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AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS OF
TOWNHOMES OF FAIRFIELD HOMEOWNERS ASSOCIATION, INC.

This amendment to the Declaration of Covenants and Restrictions of Townhomes of Fairfield Homeowners Association, Inc., a Florida corporation not-for-profit, does hereby amend certain of the Declaration of Covenants and Restrictions of said corporation, as hereinafter designated.

The amendment is made in accordance with the provisions of Chapter 617, as amended, Florida Statutes and in accordance with the Declaration of Covenants and Restrictions of Townhomes of Fairfield Homeowners Association, Inc.

The amendment to the Declaration of Covenants and Restrictions is as follows:

Article VIII, Section 8.4, Miscellaneous Use Restrictions, Paragraph d, page 9, is hereby amended as follows:

Section 8.4 Miscellaneous Use Restrictions

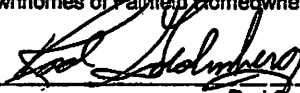
d. No animals, except usual household pets, shall be kept on any lot. The number of animals kept as pets other than fish (i.e., dogs, cats, reptiles) shall not exceed two (2) in any one household. Pets may not exceed 45 pounds at full-grown weight. The determination for a pet's weight at full-grown will be based upon the breed standards obtained by the American Kennel Club. Pets whose standard breed weight exceeds the 45-pound limit will be denied. The Association may require an affidavit from the pet's veterinarian attesting to the pet's weight, at the sole discretion of the Association's agent. Residents of the Association, other than the homeowner are prohibited from having pets (i.e., renters, house guest, etc.) Pets shall be kept only in the townhome or within the fenced courtyard area. Residents shall not breed such animals as a hobby or for profit, and are encouraged to have such animals neutered. No animal shall be permitted off the lot unless on a leash. Pets will be permitted to relieve themselves only in designated areas. Owners will be required to clean up after any pet that relieves itself in any area other than a designated area.

The above-designated amendment to the Declaration of Covenants and Restrictions was approved and adopted by the requisite vote of the membership of the corporation at a special meeting of the members, which was duly noticed and convened on May 31, 2000 in Palm Beach County, Florida.

IN WITNESS WHEREOF, the President of the Townhomes of Fairfield Homeowners Association, Inc., has executed this Amendment to the Declaration of Covenants and Restrictions this 1st day of June 2000.

Townhomes of Fairfield Homeowners Association, Inc.,

By

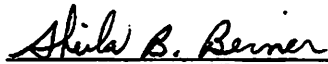


Rod Goldenberg, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

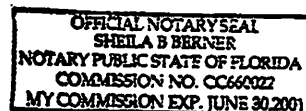
Before me, an officer duly authorized to take and make acknowledgements, personally appeared Rod Goldenberg, well known to me to be the President of Townhomes of Fairfield Homeowners Association, Inc., and acknowledged executing the foregoing instrument as their act and deed for the corporation.

Witness my hand and official seal, this 1st day of June 2000.



Notary Public, State of Florida, at Large

Seal



3. Re: Parking

Vehicles shall not be parked on the grass nor in the streets at any time. Only designated parking areas may be used.

The first violation will result in a letter of violation. If the violation continues a penalty of \$20 will be imposed. The next offense will result in a penalty of \$40 and each subsequent violation will result in a penalty of \$80.

THEREFORE, the Board of Directors of the Townhomes of Fairfield Association Inc. did on January 23 rd, 1990 adopt the following Rules:

1. Re: Leasing

Entire Townhomes may be leased. No rooms may be rented nor any transient tenants accommodated. There shall be no subleasing of units. If the owner permits a tenant to break a lease, any new rental must comply with the Covenants and Restrictions regarding leasing and the rules regarding leasing.

A lessee shall not park more than two (2) permitted vehicles on the properties of the Barrington and Alexander models. The two permitted vehicles will be parked one in the garage and one in the driveway. A lessee shall not park more than four (4) permitted vehicles on the properties of the Charles Models, two in the garage and two in the driveway.

Lessees shall not keep more than two (2) pets on any lot in accordance with the provisions of Section 8.4.d of Article VIII of the Covenants and Restrictions.

2. Re: General Occupancy

Inasmuch as the Townhomes are to be used as single-family residences, no Townhomes shall be occupied by more than two (2) unrelated persons. For purposes of this provision, related persons are defined to include persons related by blood, marriage or adoption.

3. Re: Leasing and Late Assessment payment

The Townhomes Association will reject any lease and will refuse to approve the issuance of the Master Homeowner's amenities package if the owner is delinquent in his/her assessment or any other charge owed to the Association.

THEREFORE, the Board of Directors of the Townhomes of Fairfield Association Inc. did on February 14, 1990 adopt the following schedule of fines:

1. Re: Signs

For placing a sign in the community the first offense will result in a letter of violation. If the violation continues a penalty of \$5 per day will be imposed for each day the violation continues.

OK for
Renter to
have (2)
pets -
Please
confirm