

SUPPLEMENT NO. 3 TO THE MASTER DECLARATION OF
PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST

THIS SUPPLEMENT TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST is made as of this 4th day of January, 1988, by DEBRA, INC., a Florida corporation (hereinafter referred to as the "DEVELOPER").

PREAMBLE

A. The DEVELOPER currently holds legal title to real property located within the City of Orlando, 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. The Property is being developed as a mixed use project known as "METROWEST".

B. The DEVELOPER currently holds legal title to additional real property located within the City of Orlando, Orange County, Florida (the "Additional Property"), which has been platted as METROWEST, UNIT TWO, according to the plat thereof recorded in Plat Book 20, Pages 142 through 145, Public Records of Orange County, Florida. The Additional Property is contiguous on its eastern boundary lines with the Property.

C. Pursuant to Article II, Section 2.1 of the DECLARATION, the DEVELOPER may commit other real property 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 the balance of the real property within the Master Development Plan for METROWEST not previously committed to the Covenants. The purpose of this Supplement is to commit the Additional Property to the Covenants.

NOW, THEREFORE, the DEVELOPER hereby declares that the Additional Property 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

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

J. LINDSAY BUILDER, JR., ESQUIRE
GODBOLD, ALLEN, BROWN & BUILDER, P.A.
359 Carolina Avenue
Post Office Box 1570
Winter Park, Florida 32790

2971295 ORANGE CO. FL.
04:16:00PM 03/28/88
OR3968 PG1279

Rec Fee \$ 13.00 THOMAS H. LOCKER,
Add Rec \$ 2.00 Orange County
Doc Tax \$ Comptroller
Int Tax \$ By *[Signature]*
Total \$ 15.00 Deputy Clerk

080

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.

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

Signed, sealed and delivered
in the presence of:

Maria La Rocca
Cynthia O Florio

DEBRA, INC., a Florida corporation

By: Aaron H. Dowd
Aaron H. Dowd, Vice President

Attest: Lindsay Butler, Jr.
Assistant Secretary

(CORPORATE SEAL)

BARNETT BANK OF CENTRAL FLORIDA, N.A., the holder of a certain Receipt For Future Advance and Mortgage Modification and Extension Agreement encumbering the Additional Property, which instrument is dated January 13, 1986, and is recorded in Official Records Book 3738, Page 0165, Public Records of Orange County, Florida, by execution hereof consents to the placing of these covenants and restrictions on the Additional Property and further covenants and agrees that the lien of its Mortgage shall be and stand subordinate to such covenants and restrictions as if said covenants and restrictions had been executed and recorded prior to the recording of its Mortgage.

Signed, sealed and delivered
in the presence of:

Sherry A. Winton
Amber L. Van Derenberg

BARNETT BANK OF CENTRAL FLORIDA, N.A.

By: C. Thomas Best

Attest: Mary Frances Colburn

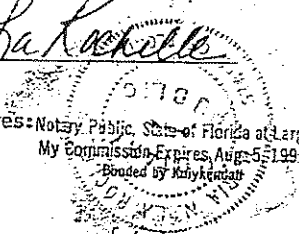
(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 15th day of March, 1988, by AARON H. DOWD and J. LINDSAY BUILDER, JR., as Vice President and Assistant Secretary, respectively, of DEBRA, INC., a Florida corporation, on behalf of the corporation.

Maria LaRochelle
NOTARY PUBLIC

My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires Aug-5-1991
Bonded by Kelly Kendall



STATE OF FLORIDA)
COUNTY OF ORANGE)

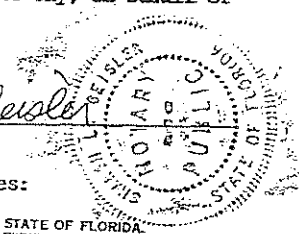
The foregoing instrument was acknowledged before me this 28th day of March, 1988, by C. Thomas Beck and Mary Frances Cebalier, as Sr. Vice President and Vice President, respectively, on behalf of BARNETT BANK OF CENTRAL FLORIDA, N.A.

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Sharon L. Geisler
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: NOV. 17, 1991
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



OR3968 PG 1281

RECORDED & RECORD VERIFIED

Thomas H. Lakin
County Commissioner, Orange Co., Fla.