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Prepared by and Return to:
MONICA A. REY-MORAN, ESQUIRE
KATZ, BARRON, SQUITERO & FAUST, P.A.
2699 SOUTH BAYSHORE DRIVE
7TH FLOOR
MIAMI, FLORIDA 33133

FIRST AMENDMENT TO
NEIGHBORHOOD COVENANTS
FOR
SAND HILLS VILLAGE

THIS FIRST AMENDMENT is made as of November 6, 2000, by WESTBROOKE AT WINSTON TRAILS, INC., a Florida corporation ("Developer").

WHEREAS, Developer has executed and recorded the Neighborhood Covenants for Sand Hills Village in Official Records Book 12095, at Page 453, of the Public Records of Palm Beach County, Florida ("Declaration"); and

WHEREAS, Section 24 of the Declaration provides for amending the Declaration;
and

WHEREAS, Developer desires to amend Section 14 of the Declaration, for the purpose of correcting a clerical error.

NOW, THEREFORE, Developer hereby makes this First Amendment to the Declaration and hereby declares that Section 14 of the Declaration is hereby amended to read as follows:

Section a. Working Capital Fund. At the time the Developer sells and closes each Lot to each purchaser, such purchaser shall deposit with Developer a sum equal to two (2) times such purchaser's current monthly Association maintenance expense into a working capital fund for the purpose of initial maintenance, reserve, emergency needs, initial items, non-recurring items, capital expenses, capitalization of the Association, permits, licenses, general operating expenses and all utility deposits and advance insurance premiums for insurance policies and coverages and other advanced expenses pursuant to this Declaration and the Exhibits attached hereto. All of the foregoing expenses or items may be paid from the working capital fund. If the Developer has paid any of the foregoing expenses or items, then any such expense or item shall be paid to or reimbursed to the Developer from the working capital fund. The working capital fund may be commingled by the Association with any of its other funds.

IN WITNESS WHEREOF, Developer has executed this First Amendment on the date first above written.

WITNESSES:

WESTBROOKE AT WINSTON TRAILS, INC.,
a Florida corporation

Monica A. Rey-Moran
(SIGNATURE)
MONICA A. REY-MORAN
(PRINT NAME)

By: Charles D. Robbins
CHARLES D. ROBBINS
Authorized Agent

Elizabeth Bancella
(SIGNATURE)
Elizabeth Bancella
(PRINT NAME)

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

BEFORE ME personally appeared CHARLES D. ROBBINS, as Authorized Agent of WESTBROOKE COMPANIES, INC. a Florida corporation, to me well known and known to me to be the person described in and who executed the following instrument and acknowledged before me that he executed the same for the purposes therein expressed on behalf of said corporation. He is personally known to me and he did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of November, 2000.

Monica A. Rey-Moran
NOTARY PUBLIC, State of Florida
at Large
Monica A Rey-Moran
My Commission CC718558
Expires March 28, 2002

My commission expires:

Joined by Declarant

Kenneth Arnesen
(SIGNATURE)
Kenneth Arnesen
(PRINT NAME)

James J. O'Brien
JAMES J. O'BRIEN as Successor
Trustee under Land Trust
Agreement dated March 8, 1989

David Hess
(SIGNATURE)
David Hess
(PRINT NAME)

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority, personally appeared this day JAMES J. O'BRIEN, as Successor Trustee under Land Trust Agreement dated March 8, 1989. He is personally known to me.

WITNESS my hand and seal in the County and State last aforesaid this 6th day of November, 2000.

Robyn Henoach
(Signature of Notary Public)

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