, and that the seal was affixed to said instrument of and it is the true corporate seal of the Corporation, and that it was affixed to said instrument by due 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 28 day of February, 1991.

Ronela J. J.
Notary Public



My Commission expires:

Notary Public, State of Florida
My Comm. Exp. Dec. 3, 1994
Bonded thru Western Star

Prepared By & Return to: Diane Lea Phillips
MANAGEMENT CO. INC.
Two Hundred ADMIRAL'S Cove Blvd
Jupiter, FL 33477

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
SPYGLASS AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC.**

THIS SECOND AMENDMENT, made as of the 28th day of January, 1991,
by SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC., a
Florida corporation not-for-profit (hereinafter referred to as
the "Association").

W I T N E S S E T H :

WHEREAS, the Association caused that certain Declaration of
Condominium for Spyglass At Admiral's Cove Condominium Association,
Inc. dated October 31, 1988, to be recorded in the Public Records of
Palm Beach County, Florida, in an Official Records Book 5863, Page
1489 et seq. (the "Spyglass Declaration");

WHEREAS, the Spyglass Declaration may be amended in accordance
with Section VII of the Spyglass Declaration of Condominium by filing
of record a statement setting forth the amendment which is signed by
the Association, as said term is defined in the Spyglass Declaration
possessing at least the affirmative vote of not less than a
two-thirds of the Members;

WHEREAS, the Association desire to amend certain terms and
conditions of the Spyglass Declaration, and the requisite number of
the Members of the Association have approved the terms of this Second
Amendment.

NOW, THEREFORE, for good and valuable consideration, the
receipt and sufficiency of which is hereby acknowledged, the
parties hereto agree as follows:

1. The parties hereto hereby acknowledge and agree that the
above facts are true and correct.

SECOND AMENDMENT TO DECLARATION
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2. Article XIV, PETS, B. of the Declaration of Spyglass At Admiral's Cove Condominium Association, Inc. is hereby amended to state in its entirety as follows:

XIV

PETS

B. No pets except fish capable of being kept in indoor aquariums and domesticated birds may be kept in any Unit. If any fish and/or birds become annoying to other Unit Owners the Unit Owner in whose Unit the animal is kept shall immediately cause the problem to be corrected, and if the problem is not corrected after written notice from the Condominium Association, the Unit Owner shall no longer be permitted to keep the animal in his Unit and may be required, at the Condominium Association's discretion, to take such other steps as the Condominium Association shall direct. No pets shall be permitted upon any portion of the Common Elements at any time. The dog or cats owned at the time of this amendment by an Association Member must register the pet with the Condominium Association and will be allowed to keep the pet until such time the pet expires. All owners who own a dog or cats will follow the current XIV "Use and Occupancy Restrictions" (B.) until such time the animal no longer exist. After the demise of the dog or cats, replacement of the pet will not be allowed.

3. Except as other wise expressly set forth herein, the terms and conditions of the Spyglass Declaration are hereby reaffirmed and approved.

4. This Amendment has been approved in writing by at least two-thirds of the total number of votes possess by all Association Members of Spyglass At Admiral's Cove Condominium Association, Inc., which written approvals and joinders are on file at the office of the Association.

5. This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one agreement.

SECOND AMENDMENT TO DECLARATION
PAGE 3

IN WITNESS WHEREOF, the undersigned has hereunto set its hand
and seal as of the day and year first above written.

SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM
ASSOCIATION, INC. a Florida
not-for-profit corporation

BY:

Joseph Nadler
Joseph Nadler, President

ATTEST:

Herman Haft
Herman Haft, Assist. Secretary
(Corporate Seal)

STATE OF FLORIDA :
:ss
COUNTY OF PALM BEACH:

Before me, the undersigned authority, personally appeared, Joseph
Nadler and Herman Haft, to me well known to be the persons described
in and who executed the foregoing instrument as President and

Secretary, respectively, of SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM
ASSOCIATION, INC., a Florida corporation not-for-profit, and they
severally acknowledged before me that they executed such instrument
as such officers of said Corporation, and that the seal was affixed
to said instrument of and it is the true corporate seal of the
Corporation, and that it was affixed to said instrument by due 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 1 day of March, 1991.

