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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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Instrument Prepared By
and Record & Return To: *wjcc*
Ronald L. Platt, Esq.
% Independence Title
205 NE 5th Terr.
Delray Beach, FL 33444

AMENDMENT

TO

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS

OF

FIRENZE AT RENAISSANCE COMMONS

This Amendment is made as of the *07th* day of May, 2007 by HOVSTONE PROPERTIES FLORIDA, L.L.C., a Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS, INC., a Florida corporation, hereinafter referred as ("DECLARANT").

WHEREAS, the Declaration of Covenants, Restrictions and Easements of FIRENZE AT RENAISSANCE COMMONS was recorded on June 9, 2004 in O.R. Book 17095, Page 883, 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 the terms and conditions, of the aforesaid Declaration of Covenants and Restrictions hereinafter referred to as ("Declaration"), and any and all Amendments thereto:

LEGAL DESCRIPTION

All of the Plat of RENAISSANCE COMMONS, A P.U.D., according to the Plat thereof, recorded in Plat Book 102, Pages 57 through 62, inclusive, of the Public Records of Palm Beach County, Florida, a replat of a portion of "Motorola", recorded in Plat Book 43, Page 139, of the Public Records of Palm Beach County, Florida.

WHEREAS, Declarant desires to execute and record this Amendment to the Declaration as hereafter set forth.

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

Article 9.14 of the Declaration of Covenants, Restrictions and Easements of FIRENZE AT RENAISSANCE COMMONS reads as follows:

“9.14 Initial Capital Contribution and Other Payments Due at Closing In addition to all of the foregoing Assessments, Owners shall also be required to pay, at the time of the closing of their Lots, a sum equal to three (3) months general Assessments, assessed against a Lot by the Association, which sums shall be paid to the Association as an initial contribution to the working capital of the Association. This initial contribution shall not relieve Owner of Owner's responsibility to pay all prepaid monthly installments of the general Assessments assessed against Owner's Lot, as well as all subsequent Assessments. The contribution is a one-time contribution to be made by the initial purchasers of Lots from Declarant. All capital contributions received by the Association shall be for the general use and benefit of the Association. Notwithstanding the foregoing, the Declarant for so long as it controls the Board of Directors, shall have the right to use the Initial Capital Contributions to pay for any ordinary expenses and purposes of the Association. Regular maintenance/assessments may also be required to be pre-paid at closing by initial purchasers in Declarant's sole discretion.”

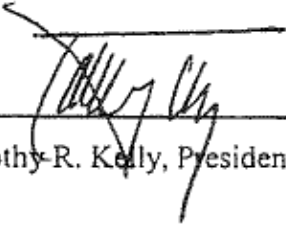
The following language in underlined font shall be included in Article 9.14 by the execution of this Amendment:

Each and every successive Purchaser of a Lot (after the initial Purchaser from the Declarant/Builder) shall also be required to pay, at the time of the closing of the resale of the Lot, a sum equal to three (3) months general Assessments, assessed against a Lot by the Association, which sums shall be paid to the Association by said Purchaser as an initial contribution to the working capital of the Association.

IN WITNESS WHEREOF, Declarant has executed this Amendment on the date set forth above.

HOVSTONE PROPERTIES FLORIDA,
L.L.C., a Delaware limited liability
company, successor by merger to TOWN &
COUNTRY BUILDERS, INC., a Florida
corporation,

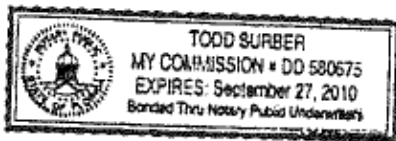
By: _____

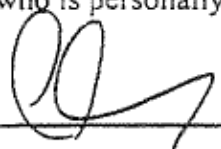


Timothy R. Kelly, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Amendment was acknowledged before me, this ___ day of
May, 2007, by Timothy R. Kelly, President of HOVSTONE PROPERTIES FLORIDA, L.L.C., a
Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS,
INC., a Florida corporation, on behalf of the corporation, who is personally known to me and
who did not take an oath.





Notary Public - State of Florida

My commission expires: