

This document was prepared by and after recording should be returned to:

Cheryl M. Kirst
Keewin Oak Hammock Preserve LLC
1031 West Morse Blvd., Suite 325
Winter Park, Florida 32789

LARRY WHALEY
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

6P

CL 2005012778 OR 2679/2432
HLG Date 01/18/2005 Time 09:58:51

**SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR OAK HAMMOCK PRESERVE**

This SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK HAMMOCK PRESERVE ("Supplement") is made as of the 24th day of September, 2004, by Oak Hammock Preserve Venture, a Florida general partnership, hereinafter referred to as "Declarant or Developer."

WITNESSETH:

WHEREAS, Developer, on July 15, 2003, made and executed that certain Declaration of Covenants, Conditions and Restrictions for Oak Hammock Preserve, hereinafter referred to as "Declaration", said Declaration being recorded on November 5, 2003, in Official Records Book 2377, Page 2547, Public Records of Osceola County, Florida; and

WHEREAS, the Declaration was amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Hammock Preserve recorded on August 2, 2004, in Official Records Book 2571, Page 1890, Public Records of Osceola County, Florida; and

WHEREAS, the Declarant recorded in the public record those certain ByLaws of Oak Hammock Preserve Community Owners Association, Inc. recorded in Official Records Book 2571, Page 1877, Public Records of Osceola County, Florida; and

WHEREAS, pursuant to Article IX, Section 10 of the Declaration, Developer has the right to add Additional Property, as defined in the Declaration, to the Declaration; and

WHEREAS, Declarant is desirous of adding the property described in Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE, the Declarant declares as follows:

1. That the property described in **Exhibit "A"** is hereby added to and made subject to the terms of the Declaration and committed to the covenants contained in the Declaration and shall be considered "Property" as fully as though originally designated as Property in the Declaration.
2. That the property described in **Exhibit "A"** will be platted as Oak Hammock Preserve Unit 2.

- 3. That the plat of Oak Hammock Preserve Unit 2 will include common areas designated on the plat as Tracts U, V, X Y, Z, AA and BB.
 - A. Tracts U, V and X are Buffer and Landscape Tracts dedicated to and maintained by the Association.
 - B. Tract Y is an Open Space Tract dedicated to and maintained by the Association.
 - C. Tracts Z and AA are Recreation Tracts dedicated to and maintained by the Association.
 - D. Tract BB is a Drainage and Utility Tract dedicated for the perpetual use of the public.

4. All of the terms and provisions of said Declaration, except as modified and amended hereby, shall remain in full force and effect.

5. This Supplement is made, filed and recorded by the Declarant so that from the effective date hereof the property described in Exhibit "A" hereof is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the restrictions, conditions, easements, assessments, affirmative obligations and liens as set forth in said Declaration, as modified and amended by this Supplement. This Supplement shall become effective as of the time it is recorded in the Public Records of Osceola County, Florida.

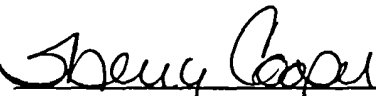
IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed in its name as of the day and year first above written.

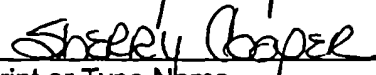
Signed, sealed and delivered in the presence of:

OAK HAMMOCK PRESERVE VENTURE, a Florida general partnership

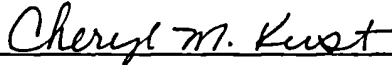
By: Keewin Oak Hammock Preserve, LLC, a Florida limited liability company Its: managing general partner

By:  Allan E. Keen, Manager





Print or Type Name



Cheryl M. KIRST

Print or Type Name

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 24th day of September, 2004, by Allan E. Keen, as Manager of Keewin Oak Hammock Preserve, LLC, a Florida limited liability company, managing general partner of Oak Hammock Preserve Venture, a Florida general partnership. He is personally known to me and did not take an oath.



Cheryl M. Kirst
MY COMMISSION # CC985792 EXPIRES
January 21, 2005
POINTED THRU TROY FAIN INSURANCE, INC.

Cheryl M. Kirst
Notary Public

Cheryl M. Kirst
Print or Type Name

NOTARY SEAL

MY COMMISSION EXPIRES 1/21/2005

After Recording Return to:

Keewin ForestBrooke, LLC
1031 W. Morse Boulevard, Suite 325
Winter Park, FL 32789

2004

EXHIBIT A

CL 2005012778

OR 2679/2435

OAK HAMMOCK PRESERVE UNIT 2 PLAT

DESCRIPTION:

That part of Sections 5 and 8, Township 26 South, Range 29 East, and that part of Government Lot 1 of said Section 8 and the South 1/2 of Government Lot 2 of said Section 5, Osceola County, Florida, described as follows:

Commence at the Southwest corner of said Section 5; thence run $S89^{\circ}55'56''E$ along the South line of the Southwest 1/4 of said Section 5 for a distance of 1400.25 feet to a point on the East right-of-way line of Pleasant Hill Road (County Road 531), as described in Official Records Book 1336, Page 2153, of the Public Records of Osceola County, Florida, and the POINT OF BEGINNING; thence run $S01^{\circ}26'00''E$ along said East right-of-way line for a distance of 932.71 feet; thence run $S00^{\circ}51'42''E$ along said East right-of-way line for a distance of 62.26 feet to the point of curvature of a curve concave Northeasterly having a radius of 2794.79 feet and a chord bearing of $S04^{\circ}11'22''E$; thence run Southerly along said East right-of-way line and along the arc of said curve through a central angle of $06^{\circ}39'28''$ for a distance of 324.76 feet to a point on the South line of the Northwest 1/4 of said Section 8; thence leaving said East right-of-way line run $S89^{\circ}56'16''E$ along said South line for a distance of 1200.99 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 8; thence run $N89^{\circ}57'18''E$ along the South line of said Government Lot 1 for a distance of 1981.84 feet; thence leaving said South line run $N39^{\circ}13'23''W$ for a distance of 278.79 feet; thence run $N34^{\circ}16'43''W$ for a distance of 404.37 feet; thence run $N25^{\circ}48'02''W$ for a distance of 327.68 feet; thence run $N09^{\circ}19'34''W$ for a distance of 4.49 feet; thence run $S78^{\circ}14'32''W$ for a distance of 171.07 feet to a point on a non-tangent curve concave Easterly having a radius of 1835.00 feet and a chord bearing of $S11^{\circ}54'29''E$; thence run Southerly along the arc of said curve through a central angle of $00^{\circ}18'01''$ for a distance of 9.62 feet to a non-tangent line; thence run $S77^{\circ}56'31''W$ for a distance of 186.83 feet; thence run $S08^{\circ}25'59''E$ for a distance of 31.11 feet; thence run $S18^{\circ}16'48''E$ for a distance of 165.71 feet; thence run $S22^{\circ}30'14''E$ for a distance of 102.94 feet; thence run $S26^{\circ}50'38''E$ for a distance of 103.06 feet; thence run $S31^{\circ}03'12''E$ for a distance of 97.11 feet; thence run $S32^{\circ}51'05''E$ for a distance of 95.84 feet to a point on a non-tangent curve concave Northerly having a radius of 375.00 feet and a chord bearing of $S80^{\circ}14'18''W$; thence run Westerly along the arc

