

EXHIBIT "3"

LEGAL DESCRIPTION OF COMMON AREA

WILDWOOD PUD, PHASE 1

The Common Area of Phase 1, Wildwood PUD, shall be the following described property including all Easements for Access:

12330853

BOOK PAGE
SEMINOLE COUNTY
FLORIDA

Beginning at the Northeast corner of Wildwood as recorded in Plat Book 19, Page 8 of the Public Records of Seminole County, Florida; run S 36° 02' 40" W along the North line thereof 770.00 feet; thence S 03° 57' 20" E along the East Right-of-Way line of Wildwood Drive 523.20 feet to the beginning of a curve to the right having a radius of 530.00 feet; thence Southerly along the said curve 26.26 feet thru a central angle of 02° 50' 20"; thence S 76° 13' 46" E, 184.84 feet; thence S 13° 46' 14" W, 355.13 feet; thence S 36° 36' 20" E, 224.71 feet to a point on a curve having a tangent bearing of S 42° 57' 00" W and a radius of 430.00 feet and being concave Northwesterly; thence Southwesterly along the said curve 301.66 feet thru a central angle of 40° 11' 42"; thence S 93° 08' 22" W, 10.00 feet to the beginning of a curve to the right having a radius of 257.00 feet; thence Northwesterly along the said curve 295.92 feet thru a central angle of 65° 58' 20"; thence N 30° 53' 18" W, 55.23 feet to the beginning of a curve to the right having a radius of 25.00 feet; thence Northwesterly along the said curve 39.27 feet thru a central angle of 90° 00' 00"; thence S 59° 06' 42" W, 100.00 feet to a tangent point on a curve concave Southerly having a radius of 25.00 feet; thence Southeasterly along the said curve 39.27 feet thru a central angle of 90° 00' 00"; thence S 30° 53' 18" E, 55.23 feet to the beginning of a curve to the left having a radius of 307.00 feet; thence Southeasterly along the said curve 353.49 feet thru a central angle of 65° 58' 20"; thence N 83° 08' 22" E, 10.00 feet to the beginning of a curve to the left having a radius of 480.00 feet; thence Northeasterly along the said curve 327.53 feet thru a central angle of 39° 05' 46"; thence S 36° 36' 20" E, 155.13 feet; thence S 22° 40' 02" E, 100.00 feet; thence S 43° 05' 27" E, 250.43 feet to the East line of Wildwood; thence N 05° 58' 36" E, 1624.36 feet to the Point of Beginning.

EXCEPT all platted lots, all clusters and Tanglewood Road.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being a licensed and registered land surveyor, does hereby certify that on July 6, 1978, he completed the surveys on the lands as described in the foregoing legal description, and that said legal description is a correct representation of lands herein described.

STATE OF FLORIDA
Said lands lying in
Winter Springs, Seminole
County, Florida

Charles N. Givens
Charles N. Givens
Registered Land Surveyor No. 7188
This 6th day of July, 1978.

1/610

SECOND AMENDED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WILDWOOD PLANNED UNIT DEVELOPMENT

THIS SECOND AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Wildwood Planned Unit Development is made this 31st day of MARCH, 1981, by NATIONAL HOMES CONSTRUCTION CORPORATION, an Indiana corporation, herein called Declarant.

WHEREAS, Declarant is the owner of certain real property in the City of Winter Springs, Florida described in Exhibit "A" attached hereto which Declarant wishes to annex to and have become part of the original Declaration of Covenants, Conditions and Restrictions (dated August 29, 1973 and recorded in O.R. Book 994, page 1455, et seq;) and later:

AMENDED October 2, 1978 by Document recorded in O.R. Book 1192, page 466 and re-recorded in O.R. Book 1194, page 393 et seq. Public Records Seminole County, Florida for Wildwood Planned Unit Development; and

WHEREAS, Declarant has the authority to amend said Covenants, Conditions and Restrictions to annex additional lands for a period of four (4) years from October 2, 1978 without the consent of 'Class A' members pursuant to Section 2.2 of said Covenants, Conditions and Restrictions as amended; and

WHEREAS, Declarant will convey said property subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as set forth in Section 1 through Section 12 of said Covenants, Conditions and Restrictions as amended for the purpose of obtaining for the owners and residents thereof the benefits of more attractive land use, privacy and security, and to release owners from the burdens of individual maintenance, repair, and upkeep of the grounds.

NOW, THEREFORE IN CONSIDERATION OF THE PREMISES, Declarant hereby declares that all of the property described in Exhibit A attached shall become part of and be called Wildwood Planned Unit Development as "WILDWOOD PLANNED UNIT DEVELOPMENT PHASE II" and shall be held, sold, and conveyed subject to the Covenants, Conditions and Restrictions as amended all of which for the purpose of enhancing and protecting the value, desirability, and attractiveness of the described property. These

covenants, covenants, restrictions, and conditions shall run with the described property and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

The original Declaration of Covenants, Conditions, and Restrictions for Wildwood Planned Unit Development as amended are hereby ratified and confirmed and remain in full force and effect, unchanged except as expressly set out herein.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its' hand and seal this 31ST day of MARCH, 1981

NATIONAL HOMES CONSTRUCTION CORPORATION

By: Richard J. McKeel
RICHARD J. MCKEEL, President

Attest: Michael Klum
ASST. SEC.

ACKNOWLEDGMENT

Sworn to and subscribed before me, this 31st day of March, 1981.

Phyllis Larsen
Notary Public

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires May 7, 1983
Issued by American Pub & County Comptroller

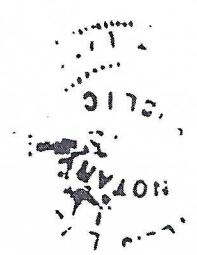


EXHIBIT "A"

LEGAL DESCRIPTION OF WILDWOOD PUD, PHASE 1

The following described real property shall be designated as
WILDWOOD PLANNED UNIT DEVELOPMENT, "PHASE I":

1233 0852

BOOK PAGE
SEMINOLE COUNTY
FLORIDA

Beginning at the Northeast corner of Wildwood as recorded in Plat Book 19, page 8 of the Public Records of Seminole County, Florida; run S 36° 02' 40" W along the North line thereof 770.00 feet; thence S 03° 57' 20" E along the East Right-of-Way line of Wildwood Drive 523.20 feet to the beginning of a curve to the right having a radius of 530.00 feet; thence Southerly along the said curve 25.25 feet thru a central angle of 02° 50' 20"; thence S 76° 13' 46" E, 184.84 feet; thence S 13° 46' 14" W, 355.13 feet; thence S 36° 36' 20" E, 224.71 feet to a point on a curve having a tangent bearing of S 42° 57' 00" W and a radius of 430.00 feet and being concave Northwesterly; thence Southwesterly along the said curve 301.66 feet thru a central angle of 40° 11' 42"; thence S 83° 08' 22" W, 10.00 feet to the beginning of a curve to the right having a radius of 257.00 feet; thence Northwesterly along the said curve 295.92 feet thru a central angle of 65° 58' 20"; thence N 30° 53' 18" W, 55.23 feet to the beginning of a curve to the right having a radius of 25.00 feet; thence Northwestly along the said curve 39.27 feet thru a central angle of 90° 00' 00"; thence S 59° 06' 42" W, 100.00 feet to a tangent point on a curve concave Southerly having a radius of 25.00 feet; thence Southeasterly along the said curve 39.27 feet thru a central angle of 90° 00' 00"; thence S 30° 53' 18" E, 55.23 feet to the beginning of a curve to the left having a radius of 307.00 feet; thence Southeasterly along the said curve 353.49 feet thru a central angle of 65° 58' 20"; thence N 83° 08' 22" E, 10.00 feet to the beginning of a curve to the left having a radius of 480.00 feet; thence Northeasterly along the said curve 327.53 feet thru a central angle of 39° 05' 46"; thence S 36° 36' 20" E, 155.13 feet; thence S 22° 40' 02" E, 100.00 feet; thence S 43° 05' 27" E, 250.43 feet to the East line of Wildwood; thence N 05° 58' 36" E, 1624.86 feet to the Point of Beginning;

LESS Lots 7, 8, 33 and 44.

EXHIBIT A
WILDWOOD PUD PHASE TWO

DESCRIPTION

LEGIBILITY UNSATISFACTORY
FOR MICROFILMING

Lots 54, 55, 56, 57, 58, 59, 60, 61, 62 and 63; also Clusters "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "Q", "R", "S" and "T" WILDWOOD, recorded in Plat Book 19, Pages 7, 8, 9 and 10 Public Records of Seminole County, Florida.

