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COMMISSION
BROWARD COUNTY
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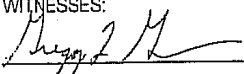
SECOND AMENDMENT TO
DECLARATION OF COVENANTS
AND RESTRICTIONS
OF THE
FAIRWAYS OF PALM-AIRE, INC.

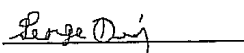
MISTY OAKS ESTATES PARTNERSHIP, a Florida General Partnership ("DECLARANT"), as fee simple title owner of that certain real property more fully described in the Declaration of Covenants and Restrictions of the Fairways of Palm-Aire, Inc., recorded October 30, 1997, in Official Record Book 27212, Page 929 of the Public Records of Broward County, Florida (the "Declaration"), hereby amends the Declaration pursuant to Section 9 of said Declaration with this Second Amendment to Declaration of Covenants and Restrictions of the Fairways of Palm-Aire, Inc., as follows:

Section 5.07 of the Declaration shall now read:

5.07 Vehicles. Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and side windows, and other vehicles manufactured and used as private passenger vehicles, may be parked within the SUBJECT PROPERTY overnight without the prior written consent of the ASSOCIATION. In particular and without limitation, no vehicle shall be parked outside of a UNIT overnight if commercial lettering or signs are painted to or affixed to the vehicle, or if commercial equipment is placed upon the vehicle, or if the vehicle is a truck, recreational vehicle, camper, trailer, or other than a private passenger vehicle as specified above. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to, the SUBJECT PROPERTY. All vehicles parked within the SUBJECT PROPERTY must be in good condition, and no vehicle which is unlicensed or which cannot operate on its own power shall remain within the SUBJECT PROPERTY for more than 24 hours, and no major repair of any vehicle shall be made on the SUBJECT PROPERTY. OWNERS shall park their vehicles only in the parking areas appurtenant to their UNIT and those parking areas designated by the ASSOCIATION as parking areas for general use by all OWNERS. No OWNER shall park their vehicles in any other areas of the SUBJECT PROPERTY, nor shall any OWNER park in any parking area that is appurtenant to another OWNER'S UNIT, and all OWNERS shall ensure compliance of the foregoing by their guests and invitees. Motorcycles shall be permitted on the SUBJECT PROPERTY only upon strict compliance with the following, and may be withdrawn at any time by DECLARANT or the ASSOCIATION, in the event the DECLARANT no longer owns any interest in the SUBJECT PROPERTY: (i) permitted only if equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of the SUBJECT PROPERTY, and (ii) may not be parked in such a way as to cause damage to COMMON AREAS in any way through ingress or egress.

IN WITNESS WHEREOF, DECLARANT has executed this Second Amendment to Declaration this 27th day of APRIL, 2001.

WITNESSES:


GREG GRENON


GEORGE DIAZ

MISTY OAKS ESTATES PARTNERSHIP
By: Inwood Developments, Inc.,
a Florida corporation, as
managing general partner of
Misty Oaks Estates Partnership
By: 
Name: Maria Clara Garbali
Title: Vice President

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledge before me this 24 day of April, 2001 by Maria Clara Garbati, as Vice President of Inwood Developments, Inc. as the managing general partner of Misty Oaks Estates Partnership, a Florida General Partnership, on behalf of the Partnership.

Personally Known
 Produced ID _____

Notary Public, State of Florida at Large

Karan L. Kane