of said curve through a central angle of $29^{\circ}05'39''$ for a distance of 190.42 feet to the point of tangency; thence run $N85^{\circ}12'53''W$ for a distance of 114.72 feet; thence run $N04^{\circ}47'07''E$ for a distance of 143.77 feet; thence run $N85^{\circ}12'53''W$ for a distance of 81.36 feet; thence run $S87^{\circ}02'29''W$ for a distance of 247.26 feet; thence run $N67^{\circ}09'03''W$ for a distance of 118.57 feet; thence run $N38^{\circ}20'48''W$ for a distance of 144.46 feet; thence run $N29^{\circ}13'39''W$ for a distance of 98.79 feet; thence run $S50^{\circ}16'04''W$ for a distance of 143.56 feet to a point on a non-tangent curve concave Southwesterly having a radius of 525.00 feet and a chord bearing of $S39^{\circ}31'06''E$; thence run Southeasterly along the arc of said curve through a central angle of $00^{\circ}25'39''$ for a distance of 3.92 feet to a non-tangent line; thence run $S50^{\circ}41'44''W$ for a distance of 50.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 475.00 feet and a chord bearing of $S36^{\circ}38'26''E$; thence run Southeasterly along the arc of said curve through a central angle of $05^{\circ}19'42''$ for a distance of 44.17 feet to the point of tangency; thence run $S33^{\circ}58'35''E$ for a distance of 44.76 feet; thence run $S56^{\circ}01'25''W$ for a distance of 125.00 feet; thence run $S89^{\circ}57'18''W$ for a distance of 54.26 feet; thence run $N65^{\circ}27'57''W$ for a distance of 127.90 feet; thence run $N57^{\circ}55'23''W$ for a distance of 100.39 feet; thence run $S88^{\circ}34'00''W$ for a distance of 154.38 feet; thence run $N83^{\circ}28'14''W$ for a distance of 50.49 feet; thence run $S88^{\circ}34'00''W$ for a distance of 125.00 feet; thence run $N01^{\circ}26'00''W$ for a distance of 241.29 feet; thence run $N10^{\circ}12'17''E$ for a distance of 99.94 feet to a point on a non-tangent curve concave Southerly having a radius of 375.00 feet and a chord bearing of $N88^{\circ}36'22''W$; thence run Westerly along the arc of said curve through a central angle of $05^{\circ}39'17''$ for a distance of 37.01 feet to the point of tangency; thence run $S88^{\circ}34'00''W$ for a distance of 83.21 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve through a central angle of $90^{\circ}00'00''$ for a distance of 39.27 feet to a non-tangent line; thence run $S88^{\circ}34'00''W$ for a distance of 50.00 feet; thence run $N01^{\circ}26'00''W$ for a distance of 69.72 feet to the point of curvature of a curve concave Easterly having a radius of 625.00 feet; thence run Northerly along the arc of said curve through a central angle of $04^{\circ}29'17''$ for a distance of 48.96 feet to a non-tangent line; thence run $N86^{\circ}56'43''W$ for a distance of 127.54 feet; thence run $N07^{\circ}13'04''E$ for a distance of 79.46 feet; thence run $N09^{\circ}05'50''E$ for a distance of 340.09 feet; thence run $N17^{\circ}19'35''W$ for a distance of 105.76 feet to a point on a point on a non-tangent curve concave Southwesterly having a radius of 800.00 feet and a chord bearing of $N67^{\circ}43'50''W$; thence run Northwesterly along the arc of said curve through

a central angle of $10^{\circ}18'45''$ for a distance of 143.99 feet to a non-tangent line; thence run $N71^{\circ}01'35''W$ for a distance of 51.25 feet to a point on a non-tangent curve concave Southerly having a radius of 800.00 feet and a chord bearing of $N82^{\circ}55'08''W$; thence run Westerly along the arc of said curve through a central angle of $17^{\circ}01'44''$ for a distance of 237.77 feet to the point of tangency; thence run $S88^{\circ}34'00''W$ for a distance of 123.78 feet; thence run $S43^{\circ}34'00''W$ for a distance of 165.67 feet to the aforesaid East right-of-way line of Pleasant Hill Road (County Road 531); thence run $S01^{\circ}26'00''E$ along said East right-of-way line for a distance of 35.80 feet to the POINT OF BEGINNING. Containing 48.759 acres more or less.

AND:

Tract T, OAK HAMMOCK PRESERVE UNIT 1, according to the plat thereof as recorded in Plat Book 15, Pages 167 through 173, of the Public Records of Osceola County, Florida. Containing 7.375 acres more or less.

Together containing 56.134 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

10/25