WILDWOOD PUD PHASE TWO

Begin at the N.W. corner of WILDWOOD recorded in Plat Book 19, Pages 7, 8, 9 and 10 Public Records of Seminole County, Florida, said N. W. corner lying in the Southerly right-of-way of Shepard Road, thence N86°02'40"E, 816.50 feet along the North line of said WILDWOOD, said North line also being the Southerly right-of-way of Shepard Road, to the Westerly right-of-way of Wildwood Drive (a 60.00 foot wide right-of-way); thence S03°57'20"E, 528.20 feet along the West right-of-way of said Wildwood Drive to the point of curvature of a curve concave Northwesterly, said curve having a radius of 470.00 feet; thence Southwesterly 275.30 feet along the arc of said curve; thence leaving said curve run N71°45'08"W, 130.92 feet to the most Westerly corner of Cluster "I" of said WILDWOOD; thence N18°14'52"E, 154.67 feet to the most Northerly corner of said Cluster "I"; thence N55°06'52"W, 43.08 feet to the S. W. corner of Cluster "J" of said WILDWOOD; thence N03°57'20"W, 353.66 feet along the Westerly line of Clusters "J" and "K" of said WILDWOOD to the N.W. corner of said Cluster "K"; thence S06°02'40"W, 40.00 feet to the N.E. corner of Cluster "T" of said WILDWOOD; thence S03°57'20"E, 116.17 feet along the Easterly line of said Cluster "T" to the S. E. corner of said Cluster "T"; thence S86°02'40"W, 349.34 feet along the Southerly line of Clusters "T" and "S" of said WILDWOOD to the S.W. corner of said Cluster "S"; thence S13°09'30"W, 43.51 feet to the most Easterly corner of Cluster "R" of said WILDWOOD; thence S26°02'26"W, 154.67 feet along the Easterly line of said Cluster "R" to the most Southerly corner of said Cluster "R", said most Southerly corner lying on the Northerly line of a 175.00 foot wide Florida Power Corporation right-of-way; thence N63°57'34"W, 287.34 feet along the Southerly line of Clusters "R" and "Q" of said WILDWOOD, said Southerly line also being the Northerly line of said Florida Power Corporation right-of-way, to the Westerly line of said WILDWOOD; thence N26°02'26"E, 126.10 feet along the Westerly line of said WILDWOOD to the point of curvature of a curve concave Northwesterly having a radius of 175.00 feet and a central angle of 29°59'46", thence Northerly 91.62 feet along the arc of said curve to the point of tangency, thence continue along the Westerly line of said WILDWOOD N03°57'20"W, 166.02 feet to

All of the common area bounded on the South and West by Tanglewood Road, bounded on the North by Wildwood Drive and bounded on the East by the following described line: Commence at the Northeast corner of WILDWOOD as recorded in Plat Book 19, Pages 7, 8, 9 and 10 Public Records of Seminole County, Florida, thence $S86^{\circ}02'40''W$, 770.00 feet along the North line of said WILDWOOD to the Easterly right-of-way of Wildwood Drive; thence $S03^{\circ}57'20''E$, 528.20 feet along said Easterly right-of-way to the point of curvature of a curve concave Northwesterly said curve having a radius of 530.00 feet, thence Southerly 26.26 feet along the arc of said curve for a Point of Beginning, thence leaving said right-of-way run $S76^{\circ}13'46''E$, 184.84 feet; thence $S13^{\circ}46'14''W$, 355.13 feet; thence $S36^{\circ}36'20''E$, 224.71 feet to the Northerly right-of-way of Tanglewood Road and the point of termination of this line.

