

SECOND SUPPLEMENTAL DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR  
WESTCHESTER ASSOCIATION AT METROWEST

Rec Fee \$	17.00	MARTHA O. HAYNIE,
Add Fee \$	2.50	Orange County
Doc Tax \$		Comptroller
Int Tax \$		By <i>[Signature]</i>
Total \$	19.50	Deputy Clerk

This Second Supplemental Declaration of Covenants and Restrictions for the Westchester Association at MetroWest ("Second Supplement of Declaration") is made on December 29, 1989, by LeCesse Corporation of Grosvenor Park, a Florida Corporation, (hereinafter referred to as "Developer") and Debra, Inc., a Florida Corporation, (hereinafter referred to as "Debra").

RECITALS

A. Developer executed that certain Declaration of Covenants and Restrictions for Westchester Association at MetroWest ("Previous Declaration") on May 22, 1987, and recorded said Declaration on May 28, 1987, in Official Records Book 3890, Pages 2571, Public Records of Orange County, Florida.

B. Developer amended, supplemented and replaced the Previous Declaration by executing a Supplemental Declaration of Covenants and Restrictions for Westchester Association at MetroWest ("Supplemental Declaration"), on March 7, 1988 and recorded said Supplemental Declaration on April 11, 1988 in Official Records Book 3971, Pages 4681, Public Records of Orange County, Florida.

C. Developer has purchased from Debra that certain real property described as the Replat of Tract G of a Replat of Tract 10 MetroWest, according to the Plat thereof as recorded in Plat Book 21, Pages 133 and 134, Public Records of Orange County, Florida (hereinafter referred to as "Tract G") and containing approximately sixty-six (66) Lots. Said Replat of Tract G is the "Adjacent Property" as is defined in Article II, Section 2.3 of the Supplemental Declaration.

D. Pursuant to Article II, Section 2.3 of the Supplemental Declaration, Developer has previously committed the Lots and Tract G of to the terms of the Supplemental Declaration and pursuant to said Sections 2.3, the Developer has the right, from time to time, to annex the Lots in Tract G to the terms of the Supplemental Declaration and to bring such property within the jurisdiction of the Association subject to the approval of the FHA and the VA. The annexation of all or a portion of Tract G shall be made by the Developer and Debra filing of record a Supplementary Declaration of Covenants, Conditions and Restrictions with respect to Tract G which shall extend the scheme of the covenants and restrictions of the Supplemental Declaration to such property.

E. The Developer desires to annex all of the lots within Tract G to the terms of the Supplemental Declaration pursuant to Article II, Section 2.3 of the Supplemental Declaration.

THIS INSTRUMENT PREPARED BY/RETURN TO:

Elisabeth A. Somers  
1412 W. Colonial Drive  
Orlando, FL 32804

NOW, THEREFORE, Developer hereby declares as follows, to-wit:

1. The above Recitals are hereby incorporated herein by reference.
2. In accordance with Article II, Section 2.3 of the Supplemental Declaration, all property located within Tract G, is hereby annexed to the terms of the Supplemental Declaration and shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions which are set forth in the Supplemental Declaration and said property shall be brought within the jurisdiction of the Association, (as defined in the Supplemental Declaration) as of November 7, 1988.
3. Except as previously supplemented, all terms and conditions of the Supplemental Declaration shall remain in full force and effect.
4. Debra hereby joins in this Second Supplemental Declaration of Covenants and Restrictions for Westchester Association at MetroWest for the sole purpose of consenting to the annexation of all property located within Tract G to the terms of the Supplemental Declaration as set forth herein.

IN WITNESS WHEREOF, the Developer has caused this Second Supplemental Declaration to be executed as of the date first above written.

"DEVELOPER":

SIGNATURES WITNESSED BY:

James Mahoney  
Dorothy Dr. Frantz

LeCESSE CORP. OF GROSVENOR PARK

By: Jim P. Hill  
President

"DEBRA":

SIGNATURES WITNESSED BY:

Chris Black  
Jammy McAdams

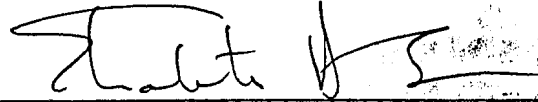
DEBRA, INC.

By: [Signature]  
Vice President

OR4 | 48 PG | 844

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this <sup>15</sup>29<sup>th</sup> day of December, 1989, by Salvador F. Leccese, President of LeCesse Corporation of Grosvenor Park.



Notary Public, State of Florida at  
Large

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Dec. 28, 1991  
Bonded thru Agent's Notary Brokerage

STATE OF FLORIDA  
COUNTY OF ORANGE

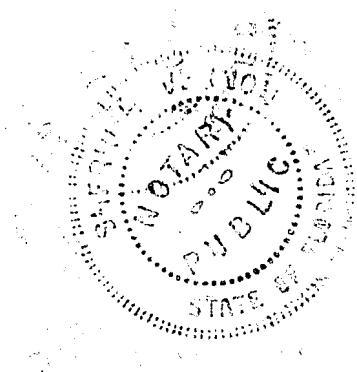
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December, 1989 by Aaron H. Dowd Vice President of Debra, Inc.



Notary Public, State of Florida  
at Large

My Commission Expires:

Notary Public  
State of Florida at Large  
My Commission Expires:  
August 25, 1992



OR 4 | 48 PG | 845

CONSENT AND JOINDER TO  
SECOND SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
WESTCHESTER ASSOCIATION OF METROWEST

SUN BANK, NATIONAL ASSOCIATION, the holder of a certain Mortgage Deed and Security Agreement (collectively, the "Mortgage") encumbering a portion of the Property ("Property") described in the Second Supplemental Declaration of Covenants and Restrictions for Westchester Association of MetroWest, which Mortgage is dated April 27, 1987, and is recorded in Official Records Book 3881, page 1848, Public Records of Orange County, Florida, and which has been subsequently modified by various Note and Mortgage Modification and Spreader Agreements recorded thereafter, by execution hereof consents to the placing of these covenants and restrictions on the 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. Notwithstanding the foregoing, the liens for assessments pursuant to the Supplemental Declaration, as amended and modified hereby, shall be subordinate to the lien of any First Mortgage as provided in Paragraph 7.10 thereof.

Signed, sealed and delivered  
in the presence of:

Donna Kay Moon  
Jennifer Sheplett

SUN BANK, NATIONAL ASSOCIATION

By: David C. Cross

Attest: [Signature]

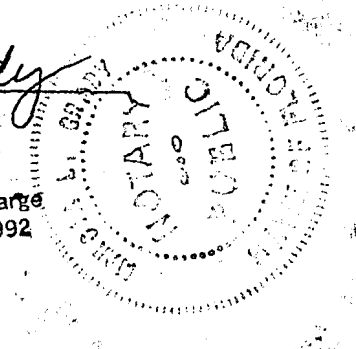
STATE OF FLORIDA  
COUNTY OF ORANGE

(BANK SEAL)

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 1989, by DAVID C. CROSS, as ASST. VICE PRESIDENT and ROBERT REESE, JR., JANUARY 1990, as VICE PRESIDENT on behalf of SUN BANK, NATIONAL ASSOCIATION.

Marvin L. Grady  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires May 1, 1992



RECORDED & RECORD VERIFIED

Martha T. Haynie  
County Comptroller, Orange Co., FL

OR 4 | 48 PG | 846