

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING
MAY 7 1990

Rec Fee \$ 17.00 MARTHA O. HAYNE
Add Fee \$ 2.50 Orange County
Doc Tax \$ _____ Comptroller
Int Tax \$ _____ By mgk
Total \$ 19.50 Deputy Clerk

PW#44F

NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR WATERMILL SECTION SEVEN

3513822 ORANGE CO. FL.
03:28:40PM 05/11/90

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation is the owner of the following real property located in Orange County, Florida, to wit:

JR 4183 PG 1523

Lots 701 through 767, inclusive, WATERMILL SECTION SEVEN according to the Plat thereof, recorded in Plat Book 25, Pages 14-142 Public Records of Orange County, Florida (hereinafter sometimes referred to as the "Subdivision").

AND WHEREAS, The Greater Construction Corp. desires that all of said real property be subject to like restrictions for the mutual benefit and protection of themselves and persons, both natural and corporate, who may hereafter purchase or acquire any interest in said real property, or any portion thereof;

NOW THEREFORE, in consideration of the premises, The Greater Construction Corp., the owner of all the real property described above, and hereinafter sometimes referred to as "the Declarant" does hereby declare said real property to be subject to the following restrictions, reservations and conditions binding upon themselves and upon each and every person, both natural and corporate, who or which shall hereafter acquire any interest in said real property, and their heirs, successors and assigns, to wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than two (2) cars. Further, cars or other authorized vehicles hereunder shall be parked in the garage or driveway and in any event may not be parked in any easement areas or the street area in front of the house.

2. No building, structure or appurtenance shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevation.

3. The Architectural Control Committee is composed of Lester N. Mandell and Lester Zimmerman. The Committee may designate a representative to act for it. In the event of the death or resignation of a member of the Committee, the remaining member shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives, shall be entitled to any compensation for service performed pursuant to this covenant. At any time after the Declarant is no longer the owner of any lot within the Subdivision, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore it to any of its powers and duties.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof,

PLEASE RETURN TO JO ANN - CLERK OF THE ECC - ADMIN. CTR.

Prepared By, and
Return to:
Mr. William A. Beckett
Lounes, Drosdick, Doster, Kantor & Reed
P.O. Box 2809
Orlando, FL 32802-2809

approval will not be required and the related covenants shall be deemed to have been fully complied with.

5. No dwelling shall be permitted on any lot at a cost of less than TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than nine hundred fifty (950) square feet.

6. No dwelling shall be erected nearer to the front lot line, the side lot lines, or the rear lot line than is permitted by applicable Orange County setback regulations.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Further no trailer, recreational vehicle, or trucks larger than two (2) tons in total weight shall be stored, kept or parked contiguous to, on or about any lot without the express advance written authorization of the Architectural Control Committee, which consent may be withheld in said Committee's sole discretion and for any reason.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood, or which tends to cause embarrassment, discomfort, or annoyance to the neighborhood. There shall be no exterior clotheslines.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not bred or maintained for any commercial purposes.

10. No sign of any kind shall be displayed to the public view on any lot, except one (1) professional sign of not more than one (1) square foot, one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

11. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line and no fence or wall permitted hereunder shall, in any event exceed six (6) feet in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines, extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless it is maintained at sufficient height to prevent obstruction of such sight lines.

12. No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other

equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. No television or radio antenna shall be constructed or placed on the roof of any dwelling. No free-standing television or radio antenna shall be permitted on any lot unless (i) the location of such free-standing antenna is approved by the Architectural Control Committee and (ii) such free-standing antenna does not exceed five (5) feet in height above the highest point of the roof of the dwelling. Further, no television or radio dish antenna shall be permitted on any lot unless the appearance and location of such dish antenna is approved in advance by the Architectural Control Committee.

14. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

15. Water service for all lots shall be provided by a public or privately owned water system and the owners of residences shall pay the monthly charges for such services as are from time to time imposed. All lots shall be serviced by septic tanks, the maintenance and repair of which shall be the responsibility and obligation of the Lot Owner.

In addition, Declarant has caused or may cause to be established a "Municipal Service Taxing Unit" (MSTU) to provide for (a) the maintenance and upkeep of Tracts A and B, retention areas, as shown on the plat of Watermill Section Seven; and (b) the construction, operation and maintenance of street lighting for the Subdivision.