ALSO

Commence at the Northeast corner of WILDWOOD as recorded in Plat Book 19, Pages 7, 8, 9 and 10 of the Public Records of Seminole County, Florida; run $S86^{\circ}02'40''W$, along the North line thereof 770.00 feet; thence $S03^{\circ}57'20''E$, along the East right-of-way line of Wildwood Drive 528.20 feet to the beginning of a curve to the right having a radius of 530.00 feet; thence Southerly along the said curve 26.26 feet thru a central angle of $02^{\circ}50'20''$; thence $S76^{\circ}13'46''E$, 184.84 feet; thence $S13^{\circ}46'14''W$, 355.13 feet; thence $S36^{\circ}36'20''E$, 224.71 feet to a point on a curve having a tangent bearing of $S42^{\circ}57'00''W$ and a radius of 430.00 feet and being concave Northwesterly; thence Southwesterly along the said curve 301.66 feet thru a central angle of $40^{\circ}11'42''$; thence $S83^{\circ}08'22''W$, 10.00 feet to the beginning of a curve to the right having a radius of 257.00 feet; thence Northwesterly along the said curve 295.92 feet thru a central angle of $65^{\circ}58'20''$; thence $N30^{\circ}53'14''W$, 55.23 feet to the beginning of a curve to the right having a radius of 25.00 feet; thence Northwesterly along the said curve 39.27 feet thru a central angle of $90^{\circ}00'00''$; thence $S59^{\circ}06'42''W$, 100.00 feet to a tangent point on a curve concave Southerly having a radius of 25.00 feet; thence Southeasterly along the said curve 39.27 feet thru a central angle of $90^{\circ}00'00''$; thence $S30^{\circ}53'18''E$, 55.23 feet to the beginning of a curve to the left having a radius of 307.00 feet; thence Southeasterly along the said curve 353.49 feet thru a central angle of $65^{\circ}58'20''$; thence $N83^{\circ}08'22''E$, 10.00 feet to the beginning of a curve to the left having a radius of 480.00 feet; thence Northeasterly along the said curve 121.36 feet for a Point of Beginning; thence continue along the arc of said curve 206.17 feet; thence $S36^{\circ}36'20''E$, 155.13 feet; thence $S22^{\circ}40'02''E$, 98.10 feet; thence $S65^{\circ}59'04''W$, 165.38 feet to the Southwest corner of Lot 57 of said WILDWOOD; thence $N36^{\circ}36'20''W$, 45.99 feet along the Westerly line of said Lot 57; thence $S83^{\circ}08'22''W$, 93.04 feet to the N.W. corner of Lot 78 of said WILDWOOD, said N.W. corner lying on the Easterly right-of-way of Brentwood Drive; thence $N06^{\circ}51'38''W$, 75.00 feet along the Easterly right-of-way of said Brentwood Drive to the point of curvature of a curve concave Westerly having a radius of 95.16 feet and a central angle of $11^{\circ}30'00''$, thence Northerly 19.10 feet along the arc of said curve to the point of tangency; thence $N18^{\circ}21'38''W$, 52.80 feet along the Easterly right-of-way of said Brentwood Drive to the Point of Beginning.

LEGIBILITY UNSATISFACTORY FOR MICROFILMING

APPROXIMATE
DATE
1977 - 0090
IN FL.

ALSO

All of the common area bounded on the North by Wildwood Drive and Tanglewood Road; bounded on the East by Brentwood Drive; bounded on the South by Meadowbrook Drive and bounded on the West by the 175.00 foot wide Florida Power Corporation right-of-way as platted in WILDWOOD recorded in Plat Book 19, Pages 7, 8, 9 and 10 Public Records of Seminole County, Florida.

Prepared for NATIONAL HOMES CORPORATION

by: Dominick F. Cavone
P. L. S. # 2005
March 4, 1981

JUL 15 4 49 PM '81

017461

THIRD AMENDED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WILDWOOD PLANNED UNIT DEVELOPMENT

THIS THIRD AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Wildwood Planned Unit Development is made this 23rd day of July, 1982, by NATIONAL HOMES CORPORATION, an Indiana corporation, successor to National Homes Construction Corporation, an Indiana corporation, by merger effective July 15, 1980, herein called Declarant.

WHEREAS, Declarant is the owner of certain real property in the City of Winter Springs, Florida described in Exhibit "A" attached hereto which Declarant wishes to annex to and have become part of the original Declaration of Covenants, Conditions and Restrictions (dated August 29, 1973 and recorded in O.R. Book 994, Page 1455, et. seq;) and later:

AMENDED October 2, 1978 by Document recorded in O.R. Book 1192, Page 466 and re-recorded in O.R. Book 1194, Page 393 et seq. Public Records Seminole County, Florida for Wildwood Planned Unit Development; and

AMENDED March 31, 1981 by Document recorded in O.R. Book 1347, Page 83, Public Records Seminole County, Florida for Wildwood Planned Unit Development; and

WHEREAS, Declarant has the authority to amend said Covenants, Conditions and Restrictions to annex additional lands for a period of four (4) years from October 2, 1978 without the consent of "Class A" members pursuant to Section 2.2 of said Covenants, Conditions and Restrictions as amended; and

WHEREAS, Declarant will convey said property subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as set forth in Section 1 through Section 12 of said Covenants, Conditions and Restrictions as amended for the purpose of obtaining for the owners and residents thereof the benefits of more attractive land use, privacy and security, and to release owners from the burdens of individual maintenance, repair, and upkeep of the grounds.