Panel Je
Notary Public

My Commission expires:

Notary Public, State of Florida
My Comm. Exp. Dec. 3, 1994
Bonded thru Western Surety Ins. Co.

*Prepared By : Return to: Diane Lee Phillips
ADMIRALS COVE MANAGEMENT CO. INC
Two Hundred Admirals Cove Blvd.
Jupiter FL 33477*

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN D. DUNKLE
CLERK CIRCUIT COURT

WC
692
Prepared by and Return to:
CHARLES A. LUBITZ, ESQUIRE
Boose, Casey, Clikin, Lubitz,
Martens, McBane & O'Connell
17th Floor - Northbridge Tower I
515 North Flagler Drive
West Palm Beach, Florida 33401

Aug-07-2001 04:19pm 01-340242
ORB 12799 Pg 164
I AM NOT A REAL PERSON I AM A ROBOT I AM NOT A REAL PERSON I AM A ROBOT

CERTIFICATE OF AMENDMENT
(Third Amendment to Declaration of Condominium of
Spyglass at Admiral's Cove, a Condominium)

KNOW ALL MEN BY THESE PRESENTS:

On April 17, 2001, at a special meeting of Spyglass at Admiral's Cove Condominium Association, Inc. which was duly noticed and held not less than 2/3rds of the Unit Owners in said Association approved the following amendment to Article IV.B.4 of the Declaration of Condominium of Spyglass at Admiral's Cove, a Condominium, recorded in OR Book 5863 at Page 1488 of the Public Records of Palm Beach County, FL, as the same was heretofore amended by a First Amendment recorded in said Public Records in OR Book 6745, Page 552, and a Second Amendment recorded in OR Book 6745, Page 556.

(Language added to the original Article is underlined except that the underlined words "shall not" on Line 1 and on the next to the last line in the second paragraph are so underlined in the original text and is not added hereby; deleted language (if any) is indicated by "----".)

ARTICLE IV, SECTION B

4. The Board of Directors shall not have the right or the authority to permit or to approve any Limited Common Element Change which expands the Interior Space (as hereinafter defined) of any Unit, whether or not such expansion is proposed to be made by constructing an addition to the Unit or by permanently enclosing an area that has theretofore been screened; provided, however, that the Board of Directors shall have the right to approve the installation of glass or aluminum sliding panels on the interior side of any permitted screening so long as the configuration or size of any Unit is not changed in any material fashion and further provided that the Owner of the Unit for which such approval was given shall be solely responsible for the maintenance, repair and/or replacement of such installation. "Interior Space" shall mean any space enclosed by walls and roof. All permitted interior space is designated on the Survey Exhibits by the line which circumscribes "the boundary of a Condominium unit" of each Unit (as identified in the Legend on Sheet 4 of 25 of the Survey Exhibits).

With respect to all other applications for Limited Common Element Changes, the Board of Directors shall have the right to determine, in the Board of Directors' sole and absolute discretion, whether any such application for a Limited Common Element Change should be granted or should be denied and whether any conditions (including, without limitation, assumption of maintenance responsibilities by the particular Unit Owner) should be imposed upon any approval of an application for a Limited Common Element Change, and the decision of the Board of Directors shall be final. The Board of Directors shall not be obligated to permit all Unit Owners to make a particular type of Limited Common Element Change solely because the Board of Directors has permitted other Unit Owners to make the particular type of Limited Common Element Change; rather, the Board of Directors may consider the particular physical circumstances in determining whether a particular Limited Common Element Change is fair and in the best interest of the Condominium. Except as aforesaid, the Board of Directors shall not have the authority to approve or to deny any application for a Limited Common Element Change.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31 day of July, 2001.