16. Tract "C", as shown on the recorded plat, shall be used for open space and landscaping and for those purposes shown on the recorded plat and is reserved for the sole use and benefit of Watermill Section Seven. Tract "C" shall be owned and maintained by the Declarant and its successors and assigns, including but not limited to a Homeowners' Association.

17. There shall be a structural enclosure of at least thirty-six (36) inches in height, including a gate or door, for the placement of all trash and garbage cans. All exterior pumps, motors, air conditioning compressors, air conditioning equipment, storage tanks, and other mechanical features shall be screened from view either by a decorative structure thirty-six (36) inches in height or landscaping material.

18. No water shall be drawn by any means from any lake for irrigation or for any purposes whatsoever.

19. There shall be no removal of trees or construction of improvements, buildings, docks or boathouses within the Conservation Easement adjacent to Lake Sharp and Lake Burkett, as shown on the recorded plat, unless prior approval therefor is obtained from the St. Johns River Water Management District. Further, there shall be no vegetation planted or maintained within said Conservation Easement except native vegetation similar to that currently existing in said easement areas and along the shores of Lake Sharp or Lake Burkett, respectively.

The reverse swales located along said lakes shall be maintained by the owners of the individual lots along said lakes in accordance with the terms of these Restrictions. Nothing contained herein shall be construed so as to permit construction in violation of applicable Orange County setback regulations or Lake Shore protection ordinances. Within said Conservation Easement, development rights have been dedicated to Orange County as set forth on the recorded plat. Said dedication of development rights shall not preclude access to the applicable lake from the lakefront lots upon which the Conservation Easement is located, so long as such access is in compliance with applicable Orange County lakeshore protection ordinances and is subject to the approval of Orange County.

20. The covenants and restrictions set forth in these Restrictions shall run with and bind the land, for a term of thirty (30) years from the date these Restrictions are recorded, after which time they shall be automatically extended for successive periods of ten (10) years. These Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the lot owners; provided, however, so long as the Declarant is the owner of one or more lots within the Subdivision, any amendment shall require the written consent of the Declarant. Any amendment must be recorded in the Public Records of Orange County, Florida.

21. Enforcement of these Restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction either to restrain violation or to recover damages, and the Declarant hereunder shall be entitled to recover from the person or persons violating these Restrictions any and all costs and fees associated with the enforcement of these Restrictions, including reasonable attorneys' fees.

22. Invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, The Greater Construction Corp. has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this ___ day of March, 1990.

Signed, sealed and delivered
in the presence of:

THE GREATER CONSTRUCTION CORP.

James J. Bible
James H. Quick

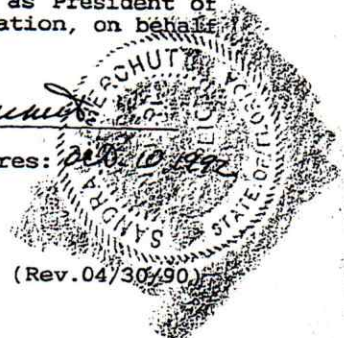
By: Robert A. Mandell
President

STATE OF FLORIDA
COUNTY OF ORANGE

JR4183 PG1526

The foregoing instrument was acknowledged before me this 30th of April, 1990 by ROBERT A. MANDELL, as President of THE GREATER CONSTRUCTION CORP., a Florida corporation, on behalf of the corporation.

Sandra K. Merritt
Notary Public
My Commission Expires: 2010 10 29



64-q022ck/WWB

4

(Rev. 04/30/90)

RECORDED & RECORD VERIFIED
Martha D. Hyman
County Comptroller, Orange Co., FL

Rec Fee \$ 13.00 MARTHA O. HAYNE
Add Fee \$ 2.00 Orange County
Doc Tax \$ _____ Comptroller
Int Tax \$ _____ By MHT
Total \$ 15.00 Deputy Clerk

FIRST AMENDMENT
TO
NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WATERMILL SECTION SEVEN

KNOW ALL MEN BY THESE PRESENTS:

3610628 ORANGE CO. FL.
04:06:00pm 09/24/90

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, as the owner of the following described real property located in Orange County, Florida, executed and recorded that certain Notice of Covenants, Conditions and Restrictions for Watermill Section Seven dated April 30, 1990 and recorded May 11, 1990 in Official Records Book 4183, at Page 1523, of the Public Records of Orange County, Florida (hereinafter referred to as the "Restrictions"):