NOW, THEREFORE IN CONSIDERATION OF THE PREMISES, Declarant hereby declares that all of the property described in Exhibit A attached shall become part of and

*© All the same title
662 Highway Ave.
Winter Springs, Florida*

1406 0546
SEMI CO. FL.
OFFICIAL RECORD

AUG 4 4 43 PM '82

78354

be called Wildwood Planned Unit Development as "WILDWOOD PLANNED UNIT DEVELOPMENT PHASE III" and shall be held, sold, and conveyed subject to the Covenants, Conditions and Restrictions as amended all of which for the purpose of enhancing and protecting the value, desirability, and attractiveness of the described property. These easements, covenants, restrictions, and conditions shall run with the described property and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

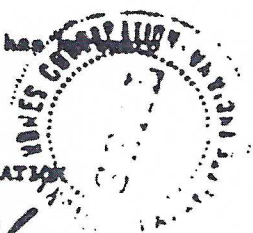
The original Declaration of Covenants, Conditions, and Restrictions for Wildwood Planned Unit Development as amended are hereby ratified and confirmed and remain in full force and effect, unchanged except as expressly set out herein.

IN WITNESS WHEREOF, the undersigned, being Declarant herein, has set its hand and seal this 23rd day of July, 1982.

NATIONAL HOMES CORPORATION

BY: J. Fred Harless
J. Fred Harless, Vice President

Attest: Michael J. Klump
Michael J. Klump, Secretary



STATE OF INDIANA)
COUNTY OF TIPPECANOE) SS:

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared J. Fred Harless and Michael J. Klump, to me known and known to be the persons described in and who executed the foregoing instrument as Vice Pres. and Secretary, respectively, of the Corporation named therein, and severally acknowledged before me that they executed the same as such officers in the name and on behalf of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of July, 1982.

Ruby F. House
Ruby F. House, Notary Public

My Commission Expires: 7/24/83
County of Residence: Tippecanoe

THIS INSTRUMENT PREPARED BY:
Michael J. Klump

1106 0517
11.11.82
ORIGINAL RECORDS

EXHIBIT "A"

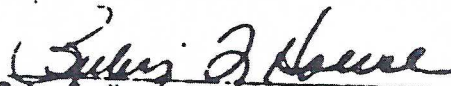
**Lots 76 through 122 inclusive and Clusters "C", "M", "P", "U",
"V", "W", "X" and "Y" WILDWOOD, a Planned Unit Development,
recorded in Plat Book 19, Pages 7, 8, 9 and 10 of Public Records
of Seminole County, Florida**

**OFFICIAL RECORDS
1406 0548
SEMINOLE CO. FL.**

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared J. Fred Harless and Michael J. Klump, to me known and known to be the persons described in and who executed the foregoing instrument as V. Pres. and Secretary, respectively, of the Corporation named therein, and severally acknowledged before me that they executed the same as such officers in the name and on behalf of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of July, 1982.


Ruby P. House, Notary Public

My Commission Expires: 7/24/83

County of Residence: Tippecanoe

This Instrument Prepared by:
Michael J. Klump

EXHIBIT "A"

Commence at the N.W. corner of Lot 122, Wildwood, recorded in Plat Book 19, Pages 7, 8, 9 and 10 of Public Records of Seminole County, Florida, thence N 83° 08' 22" E, 30.00 feet along the Northerly line of said Lot 122 for a Point of Beginning; thence continue N 83° 08' 22" E, 90.00 feet to the N.E. corner of said Lot 122; thence S 35° 56' 57" E, 40.00 feet along the Northeasterly line of said Lot 122 to the Easterly line of said WILDWOOD; thence N 05° 58' 36" E, 35.86 feet along the Easterly line of said WILDWOOD to a point, said point lying S 05° 58' 36" W, 1,624.86 feet from the Northeast corner of Lot 13 of said WILDWOOD; thence leaving said Easterly line run N 43° 05' 27" W, 250.43 feet; thence N 22° 40' 02" W, 1.90 feet to the Southerly line of Lot 56 of said WILDWOOD; thence S 65° 59' 04" W, 165.38 feet along the Southerly line of Lots 56 and 67 of said WILDWOOD to the Southwest corner of said Lot 57; thence N 36° 36' 20" W, 45.99 feet along the Westerly line of said Lot 57; thence leaving said Westerly line run S 83° 08' 22" W, 23.04 feet to the Northeast corner of Lot 78 of said WILDWOOD; thence S 36° 36' 20" E, 80.62 feet along the Easterly line of said Lot 78 to the Northerly line of Lot 76 of said WILDWOOD; thence N 83° 08' 22" E, 70.00 feet along the Northerly line of said Lot 76 to the Northeast corner of said Lot 76; thence S 06° 51' 38" E, 75.00 feet along the Easterly line of said Lot 76 to the Southeast corner of said Lot 76, said Southeast corner of Lot 76 lying on the North line of Meadowbrook Drive of said WILDWOOD; thence along the Northerly line of said Meadowbrook Drive run N 83° 08' 22" E, 75.00 feet to the Point of Curvature of a curve concave Southwesterly, said curve having a radius of 50.00 feet and a central angle of 90° 00' 00"; thence Southeasterly 78.54 feet along the arc of said curve to the Point of Beginning.