Signed, sealed and delivered
in the presence of:

Sign: *Rebecca Ann Farine III*
Print: Rebecca Ann Farine III
Sign: *Harold J. Keston*
Print: Harold J. Keston

(Corporate Seal)

SPYGLASS AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC., a
Florida corporation

By: *Allan Meyerson*
Print: ALLAN MEYERSON
Title: President

ATTEST:

By: *Joseph Dworkin*
Print: JOSEPH DWORKIN
Title: Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31st day of July, 2001, by ALLAN MEYERSON, President, and JOSEPH DWORKIN, as Secretary, respectively, of Spyglass at Admiral's Cove Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____
(indicate form of identification) (if left blank personal knowledge existed) as identification.

Vivian S. Calder

Notary Public State of Florida

Notary Print Name:

My Commission Expires:

5-31-03

(NOTARY SEAL)



Vivian S. Calder
Commission # 00 837827
Expires May 31, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Record and Return to:
Jane L. Cornett
Cornett, Gooe & Associates, P.A.
P.O. Box 66
Stuart, FL 34995

=====THIS SPACE FOR RECORDER'S USE=====

**FOURTH AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
SPYGLASS AT ADMIRAL'S COVE, A CONDOMINIUM**

The Declaration of Condominium for Spyglass is recorded in the Public Records of Palm Beach County, Florida, at Official Records Book 5863, Page 1488 et.seq., and was amended at Official Records Book 6745, Page 552 et.seq., and amended at Official Records Book 6745, Page 556 et.seq., and amended at Official Records Book 12799, Page 164 et.seq. The same Declaration of Condominium is hereby amended as approved by the members at the meeting held on February 23, 2010.

1. Article XI, A 9 is hereby amended as follows:

XI

SALES, LEASES AND MORTGAGES OF UNITS

A. SALES OR LEASES OF UNITS.

9. At no time may a lease be approved if the Unit Owner is delinquent in payment of any assessment, charge or fee to the Condominium Association, unless the lease provides that proceeds of the lease are to be paid to the Condominium Association to address any delinquencies. Should any Unit Owner become delinquent during a time period when a lease is already in place, the Condominium Association shall have the right to collect all payments due under the lease from the tenant to address delinquencies by the Unit Owner. The requirements of this paragraph 9 shall be deemed to be a provision of any lease entered into by any Unit Owner at Spyglass Condominium.

2. The foregoing amendment to the Declaration of Condominium of Spyglass was adopted by the members by a vote sufficient for approval.
3. All provisions of the Declaration of Condominium are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 23rd day of February, 2010.

WITNESSES:

[Signature]
Witness #1 Signature

Andrew Greenman
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Tamara Chestnut
Witness #2 Printed Name

[Signature]
Witness #1 Signature

Andrew Greenman
Witness #1 Printed Name

[Signature]
Witness #2 Signature

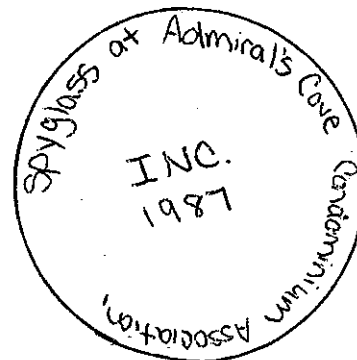
Tamara Chestnut
Witness #2 Printed Name

Spyglass at Admiral's Cove Condominium Association, Inc.

By: [Signature]
Allan Meyerson, President

By: [Signature]
Steve Rockoff, Secretary

Corporate Seal



STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of February, 2010 by Allan Meyerson as President of Spyglass at Admiral's Cove Condominium Association, Inc., [✓] who is personally known to me or [X] who has produced identification [Type of Identification: _____].

Notary Seal

[Signature]
Notary Public



STATE OF FLORIDA
COUNTY OF St. Johns Beach

The foregoing instrument was acknowledged before me this 23rd day of February, 2010 by Steve Rockoff as Secretary of Spyglass at Admiral's Cove Condominium Association, Inc., [✓] who is personally known to me or [X] who has produced identification [Type of Identification: _____].