Lots 701 through 767, inclusive, WATERMILL SECTION SEVEN, according to the plat thereof as recorded in Plat Book 25, Page 141, of the Public Records of Orange County, Florida (hereinafter referred to as the "Property");

and

WHEREAS, Paragraph 20 of the Restrictions provides that the Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the lot owners within the Property; and

WHEREAS, The Greater Construction Corp. is presently the owner of all sixty-seven (67) lots, which constitute over seventy-five percent (75%) of the lots within the Property; and

WHEREAS, The Greater Construction Corp. desires to amend the Restrictions in the manner set forth herein, but in all other respects to maintain the Restrictions in full force and effect;

NOW, THEREFORE, in consideration of the premises, The Greater Construction Corp. does hereby declare that the Restrictions shall be amended as follows:

This instrument was prepared by and
should be returned to
WILLIAM A. BECKETT, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed
Professional Association
215 North Eola Drive
Post Office Box 2809
Orlando, Florida 32802

221 PG2413

officers and its corporate seal to be hereunto affixed this 18th
day of September, 1990.

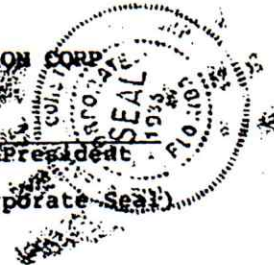
Signed, sealed and delivered
in the presence of:

Donna J. Maddox
Vivian L. Happel

THE GREATER CONSTRUCTION CORP.

By: Robert A. Mandell
Robert A. Mandell, President

(Corporate Seal)



STATE OF FLORIDA
COUNTY OF ORANGE

18th The foregoing instrument was acknowledged before me this
day of September, 1990 by Robert A. Mandell, as
President of THE GREATER CONSTRUCTION CORP., on behalf of the
corporation.

Donna J. Maddox
Notary Public
My Commission Expires:

Notary Public, State of Florida
My Commission Expires August 1, 1993



JR4221 PG2415

RECORDED & INDEXED
Marta Abeyaratne
County Controller, Orange Co., FL

PW# 116

SECOND AMENDMENT TO NOTICE OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WATERMILL SECTION SEVEN

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, as the owner of the following described real property located in Orange County, Florida, executed and recorded that certain Notice of Covenants, Conditions and Restrictions for Watermill Section Seven dated April 30, 1990 and recorded May 11, 1990 in Official Records Book 4183, at Page 1523, as amended by that certain First Amendment to Notice of Covenants, Conditions and Restrictions for Watermill Section Seven, dated September 18, 1990 and recorded September 24, 1990 in Official Records Book 4221, Page 2413, both of the Public Records of Orange County, Florida (hereinafter collectively referred to as the "Restrictions"):

Lots 736 through 741, inclusive, WATERMILL SECTION SEVEN, according to the Plat thereof as recorded in Plat Book 25, Page 141, of the Public Records of Orange County, Florida

(hereinafter referred to as the "Property"); and

WHEREAS, Paragraph 20 of the Restrictions provide that the Restrictions may be amended, in whole or in part by an instrument signed by owners of not less than seventy-five percent (75%) of the lots subject to the Restrictions; and

WHEREAS, The Greater Construction Corp., is presently the owner of not less than seventy-five percent (75%) of the lots subject to the Restrictions; and

WHEREAS, The Greater Construction Corp., has filed a petition to vacate the Property from the plat of Watermill Section Seven; and

WHEREAS, The Greater Construction Corp., has replatted the Property into Watermill Section Seven Replat, according to the Plat thereof as recorded in Plat Book 28, Pages 34-35 of the Public Records of Orange County, Florida.

3778695 Orange Co. FL.
05/09/91 02:18:49PM

OR4285 PG480J

NOW THEREFORE, in consideration of these premises, The Greater Construction Corp. does hereby declare that the Restrictions shall be amended as follows:

Rec Fee \$	<u>9.00</u>	MARTHA O. HAYNIE
Add Fee \$	<u>1.50</u>	Orange County
Doc Tax \$	<u>—</u>	Comptroller
Int Tax \$	<u>—</u>	By <u>[Signature]</u>
Total \$	<u>10.50</u>	Deputy Clerk

RETURN TO ANNE - CLERK'S OFFICE BCC - 5TH FLOOR COUNTY ADMINISTRATOR'S BUILDING

1/ML

1. The Restrictions shall be amended to include Lots 736 through 741, inclusive, WATERMILL SECTION SEVEN REPLAT, according to the Plat thereof as recorded in Plat Book 28, Page 34-35 of the Public Records of Orange County, Florida.