ALSO

All of Meadowbrook Drive and Brentwood Drive of said WILDWOOD.

ALSO

Begin at the intersection of the Northerly right-of-way of Wildwood Drive and the Easterly line of a 175.00 foot wide Florida Power Corporation Easement recorded in said WILDWOOD, thence N 59° 06' 42" E, 305.17 feet along the Northerly right-of-way of said Wildwood Drive to the Point of Curvature of a curve concave Northwesterly, said curve having a radius of 470.00 feet and a central angle of 29° 30' 22"; thence Northeasterly 242.04 feet along the arc of said curve and also along the Northerly right-of-way of Wildwood Drive; thence leaving said curve and also leaving said Northerly right-of-way run N 71° 45' 08" W, 130.92 feet to the Most Westerly corner of Cluster "I" of said WILDWOOD; thence N 18° 14' 52" E, 154.67 feet along the Northwesterly line of said Cluster "I" to the most Northerly corner of said Cluster "I"; thence N 55° 06' 52" W, 43.08 feet to the Southwest corner of Cluster "J" of said WILDWOOD; thence N 03° 57' 20" W, 353.66 feet along the Westerly line of Clusters "J" and "K" of said WILDWOOD to the Northwest corner of said Cluster "K"; thence S 86° 02' 40" W, 40.00 feet to the Northeast corner of Cluster "T" of said WILDWOOD; thence S 03° 57' 20" E, 116.17 feet along the Easterly line of said Cluster "T" to the Southeast corner of said Cluster "T"; thence S 86° 02' 40" W, 349.34 feet along the Southerly line of Clusters "S" and "T" of said WILDWOOD to the Southwest corner of said Cluster "S"; thence S 13° 09' 10" W, 43.51 feet to the most Easterly corner of Cluster "R" of said WILDWOOD; thence S 26° 02' 26" W, 154.67 feet along the Easterly line of said Cluster "R" to the most Southerly corner of said Cluster "R" said Southerly corner lying on the Northerly easement of said 175.00 foot wide Florida Power Corporation Easement; thence S 63° 57' 34" E, 74.16 feet along said easement; thence S 10° 00' 30" E, 543.03 feet along the Easterly line of said easement to the Point of Beginning.

LESS

Clusters "G", "H", "L", "V", "W", "X" and "Y" of said WILDWOOD.

THIRD AMENDED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WILDWOOD PLANNED UNIT DEVELOPMENT

THIS THIRD AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Wildwood Planned Unit Development is made this 23rd day of July, 1982, by NATIONAL HOMES CORPORATION, an Indiana corporation, successor to National Homes Construction Corporation, an Indiana corporation, by merger effective July 15, 1980, herein called Declarant.

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AMENDED October 2, 1978 by Document recorded in O.R. Book 1192, Page 466 and re-recorded in O.R. Book 1194, Page 393 et seq. Public Records Seminole County, Florida for Wildwood Planned Unit Development; and

AMENDED March 31, 1981 by Document recorded in O.R. Book 1347, Page 83, Public Records Seminole County, Florida for Wildwood Planned Unit Development; and

WHEREAS, Declarant has the authority to amend said Covenants, Conditions and Restrictions to annex additional lands for a period of four (4) years from October 2, 1978 without the consent of "Class A" members pursuant to Section 2.2 of said Covenants, Conditions and Restrictions as amended; and

WHEREAS, Declarant will convey said property subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as set forth in Section 1 through Section 12 of said Covenants, Conditions and Restrictions as amended for the purpose of obtaining for the owners and residents thereof the benefits of more attractive land use, privacy and security, and to release owners from the burdens of individual maintenance, repair, and upkeep of the grounds.

