

Prepared by:  
Mildred S. Crowder, Esq.  
WEISENFELD & ASSOCIATES, P.A.  
799 Brickell Plaza, Ste. 900  
Miami, Florida 33131

Orange Co FL 4834608  
04/12/94 08:20:41am  
OR Bk 4725 Pg 64  
Rec'd 15.00

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR WILLOWBROOK - PHASE 1**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WILLOWBROOK - PHASE 1 (hereinafter "Amendment"), is made this 31 day of January, 1994, by LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation (hereinafter referred to as the "Developer").

**W I T N E S S E T H:**

WHEREAS, Real Estate Corporation of Florida, Inc., a Florida corporation, recorded a Declaration of Covenants and Restrictions for Willowbrook - Phase 1 on December 31, 1991, in Official Records Book 4359 at Page 2574, of the Public Records of Orange County, Florida (hereinafter referred to as the "Declaration"), and

WHEREAS, Real Estate Corporation of Florida, Inc. transferred title to the property to be platted as Willowbrook - Phase 3 which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property") and recorded a Designation of Developer in the Public Records of Orange County, Florida, wherein Landstar Development Corporation is designated as the Developer of the Property, and

WHEREAS, Developer wishes to amend the Declaration to subject the Property to the terms and conditions of the Declaration.

NOW, THEREFORE, the Developer, pursuant to the authority reserved to itself in Article VII, Section 3 C, amends the Declaration as follows:

1. The Property, which will be platted as Willowbrook - Phase 3, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration.

2. Except as specifically modified by the terms of this First Amendment, the Declaration is hereby confirmed and ratified in its entirety and incorporated herein by this reference.

3. This First Amendment to the Declaration shall become effective when recorded among the Public Records of Orange County, Florida.

RETURN TO:  
GARY SHOWE  
ENGINEERING DEPT.

IN WITNESS WHEREOF, LANDSTAR DEVELOPMENT CORPORATION has  
executed this First Amendment to Declaration of Covenants and  
Restrictions for Willowbrook - Phase 1 on this 31 day of Jan, 1994.

Signed, sealed and delivered  
in the presence of:

Tina M. Allen

Tina M. Allen  
Print or Type Name

Ramona Thompson

RAMONA THOMPSON  
Print or Type Name

LANDSTAR DEVELOPMENT  
CORPORATION, a Florida  
corporation

Ny: Carl Palmisciano

Name: Carl Palmisciano

Title: Vice President

[CORPORATE SEAL]

STATE OF FLORIDA )

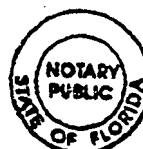
                          ) SS:  
COUNTY OF Orange

The foregoing First Amendment to Declaration of Covenants and  
Restrictions for Willowbrook - Phase 1 was acknowledged before me  
this 31 day of Jan, 1994, by Carl Palmisciano, as  
Vice President of Landstar Development Corporation, a Florida  
corporation, on behalf of the corporation.

Tina M. Allen  
Notary Public, State of Florida  
at Large

My Commission Expires:

hoa-docs\will-dcr.1am



TINA M. ALLEN  
My Comm Exp. 10/04/97  
Bonded By Service Ins  
No. CC321823

Personally Known     Other I.D.

Legal Description

Record Verified - Martha O. Haynie

WILLOWBROOK - PHASE 3

A portion of land lying in Section 36, Township 24 South, Range 29 East and Section 31, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of Lot 3, Block 177, "WILLOWBROOK - PHASE 1", according to the plat thereof, as recorded in Plat Book 29, Pages 63 & 64 of the Public Records of Orange County, Florida; said point lying on the southerly right-of-way line of Rhode Island Woods Circle; said point also lying on a non-tangent curve, concave southwesterly, having a radius of 1838.40 feet and a central angle of 10°58'14"; thence on a chord bearing of S 84°01'24" E, run 352.00 feet along the arc of said curve to the end thereof; thence run N 11°27'46" E, 90.00 feet to a point lying on the south line of Lot 1, "LAKEWOOD AT MEADOW WOODS", according to the plat thereof, as recorded in Plat Book 31, Page 56 of the Public Records of Orange County, Florida; said point also lying on a non-tangent curve, concave southwesterly, having a radius of 1928.40 feet and a central angle of 10°04'53"; thence on a chord bearing of S 73°29'47" E, run 339.31 feet along the south line of said Lot 1 and along the arc of said curve to a point; thence continue along the arc of said curve, having a radius of 1928.40 feet a distance of 70.24 feet through a central angle of 02°05'13" to the end thereof; thence run S 23°37'53" W, 90.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 1838.40 feet and a central angle of 03°22'07"; thence on a chord bearing of S 64°41'04" E, run 108.09 feet along the arc of said curve to the point of tangency thereof; thence run S 63°00'00" E, 944.83 feet; thence run S 27°00'00" W, 231.08 feet to a point on the northerly line of that certain Conservation Easement recorded in Official Records Book 4290, Pages 4595 thru 4603 of the Public Records of Orange County, Florida; thence run along the northerly line of said Conservation Easement, the following courses and distances; thence run N 61°35'07" W, 32.67 feet; thence run N 48°47'58" W, 109.84 feet; thence run N 61°29'07" W, 126.06 feet; thence run N 67°59'33" W, 292.44 feet; thence run S 36°32'58" W, 71.99 feet; thence run S 14°53'30" W, 178.97 feet; thence run S 41°55'25" W, 71.45 feet; thence run S 65°03'40" W, 158.80 feet; thence run N 86°19'29" W, 105.88 feet; thence run N 74°07'53" W, 132.67 feet; thence run N 43°09'36" W, 169.74 feet; thence run N 41°41'30" W, 68.76 feet to a point on the easterly boundary line of said "WILLOWBROOK - PHASE 1"; thence run along said easterly boundary line of "WILLOWBROOK - PHASE 1" the following courses and distances; thence continue to run N 41°41'30" W, 149.35 feet; thence run N 48°05'07" W, 130.88 feet; thence run N 59°43'38" W, 121.27 feet; thence run N 07°38'17" W, 107.41 feet; thence run N 49°26'10" W, 70.93 feet; thence run S 23°50'37" W, 91.66 feet; thence run S 12°19'44" W, 82.10 feet; thence run S 81°58'43" W, 111.82 feet thence N 06°00'00" E, 231.88 feet to a point on a non-tangent curve, concave northerly, having a radius of 495.00 feet and a central angle of 11°06'29"; thence on a chord bearing of S 89°33'32" E, run 95.97 feet along the arc of said curve to the end thereof; thence run N 06°29'00" E, 248.87 feet to the POINT OF BEGINNING.

LESS: That Certain Lift Station Site as recorded in Official Records Book 4289, Page 3217 of the Public Records of Orange County, Florida.

Containing 19.41 acres, more or less.