2. The covenants and restrictions set forth in the Restrictions shall run with and bind Lots 736 through 741, WATERMILL SECTION SEVEN REPLAT, according to the same terms as set forth in the Restrictions.

3. Except as modified herein, the Restrictions shall in all other respects remain in full force and effect.

IN WITNESS WHEREOF, The Greater Construction Corp. has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 25th day of January, 1991.

Signed, sealed and delivered in the presence of:

James J. Bible
Jan A. Bruck

THE GREATER CONSTRUCTION CORP.,
a Florida corporation

By: [Signature]
Robert A. Mandell, President

Attest: [Signature]
Lester Zimmerman,
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA.
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25th day of January 1991, by Robert A. Mandell and Lester Zimmerman, President and Secretary, respectively, of THE GREATER CONSTRUCTION CORP., a Florida corporation, on behalf of the corporation.

[Signature]
Notary Public
My Commission Expires: Oct. 10, 1992

RECORDED & INDEXED
Michele [Signature]
County Commission, Orange Co., FL

OR4285 PG4802

13.00
2.00
By [Signature]
Deputy Clerk
Total \$ 15.00

3854165
03:56:32PM

THIRD AMENDMENT
TO
NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WATERMILL SECTION SEVEN

OR4316 PG1208

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, as the owner of the following described real property located in Orange County, Florida, executed and recorded that certain Notice of Covenants, Conditions and Restrictions for Watermill Section Seven dated April 30, 1990 and recorded on May 11, 1990 in Official Records Book 4183, at Page 1523, of the Public Records of Orange County, Florida, as amended by that certain First Amendment thereto dated September 18, 1990 and recorded September 24, 1990 in Official Records Book 4221, at Page 2413, and as further amended by that certain Second Amendment dated January 25, 1991 and recorded May 9, 1991 in Official Records Book 4285, at Page 4801, all of the Public Records of Orange County, Florida (hereinafter the "Restrictions"):

Lots 701 through 767, inclusive, WATERMILL SECTION SEVEN, according to the plat thereof, recorded in Plat Book 25, Page 141, of the Public Records of Orange County, Florida, including Lots 736 through 741, inclusive, WATERMILL SECTION SEVEN REPLAT, according to the plat thereof, recorded in Plat Book 28, Page 34, of the Public Records of Orange County, Florida (hereinafter the "Property");

and

WHEREAS, Paragraph 20 of the Restrictions provides that the Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the lot owners within the Property; and

WHEREAS, The Greater Construction Corp. is presently the owner of fifty-two (52) lots, which constitutes over seventy-five

This instrument was prepared by and should be returned to
WILLIAM A. BECKETT, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed
Professional Association
215 North Cola Drive
Post Office Box 2809
Orlando, Florida 32802

[Signature]

percent (75%) of the lots within the Property; and

WHEREAS, The Greater Construction Corp. desires to amend the Restrictions in the manner set forth herein, but in all other respects to maintain the Restrictions in full force and effect;

NOW, THEREFORE, in consideration of the premises hereof, The Greater Construction Corp. does hereby declare that the Restrictions shall be amended as follows:

1. Paragraph 11 of the Restrictions shall be amended to read as follows:

11. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line and no fence or wall permitted hereunder shall, in any event exceed six (6) feet in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines, extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless it is maintained at sufficient height to prevent obstruction of such sight lines. No chain link fences shall be erected or maintained on any portion of any lot. This prohibition of chain link fences shall not prohibit the erection and maintenance of any chain link fences within other areas of the Subdivision outside the boundaries of platted lots.

2. Except as modified herein, the Restrictions shall in all other respects remain in full force and effect.

IN WITNESS WHEREOF, The Greater Construction Corp. has caused these presents to be executed by its duly authorized officer and its corporate seal to be hereunto affixed this 12th day of August, 1991.