NOW, THEREFORE IN CONSIDERATION OF THE PREMISES, Declarant hereby declares that all of the property described in Exhibit A attached shall become part of and

*© Alta Monte Little
662 Highland Ave.
Winter Springs, FL 32781*

1406 0546
SEMI. CO. FL.

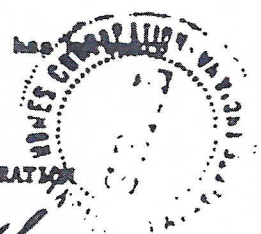
AUG 4 4 23 14 '82

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be called Wildwood Planned Unit Development as "WILDWOOD PLANNED UNIT DEVELOPMENT PHASE III" and shall be held, sold, and conveyed subject to the Covenants, Conditions and Restrictions as amended all of which for the purpose of enhancing and protecting the value, desirability, and attractiveness of the described property. These easements, covenants, restrictions, and conditions shall run with the described property and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

The original Declaration of Covenants, Conditions, and Restrictions for Wildwood Planned Unit Development as amended are hereby ratified and confirmed and remain in full force and effect, unchanged except as expressly set out herein.

IN WITNESS WHEREOF, the undersigned, being Declarant herein, has set its hand and seal this 23rd day of July, 1982.



NATIONAL HOMES CORPORATION

BY: J. Fred Harless
J. Fred Harless, Vice President

Attest: Michael J. Klump
Michael J. Klump, Secretary

STATE OF INDIANA)
COUNTY OF TIPPECANOE) SS:

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared J. Fred Harless and Michael J. Klump, to me known and known to be the persons described in and who executed the foregoing instrument as Vice Pres. and Secretary, respectively, of the Corporation named therein, and severally acknowledged before me that they executed the same as such officers in the name and on behalf of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of July, 1982.

Ruby F. House
Ruby F. House, Notary Public

My Commission Expires: 7/24/83
County of Residence: Tippecanoe

THIS INSTRUMENT PREPARED BY:
Michael J. Klump

1106 0547
N.H.C.
... ..

EXHIBIT "A"

Lots 76 through 122 inclusive and Clusters "C", "M", "P", "U",
"V", "W", "X" and "Y" WILDMOOD, a Planned Unit Development,
recorded in Plat Book 19, Pages 7, 8, 9 and 10 of Public Records
of Seminole County, Florida

OFFICIAL RECORDS
1406 0548
SEMINOLE CO. FL.

B.
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*Cinnamon
Over*

0549
D. FL.

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 1982, between NATIONAL HOMES CORPORATION, of the County of Tippecanoe, and State of Indiana, successor to National Homes Construction Corporation by merger effective July 15, 1980, party of the first part, and WILDWOOD HOMES, INC., party of the second part; 800 Tanglewood Rd. Winter Springs, Fla. 32708

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and (00/100) Dollars (\$10.00) to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said party of the second part, its successors and assigns, forever, all that certain parcel of land lying and being in the County of Seminole, and State of Florida, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

(Comprising of the common area for Wildwood P.U.D. - Phase III

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the party of the first part covenants with the said party of the second part that it is lawfully seized of the said premises; that they are free from all encumbrances and that it has good right and lawful authority to sell the same; and that the party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

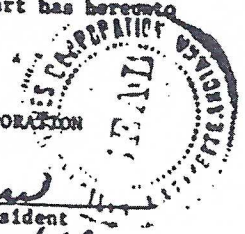
Sandra L. Decker

Rosetta Newman

NATIONAL HOMES CORPORATION

J. Fred Harless
J. Fred Harless, Vice President

Michael J. Klump
Michael J. Klump, Secretary



Attorneys Title

078355



STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared J. Fred Harless and Michael J. Klump, to me known and known to be the persons described in and who executed the foregoing instrument as V. Pres. and Secretary, respectively, of the Corporation named therein, and severally acknowledged before me that they executed the same as such officers in the name and on behalf of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of July, 1982.


