

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

JLB/MS0028J
10/06/87

SUPPLEMENT NO. 2 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 15th day of October, 1987, by DEBRA, INC., a Florida corporation (hereinafter referred to as the "DEVELOPER"), and VALENCIA PROPERTIES, INC., a Florida corporation (hereinafter referred to as the "PROPERTY OWNER").

2892290 ORANGE CO. FL.
03:47:00PH 11/17/87

PREAMBLE

OR3936 PG4 185

A. 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. The Property is being developed as a mixed use project known as "METROWEST".

B. The PROPERTY OWNER currently owns real property located in Orange County, Florida (the "Additional Property"), described on Exhibit "A", attached hereto and by reference made a part hereof. The Additional Property is contiguous on its northern and western boundary lines with the Property.

C. Pursuant to Article II, Section 2.2 of the DECLARATION, the DEVELOPER, along with the PROPERTY OWNER, 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 not 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 and the PROPERTY OWNER hereby declare 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 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 and the PROPERTY OWNER have

This instrument was prepared by
and should be returned to:
J. LINDSAY BUILDER, JR., Esquire
Godbold, Allen, Brown & Builder, P.A.
P. O. Box 1570
Winter Park, Florida 32790 ✓

[Handwritten initials]

executed this Supplement to the DECLARATION as of the day and year first above written.

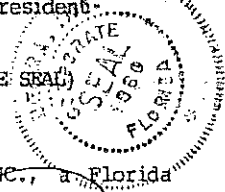
Signed, sealed and delivered in the presence of:

Maria LaRocheville

DEBRA, INC., a Florida corporation

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

(CORPORATE SEAL)



VALENCIA PROPERTIES, INC., a Florida corporation

Charles C. Price

By: Charles C. Price
Charles C. Price
Vice President

STATE OF FLORIDA)
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th day of October, 1987, by AARON H. DOWD as Vice President of DEBRA, INC., a Florida corporation, on behalf of the corporation.

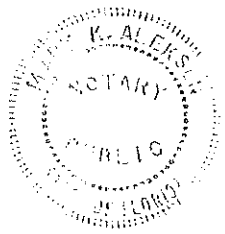


Maria LaRocheville
NOTARY PUBLIC

My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires Aug. 5, 1991
Bonded by Kuykendall

STATE OF FLORIDA)
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th day of October, 1987, by Charles C. Price as Vice President of VALENCIA PROPERTIES, INC., a Florida corporation, on behalf of the corporation.



Mary K. Alekson
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Feb 1, 1989

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 50°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 1,348.09 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

Thomas H. Locher
County Computer, Orange Co., FL

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