

paragraph 13 of the 2nd Amendment
JR 1576, P 816

1547 1337

FIRST AMENDMENT TO THE MASTER DECLARATION OF
COVENANTS AND RESTRICTIONS FOR SEMINOLE CO. FL.
CASA PARK VILLAS

THIS FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR CASA PARK VILLAS is made this 16th day of May, 1984, by Urban of Tusawilla, Inc., a Florida corporation, as the Developer and owner of all the right, title, and interest, both legal and equitable, in and to certain Real Property described herein.

WITNESSETH:

WHEREAS, Urban of Tusawilla, Inc., a Florida corporation (hereinafter referred to as the "Developer"), is the owner in fee simple of all of the real property described as Casa Park Villas Phase I, according to the plat thereof, as recorded in Plat Book 29, Pages 34 through 35, Public Records of Seminole County, Florida (hereinafter referred to as the "Real Property");

WHEREAS, the Developer, as owner of all right, title, and interest, both legal and equitable in and to the Real Property, executed that certain Master Declaration of Covenants and Restrictions for Casa Park Villas on the 24th day of December, 1983, recorded on the 9th day of January, 1984 in Official Records Book 1515, Page 1934, Public Records of Seminole County, Florida (hereinafter referred to as the "Master Declaration");

WHEREAS, certain other land described in the Master Declaration is and was owned by Winter Springs Development Corporation, a Florida corporation;

WHEREAS, Winter Springs Development Corporation joined in the execution of the Master Declaration;

WHEREAS, pursuant to Article VIII, Sections 5 and 9, the Developer, as defined and described therein, and herein, has the right to unilaterally amend, change, or add to the aforementioned Master Declaration in any way and at any time in its sole and absolute discretion for so long as it owns any portion of the land or Real Property described in the Master Declaration; and

WHEREAS, the Developer is desirous of making certain amendments and modifications to the aforementioned Master Declaration as set forth below:

NOW, THEREFORE, URBAN OF TUSCAWILLA, INC., a Florida corporation, hereby declares that the property described herein shall be held, sold, and conveyed subject to the following recitations, conditions, covenants, easements and restrictions, which shall constitute covenants running with the land or equitable servitudes upon the land, as the case may be, and shall be binding upon the Developer and each Owner of the property or any part thereof, their heirs, personal representative(s), guardian(s), successors, or assigns.

1. Each and every of the foregoing recitations is adopted and recognized to be a true statement and is incorporated herein.

2. Exhibit "C" to the Master Declaration, which said Exhibit "C" is recorded in Official Records Book 1515, Page 1954, Public Records of Seminole County, Florida, is hereby amended by deleting all of the text thereof and inserting the following language:

Exhibit "C"

"All of Casa Park Villas Phase I as shown on the plat of Casa Park Villas Phase I, according to the plat thereof as recorded in Plat Book 29, Page 34 and 35, of the Public Records of Seminole County, Florida, less and except the

NOTE:
This Doc only amends legal in Master Dec.

This Instrument Was Prepared By:

Return to: PAUL R. GOUGELMAN
BROAD AND CASSEL
2699 Lee Road, Suite 205
Winter Park, Florida 32789

following described parcel: Commence at the Northeast corner of said Casa Park Villas Phase I ^{SEMIHOLE CORP} thence run South 86° 19' 59" West 248.13 feet, thence run South 56° 24' 53" West 300.00 feet, thence run North 55° 17' 35" West 92.48 feet for a Point of Beginning, thence run South 75° 28' 49" West 11.59 feet, thence run North 14° 31' 11" West 13.44 feet, thence run South 55° 17' 35" East 17.74 feet to the Point of Beginning."

3. Exhibits "B" and "E" are amended to except a small parcel of land from the legal descriptions therein. The revised legal descriptions appearing in Exhibits "B" and "E" of the Master Declaration are attached hereto, referenced as EXHIBIT "B" and EXHIBIT "E", incorporated herein, and intended to and do replace Exhibits "B" and "E" in the Master Declaration.

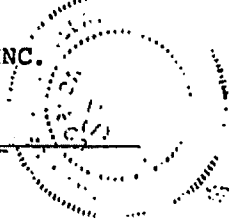
IN WITNESS WHEREOF, Urban of Tusawilla, Inc., has caused these presents to be executed in its corporate name, by its officers duly authorized, and its corporate seal to be affixed hereto, the date and year first written above.

Signed, sealed and delivered in the presence of:

W. M. Jones
[Signature]

URBAN OF TUSCAWILLA, INC.

By: *[Signature]*
ALAN H. GINSBURG,
Its President



(Corporate Seal)

Attest: XXXXXXXXXX

STATE OF FLORIDA
COUNTY OF *Duval*

BEFORE ME, the undersigned authority, personally appeared Alan H. Ginsburg and XXXXXXXXXXXX, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and XXXXXX of Urban of Tusawilla, Inc., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as President and XXXXXX, respectively of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 16th day of May, 1984.

[Signature]
NOTARY PUBLIC
My Commission Expires: May 19, 1987

Notary Public, State of Florida
My Commission Expires May 19, 1987.

RECORDED & VERIFIED
CLERK CIRCUIT COURT
MAY 12 2 48 PM '84

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