Ruby P. House, Notary Public

My Commission Expires: 7/24/83
County of Residence: Tippecanoe

This Instrument Prepared by:
Michael J. Klump

EXHIBIT "A"

Commence at the N.W. corner of Lot 122, Wildwood, recorded in Plat Book 19, Pages 7, 8, 9 and 10 of Public Records of Seminole County, Florida, thence N 83° 08' 22" E, 30.00 feet along the Northerly line of said Lot 122 for a Point of Beginning; thence continue N 83° 08' 22" E, 90.00 feet to the N.E. corner of said Lot 122; thence S 35° 56' 57" E, 40.00 feet along the Northeasterly line of said Lot 122 to the Easterly line of said WILDWOOD; thence N 05° 58' 36" E, 35.86 feet along the Easterly line of said WILDWOOD to a point, said point lying S 05° 58' 36" W, 1,624.86 feet from the Northeast corner of Lot 13 of said WILDWOOD; thence leaving said Easterly line run N 43° 05' 27" W, 250.43 feet; thence W 22° 40' 02" W, 1.90 feet to the Southerly line of Lot 56 of said WILDWOOD; thence S 65° 59' 04" W, 165.38 feet along the Southerly line of Lots 56 and 67 of said WILDWOOD to the Southwest corner of said Lot 57; thence N 36° 36' 20" W, 45.99 feet along the Westerly line of said Lot 57; thence leaving said Westerly line run S 81° 08' 22" W, 23.04 feet to the Northeast corner of Lot 78 of said WILDWOOD; thence S 36° 36' 20" E, 80.62 feet along the Easterly line of said Lot 78 to the Northerly line of Lot 76 of said WILDWOOD; thence N 83° 08' 22" E, 70.00 feet along the Northerly line of said Lot 76 to the Northeast corner of said Lot 76; thence S 06° 51' 38" E, 75.00 feet along the Easterly line of said Lot 76 to the Southeast corner of said Lot 76, said Southeast corner of Lot 76 lying on the North line of Meadowbrook Drive of said WILDWOOD; thence along the Northerly line of said Meadowbrook Drive run N 83° 08' 22" E, 75.00 feet to the Point of Curvature of a curve concave Southwesterly, said curve having a radius of 50.00 feet and a central angle of 90° 00' 00"; thence Southeasterly 78.54 feet along the arc of said curve to the Point of Beginning.

ALSO

All of Meadowbrook Drive and Brentwood Drive of said WILDWOOD.

ALSO

Begin at the intersection of the Northerly right-of-way of Wildwood Drive and the Easterly line of a 175.00 foot wide Florida Power Corporation Easement recorded in said WILDWOOD, thence N 59° 06' 42" E, 305.17 feet along the Northerly right-of-way of said Wildwood Drive to the Point of Curvature of a curve concave Northwesterly, said curve having a radius of 470.00 feet and a central angle of 29° 30' 22"; thence Northeasterly 242.04 feet along the arc of said curve and also along the Northerly right-of-way of Wildwood Drive; thence leaving said curve and also leaving said Northerly right-of-way run N 71° 45' 08" W, 130.92 feet to the Most Westerly corner of Cluster "I" of said WILDWOOD; thence N 18° 14' 52" E, 154.67 feet along the Northwesterly line of said Cluster "I" to the most Northerly corner of said Cluster "I"; thence N 55° 06' 52" W, 43.08 feet to the Southwest corner of Cluster "J" of said WILDWOOD; thence N 03° 57' 20" W, 353.66 feet along the Westerly line of Clusters "J" and "K" of said WILDWOOD to the Northwest corner of said Cluster "K"; thence S 86° 02' 40" W, 40.00 feet to the Northeast corner of Cluster "T" of said WILDWOOD; thence S 03° 57' 20" E, 116.17 feet along the Easterly line of said Cluster "T" to the Southeast corner of said Cluster "T"; thence S 86° 02' 40" W, 349.36 feet along the Southerly line of Clusters "S" and "T" of said WILDWOOD to the Southwest corner of said Cluster "S"; thence S 13° 09' 30" W, 43.51 feet to the most Easterly corner of Cluster "R" of said WILDWOOD; thence S 26° 02' 26" W, 154.67 feet along the Easterly line of said Cluster "R" to the most Southerly corner of said Cluster "R" said Southerly corner lying on the Northerly easement of said 175.00 foot wide Florida Power Corporation Easement; thence S 63° 57' 34" E, 74.16 feet along said easement; thence S 10° 00' 30" E, 543.03 feet along the Easterly line of said easement to the Point of Beginning.

LESS

Clusters "G", "H", "U", "V", "W", "X" and "Y" of said WILDWOOD.