Signed, sealed and delivered in the presence of:

Quinnette Caldwell
Name: Quinnette Caldwell
(Print)

Vivian L. Hoppel
Name: Vivian L. Hoppel
(Print)

THE GREATER CONSTRUCTION CORP.

By: Robert A. Mandell
Robert A. Mandell,
President
P.O. Box 3873
Longwood, Florida 32781 (Corporate Seal)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of August, 1991 by Robert A. Mandell, as President of THE GREATER CONSTRUCTION CORP., a Florida corporation, on behalf of the corporation.

Vivian L. Hoppel
Name: Vivian L. Hoppel
(Print)

Notary Public
My Commission Expires:

Notary Public, State of Florida
My Commission Expires March 15, 1995
Banded Three Inch Film - Insurance Inc.

OR4316 PG1210

Rec Fee \$ 13.00 MARTHA O. HAYNIE
Add Fee \$ 2.00 Orange County
Doc Tax \$ _____ Comptroller
Int Tax \$ _____ By MTI
Total \$ 15.00 Deputy Clerk

FOURTH AMENDMENT
TO
NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WATERMILL SECTION SEVEN

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, as the owner of the following described real property located in Orange County, Florida, executed and recorded that certain Notice of Covenants, Conditions and Restrictions for Watermill Section Seven dated April 30, 1990 and recorded on May 11, 1990 in Official Records Book 4183, at Page 1523, of the Public Records of Orange County, Florida, as amended by that certain First Amendment thereto dated September 18, 1990 and recorded September 24, 1990 in Official Records Book 4221, at Page 2413, as further amended by that certain Second Amendment dated January 25, 1991 and recorded May 9, 1991 in Official Records Book 4285, at Page 4801, and as further amended by that certain Third Amendment dated August 12, 1991, and recorded August 14, 1991 in Official Records Book 4316, at Page 1208, all of the Public Records of Orange County, Florida (hereinafter the "Restrictions"):

3926722 Orange Co. FL.
11/13/91 03:41:03pm

Lots 701 through 767, inclusive, WATERMILL SECTION SEVEN, according to the plat thereof, recorded in Plat Book 25, Page 141, of the Public Records of Orange County, Florida, including Lots 736 through 741, inclusive, WATERMILL SECTION SEVEN REPLAT, according to the plat thereof, recorded in Plat Book 28, Page 34, of the Public Records of Orange County, Florida (hereinafter the "Property");

OR 4345 PG 2863

and

WHEREAS, Paragraph 20 of the Restrictions provides that the Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the lot owners within the Property; and

WHEREAS, The Greater Construction Corp. is presently the owner of forty-seven (47) lots, and the attached or separately recorded Joinders to this

This instrument was prepared by and
sho ld be returned to
WILLIAM A. BECKETT, Esquire
Lowndes, Dunslick, Doster, Kantor & Reed
Professional Association
215 North Eola Drive
Post Office Box 2809
Orlando, Florida 32802

✓

Fourth Amendment executed by four (4) additional lot owners bring the aggregate total to fifty-one (51) lots, which constitutes over seventy-five percent (75%) of the lots within the Property; and

WHEREAS, The Greater Construction Corp. desires to amend the Restrictions in the manner set forth herein, but in all other respects to maintain the Restrictions in full force and effect;

NOW, THEREFORE, in consideration of the premises hereof, The Greater Construction Corp. does hereby declare that the Restrictions shall be amended as follows:

1. Paragraph 1 of the Restrictions shall be amended to read as follows:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) cars. Further, cars or other authorized vehicles hereunder shall be parked in the garage or driveway and in any event may not be parked in any easement areas or the street area in front of the house.

2. Except as modified herein, the Restrictions shall in all other respects remain in full force and effect.

IN WITNESS WHEREOF, THE GREATER CONSTRUCTION has caused these presents to be executed by its duly authorized officer and its corporate seal to be hereunto affixed this 12th day of November, 1991.

OR4345 PG2864

Signed, sealed and delivered
in the presence of:

William A. Beckett
Name: William A. Beckett

Vivian L. Happel
Name: Vivian L. Happel

THE GREATER CONSTRUCTION
CORP.

By: [Signature]
Robert A. Mandell,
President

Post Office Box 3873
Longwood, Florida 32797

(CORPORATE SEAL)