Notary Seal



Marian Garvin
Notary Public

CERTIFICATE

Spyglass at Admiral's Cove Condominium Association, Inc., by its duly authorized officers, hereby certifies that the Fourth Amendment to the Declaration of Condominium for Spyglass, a copy of which is attached hereto, was duly and regularly approved by the members at the meeting held on February 23, 2010.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 23rd day of February, 2010.

WITNESSES:

[Signature]
Witness #1 Signature

Anna Green
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Tamara Chestnut
Witness #2 Printed Name

[Signature]
Witness #1 Signature

Anna Green
Witness #1 Printed Name

[Signature]
Witness #2 Signature

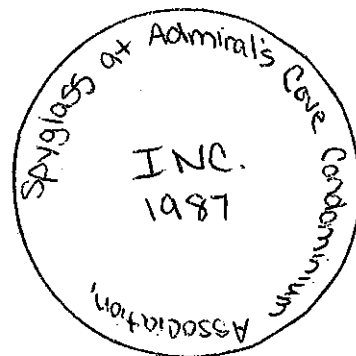
Tamara Chestnut
Witness #2 Printed Name

Spyglass at Admiral's Cove Condominium Association, Inc.

By: [Signature]
Allan Meyerson, President

[Signature]
By: _____
Steve Rockoff, Secretary

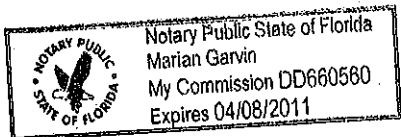
Corporate Seal



STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of February, 2010 by Allan Meyerson as President of Spyglass at Admiral's Cove Condominium Association, Inc., ☒ who is personally known to me or ☒ who has produced identification [Type of Identification: _____].

Notary Seal



Marian Garvin
Notary Public

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of February, 2010 by Steve Rockoff as Secretary of Spyglass at Admiral's Cove Condominium Association, Inc., ☒ who is personally known to me or ☒ who has produced identification [Type of Identification: _____].

Notary Seal



Marian Garvin
Notary Public

Record and Return to:
Laura Manning-Hudson, Esquire
SIEGFRIED RIVERA
515 N. Flagler Drive, Suite 350
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
SPYGLASS AT ADMIRAL'S COVE**

THIS CERTIFICATE OF AMENDMENT is executed this April day of 28, 2026, by **SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Spyglass at Admiral's Cove in accordance with the Declaration of Condominium, in Official Records Book 5863, Page 1488 of the Public Records of Palm Beach County, Florida, as subsequently amended (the "Declaration"). Unless the context otherwise requires, any capitalized term not defined but used herein shall have the meaning given to such word or words in the Declaration; and

WHEREAS, pursuant to Section A of Article VII of the Declaration, and Section 617.0701(4), Fla. Stat., the proposed amendments to amend Section (B) of Article XIV of the Declaration entitled "Pets" and to add a new Section (G) to Article XIV of the Declaration entitled "Hurricane Protection" was approved by at least two-thirds of the total Unit Owners of the Association by written consent as of April 1, 2026; and

WHEREAS, on April 1, 2026, the Association provided written notice to the members that the requisite number of written consents had been obtained to approve the proposed amendments pursuant to Section 617.0701(4)(c), Fla. Stat.

