



Prepared by and recorded copies  
 should be sent to:  
 Candice H. Hawks  
 Landstar Development Corporation  
 120 Fairway Woods Blvd.  
 Orlando, FL 32824

RESERVED

SUPPLEMENTAL DECLARATION OF COVENANTS  
 AND RESTRICTIONS FOR ISLEBROOK - PHASE 2

THIS SUPPLEMENTAL DECLARATION is made this 16<sup>th</sup> day of May, 2000 by LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation, (hereinafter called "Developer").

RECITALS:

1. Developer is the owner of a certain parcel of real property located in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

2. Pursuant to the provisions of that certain Declaration of Covenants and Restrictions for Islebrook-Phase 1 recorded on July 2, 1999, in Official Records Book 5786, Page 1599, Public Records of Orange County, Florida (the "Declaration"), Developer is authorized to annex certain property to the covenants, conditions and restrictions of the Declaration.

3. Developer desires to subject the Property to the Declaration.

Orange Co FL 2000-0275556  
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 Bk 6036 Pg 4431  
 Rec 15.00

NOW, THEREFORE, in consideration of the premises, the Developer hereby declares:

1. The Property is hereby subject to all terms and conditions of the Declaration which is to be deemed for all purposes to constitute "Properties" as set forth in the Declaration. The Property shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions as set forth in the Declaration which are for the purpose of protecting the value and desirability of all the land which from time to time shall constitute subdivisions within the planned community known as "Islebrook" and which shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

2. All definitions set forth in the Declaration are hereby incorporated herein as if fully set forth. References to "Lots" herein shall mean and refer to the lots as shown on the plat of the Property and reference to "Common Area" shall mean and refer to:

A. Tracts "A " and "B", are dedicated as Wall, Landscape and Utility Tracts and are owned and maintained by the Islebrook Homeowner's Association, Inc.

B. Tract "D" is dedicated as a Conservation Area and is owned and maintained by the Islebrook Homeowner's Association, Inc., its successors and or assigns. Development rights to Tract "D" are hereby dedicated to Orange County, Florida. No construction, clearing or alterations are allowed within Tract "D" unless approved by Orange County and other jurisdictional agencies.

3. Tract "C" is a Drainage/Retention Tract and is dedicated to and maintained by Orange County, Florida and is not subject to the terms and conditions of the Covenants and Restrictions.

All as shown on the recorded Plat of Islebrook - Phase 2, as recorded in Plat Book 44, at Page 87-90, Public Records of Orange County, Florida.

This Supplemental Declaration shall become effective upon filing among the Public Records of Orange County, Florida.

10th IN WITNESS WHEREOF, the undersigned Developer has set its hand and seal this May, day of May, 2000.

Signed, sealed and delivered in the presence of:

Candice H. Hawks

CANDICE H. HAWKS  
Print or Type Name

Sierra M. Sanjuan

SIERRA M. SANJUAN  
Print or Type Name

LANDSTAR DEVELOPMENT CORPORATION  
a Florida corporation

By: William D. Morrisey

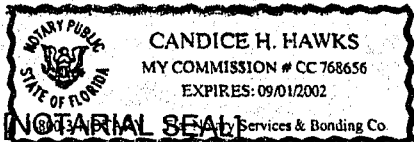
Name: WILLIAM D. MORRISEY

Title: EXECUTIVE VICE PRESIDENT

DR Bk 6036 Pg 4432  
Orange Co FL 2000-0275556

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing Supplemental Declaration of Covenants and Restrictions for Islebrook - Phase 2 was acknowledged before me, the undersigned, this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by WILLIAM D. MORRISEY as EXECUTIVE VICE PRESIDENT of LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation, on behalf of the corporation.



Candice H. Hawks

NOTARY PUBLIC, State of Florida at Large

CANDICE H. HAWKS - CC768656  
Type or Stamp Name of Notary

My Commission Expires: 09/01/2002

JOINER AND CONSENT

Islebrook, Phase 2 is presently encumbered by a Mortgage to Bank of America, N. A., a national banking association (the "Mortgagee"), which First Mortgage Modification Agreement was recorded in Official Records Book 5977, at Page 852, and Third Mortgage Modification and Spreader Agreement recorded in Official Records Book 5987, at Page 1893, Public Records of Orange County, Florida (the "Mortgage").

Mortgagee hereby certifies that it is the holder of the Mortgage and hereby joins in and consents to this Supplemental Declaration of Covenants and Restrictions for Islebrook, Phase 2 (the "Declaration"). The Mortgagee or its successors and/or assigns in interest by virtue of foreclosure of the Mortgage or the taking of a deed in lieu thereof shall not assume any responsibility or liability under this Declaration unless specifically assumed by an instrument in writing and recorded in the Public Records of Orange County, Florida.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed this 18th day of MAY, 2000.

Signed sealed and delivered  
presence of:

Bank of America, N. A.  
a national banking association

*Evita E. Francuz*  
Evita E. Francuz  
Print or Type Name

By *Evita E. Francuz*  
Name: EVITA E. FRANCUZ  
Title: VICE PRESIDENT

*Rebecca L. Helwig*  
Rebecca L. Helwig  
Print or Type Name

Two Alhambra Plaza, Suite 602  
Coral Gables, FL 33134

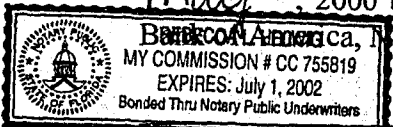
[CORPORATE SEAL]

OR Bk 6036 Pg 4433  
Orange Co FL 2000-0275556

STATE OF FLORIDA )  
COUNTY OF ORANGE  
DADE

Recorded - Martha D. Haynie

The foregoing Joinder and Consent was acknowledged before me this 18 day of May, 2000 by Evita E. Francuz, as Vice President of Bank of America, N. A., a national banking association, on behalf of the association.



*Rebecca L. Helwig*  
NOTARY PUBLIC

[NOTARIAL SEAL]

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_