Rec Fee $ [illegible] THOMAS H. [illegible]
Add Rec $ [illegible] Orange County
Doc Tax $ _____ Comptroller
Int Tax $ _____ By [illegible]
Total $ [illegible] Deputy Clerk

[illegible]
[illegible]/12/87

OR3913 PG2944

SUPPLEMENT NO. 1 TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST

2833592 ORANGE CO. FL.
11:22:00AM 08/20/87

THIS SUPPLEMENT TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST is made as of this 10th day of August, 1987, by DEBRA, INC., a Florida corporation (hereinafter referred to as the "DEVELOPER").

PREAMBLE

The DEVELOPER currently owns real property located in Orange County, Florida (the "Property"), which has been made subject to the Master Declaration of Protective Covenants and Restrictions for MetroWest (the "DECLARATION"). The DECLARATION is dated as of February 24, 1986, and was recorded March 13, 1986, in Official Records Book 3759, Page 2756, Public Records of Orange County, Florida.

Pursuant to Article II, Section 2.1 of the Declaration, the DEVELOPER may commit certain additional real property (the "Additional Property" described hereinafter) to the Covenants (as defined in the DECLARATION) contained in the DECLARATION by making a recitation to that effect in a Supplement. The Additional Property is a portion of the real property within the Master Development Plan for METROWEST. The purpose of this Supplement is to commit the Additional Property to the Covenants.

NOW, THEREFORE, the DEVELOPER hereby declares that the "Additional Property" described as METROWEST TRACT 23, according to the plat thereof, recorded in Plat Book 20, Page 30, Public Records of Orange County, Florida, shall become and be considered hereafter "Property" as defined in the DECLARATION. The Additional Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the terms, easements, covenants, conditions, restrictions, reservations, liens and charges as set forth in the DECLARATION, as if such terms, easements, etc., were fully set forth in this Supplement. The terms and conditions of the DECLARATION shall be binding on all persons having or acquiring any right, title or interest in the Additional Property and shall inure to the benefit of each and every person, from time to time, owning or holding an interest in the Additional Property.

Notwithstanding anything herein to the contrary, so long as the Additional Property is owned by THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate existing under the laws of the State of Florida (or any successor public body or unit of government) (the "School Board") the following provisions of the DECLARATION shall not apply:

RETURN TO: CO. [illegible], ALLEN, DROWN & GUILDEN, P.A.
P. O. Box 1570
Winter Park, Florida 32790

This instrument was prepared by
[illegible]
Winter Park, Florida 32790

(a) The provisions of Article V, DESIGN REVIEW, shall not apply to development of the Additional Property by the School Board.

(b) The provisions of Section 4.7, Maintenance by the OWNER, shall not apply to the Additional Property except that the School Board shall be required to maintain the Additional Property and improvements thereon at the same level of maintenance that is generally found at other public schools in the Orange County School System.

At such time as title to the Additional Property is no longer held by the School Board, all terms and provisions of the DECLARATION shall apply to the Additional Property.

IN WITNESS WHEREOF, the DEVELOPER has executed this Supplemental to the DECLARATION as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

DEBRA, INC., a Florida corporation

By: _____
Aaron H. Bond, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of August, 1987, by AARON H. BOND, as Vice President of DEBRA, INC., a Florida corporation, on behalf of the corporation.

NOTARY PUBLIC

My Commission Expires: 3-14-88

RECORDED & RETURNED TO:

County Comptroller, Orange Co. FL

EXHIBIT "A"

LEGAL DESCRIPTION

The North 1/2 of the Southeast 1/4 of Section 36, Township 22 South, Range 28 East (less the East 960 feet thereof); also, the West 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36 (less that part described as follows: Begin at the South 1/4 corner of said Section 36; run thence N.00°21'27"W. along the West line of the Southeast 1/4 of said Section 36 a distance of 1,173.07 feet; thence N.89°39'15"E. a distance of 323.75 feet; thence 500°22'08"E. a distance of 1,175.10 feet; thence N.83°59'34"W. a distance of 330 feet to the Point of Beginning).

ALSO:

That part of the East 7/8 of the South 1/2 of the Southeast 1/4 of said Section 36 (less the East 960 feet thereof) described as follows:

Begin at the Northwest corner of the East 7/8 of the South 1/2 of the Southeast 1/4 of said Section and run thence N.89°43'55"E. a distance of 1,343.09 feet; thence 300°26'56"E. a distance of 163.27 feet to the Point of Beginning S.89°39'15"W. a distance of 1,348.25 feet; thence N.00°22'08"W. a distance of 167.47 feet to the Point of Beginning.

ALSO:

The North 50 feet of Lots 8 and 19; all of Juanita Avenue to the North of said Lots 8 and 19, and the North 50 feet of Winona Drive (also known as Hudson Street) lying South of the Northerly boundary of said Lots 8 and 19; all according to the Plat of Hiawassa Heights, as recorded in Plat Book "J", Page 63, of the Public Records of Orange County, Florida.

ALSO:

Lots 2 through 7 and Lots 20 through 26, inclusive, Hiawassa Heights, as recorded in Plat Book "J", Page 63, of the Public Records of Orange County, Florida.

RECORDED & RECORD VERIFIED