NOW THEREFORE, the Association does hereby state as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.
2. New Language is indicated by underscored type and deleted language is indicated by ~~strike through~~.
3. Section B of Article XIV of the Declaration entitled "Pets" is hereby amended as follows:

~~B. Pets. No pets except fish capable of being kept in indoor aquariums and domesticated birds may be kept in any Unit. If any fish and/or birds become annoying to other Unit Owners the Unit Owner in whose Unit the animal is kept shall immediately cause the problem to be corrected, and if the problem is not corrected after written notice from the Condominium Association, the Unit Owner shall no longer be permitted to keep the animal in his Unit and may be required, at the Condominium Association's discretion, to take such other steps as the Condominium Association shall direct. No pets shall be permitted upon any portion of the Common Elements at any time. The dog or cats owned at the time of this amendment by an Association member must register the pet with the Condominium Association and will be allowed to keep the pet until such time the pet expires. All owners who own a dog or cats will follow the current XIV "Use and Occupancy Restrictions" (B.) until such time the animal no longer exist. After the demise of the dog or cats, replacement of the pet will not be allowed.~~

B. Pets. Domesticated pets may be maintained in a Unit provided that such pets are: (a) permitted to be so kept by applicable laws and regulations, (b) not left unattended on balconies, terraces, patios and/or in lanai areas, (c) generally not a nuisance to residents of other Units and (d) not a breed prohibited by applicable law or reasonably considered to be dangerous or a nuisance by the Board (in its sole and absolute discretion); provided that neither the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing and any occupant of a Unit committing such violation shall fully indemnify and hold harmless the Board, each Unit Owner and the Association in such regard. Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Each Owner or other person with a pet on the Condominium Property shall be responsible for picking up and properly disposing of all excrements. Any landscaping damage or other damage to the Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner. The Association retains the right to effect said repairs and charge the Unit Owner therefor. A violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. The Board shall have the authority to adopt further rules and regulations regarding pets.

4. Section (G) of Article XIV entitled "Hurricane Protection" is hereby added as follows:

G. Hurricane Protection. In order to protect and preserve the health,

welfare, and safety of the Unit Owners, and to attempt to minimize damages to Units, Limited Common Elements and Common Elements, all Unit Owners shall be required to install hurricane impact-resistant glass architecturally designed to function as hurricane protection which complies with the Building Code ("Impact Glass") on all windows and sliding glass doors servicing their Units. The installation of such Impact Glass shall be in compliance with the standards and procedures set forth in the specifications adopted by the Board of Directors (the "Hurricane Protection Specifications") and all applicable laws, ordinances, codes, and rules and regulations of any applicable governing authority, including but not limited to the Florida Building Code. The installation of such hurricane protection must be completed by no later than December 31, 2027. All Unit Owners shall be responsible to install, maintain, repair and replace their Impact Glass at their sole cost and expense. In addition to any remedies provided by law, the Association shall have all rights and remedies provided under the Declaration, Articles of Incorporation and Bylaws, as amended, to enforce compliance with this Section. If a Unit Owner fails to comply with this Section, the Unit Owner shall be responsible for paying for all expenses incurred by the Association as a result of such failure to comply, and any and all legal action to enforce compliance, including, but not limited to, attorney's fees and costs incurred at the trial and appellate level. Unit Owners who installed Impact Glass prior to the date of adoption of this amendment may continue to maintain such Impact Glass, provided such installation was in compliance with the Hurricane Protection Specifications in effect at the time of installation. The replacement of any Impact Glass shall be in accordance with the provisions of the Association's then current Hurricane Protection Specifications and the provisions of this amendment.

5. All other provisions of the Declaration remain unchanged.

[Signature pages to follow]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal as of the day and year first above written.

Witnesses as to Both:

**SPYGLASS AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC.**, a
Florida not-for-profit corporation

Print Name: John Buriga

By: John Burigo
John Burigo, President

Mailing Address: 324 Spynacles Way
Jupiter, FL 33477

Print Name: Lynn King
Mailing Address: 403 Ryder Rd.
Manhasset, NY 11030

By: 
Lynn King, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical appearance or ☐ online notarization, this 28 day of April, 2026, by John Burigo, as President, and Lynn King, as Secretary, of **SPYGLASS AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. He/she is personally known to me and/or has produced as identification.

[Signature]
Notary Public - State of Florida

Print Name: Jeane R. Mathews

My Commission Expires: 04/01/2011