Prepared By/Return To: David M. Campione, Esq. Bowen & Campione, P.A. 600 Jennings Avenue Eustis, Florida 32726 Plat File CFN 2002107557
Bk 02187 Pgs 0819 - 821; (3pgs)
DATE: 10/09/2002 09:48:04 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00

### Second Amendment To The Declaration Of Easements, Covenants, Conditions And Restrictions Of Park At Wolf Branch Oaks

This Second Amendment to the Declaration of Easements, Covenants, Conditions and Restrictions of Park at Wolf Branch Oaks is hereby made effective April 18, 2002, by **Eric H. Coe**, hereinafter referred to as "Developer".

#### Recitals

Whereas, Developer did make and enter into that certain Declaration of Easements, Covenants, Conditions and Restrictions of Park At Wolf Branch Oaks, dated November 4, 1998 and recorded February 1, 1999, in Official Records Book 1683, Pages 1595 through 1626, as amended by instruments recorded in Official Records Book 2123, Page 956, as revised in Official Records Book 2140, Page 1184 through 1186, all being recorded in the Public Records of Lake County, Florida (hereinafter collectively referred to as the "Declaration of Restrictions").

Whereas, pursuant to Article IX, Section 9, Developer reserved the right to cause additional lands to become subject to the Declaration of Restrictions.

Now Therefore: Pursuant to Article IX, Section 9 of the Declaration of Restrictions, Developer hereby declares that all of the real property described in Exhibit "A", attached hereto and incorporated herein by reference shall be held, sold, and conveyed subject to the Declaration of Restrictions, as amended, and all lot owners in such additional phases will be members of the Association and owners, as defined in the Declaration of Restrictions, with such rights, privileges, limitations and obligations set forth in the Declaration of Restrictions.

**In Witness Whereof**, the undersigned, being the Developer, has hereunto set his hands and seals as of the date first indicated above.

Signed, sealed and delivered in the presence of:

Signature

Rebekah Ginther

Mary Jane Souland

MARY JANE Seward

Developer:

Eric H. Coe

120 North Boulevard East Leesburg, Florida 34748

### Exhibit "A"

Lots 54 through 63, inclusive, and all roadways, common areas and preservation areas, contained in and a part of the plat of Park At Wolf Branch Oaks Phase 2, the plat thereof recorded in Plat Book 47, Pages 25 and 26, Public Records of Lake County, Florida.

## Second Amendment – Park At Wolf Branch Oaks Page Two

State of Florida County of Lake

I Hereby Certify that on this 16<sup>th</sup> day of September, 2002 before me, an officer duly authorized in the State and County aforesaid to make acknowledgments, personally appeared Eric H. Coe, who is personally known to me, and who did not take an oath.

REBEKAH GINTHER

M. COMMISSION # CC 639747

EXPRES May 25, 2003

Sonded Thru Notary Public Underwriters

Notary Public

My Commission Expires:

# Exhibit "A" Legal Description

A parcel of land located in Section 24, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at a spike and metal plate at the South 1/2 corner of said Section 24, run thence North 00°25'28" East, along the East line of the Southwest 1/4 of said Section 24 also being along the East line of Park at Wolf Branch Oaks Phase 1, according to the plat thereof as recorded in Plat Book 41, Pages 39 through 42, inclusive, Public Records of Lake County, Florida, a distance of 2636.42 feet to a 4" concrete monument at the center of said Section 24; thence North 89°46'06" West, along the North line of the Southwest 1/4 of said Section 24, a distance of 281.01 feet to the Point of Beginning; thence South 00°23'32" West, 328.54 feet along a non-tangent line to a point on a circular curve concave to the Northwest and having a radius of 221.00 feet; thence along the arc of said curve 5.33 feet through a central angle of 01°22'52" (chord of 5.33 feet and chord bearing of South 79°35'59" West) to a point of tangency. thence South 80°17'25" West, 29.57 feet to the beginning of a circular curve concave to the North and having a radius of 471.00 feet; thence along the arc of said curve 121.46 feet through a central angle of 14°46'31" (chord of 121.12 feet and chord bearing of South 87°40'40" West) to the end of said curve; thence South 05°03'56" West, along a radial line, a distance of 58.00 feet to a point on a circular curve concave to the Southwest and having a radius of 25.00 feet; thence along the arc of said curve 36.67 feet through a central angle of 84°02'23" (chord of 33.47 feet and chord bearing of South 42°54'53" East) to a point of tangency; thence South 00°53'42" East, 305.36 feet to the beginning of a circular curve concave to the Northwest and having a radius of 221.00 feet; thence along the arc of said curve 167.60 feet through a central angle of 43°27'08" (chord of 163.62 feet and chord bearing of South 20°49'52" West) to a point of tangency; thence South 42°33'26" West, 222.85 feet to the beginning of a circular curve concave to the Northwest and having a radius of 25.00 feet; thence along the arc of said curve 20.03 feet through a central angle of 45°54'22" (chord of 19.50 feet and chord bearing of South 65°30'38" West) to the end of said curve; thence North 13°23'16" West, along a non-tangent line, a distance of 227.64 feet; thence South 85°33'34" West, 74.54 feet; thence North 36°33'46" West, 35.53 feet; thence South 55°09'30" West, 173.22 feet; thence North 12°21'03" West, 156.00 feet to the beginning of a circular curve concave to the East and having a radius of 221.00 feet; thence along the arc of said curve 101.76 feet through a central angle of 26°22'58" (chord of 100.87 feet and chord bearing of South 00°50'26" West) to a point of tangency; thence North 14°01'55" East, 131.43 feet to the beginning of a circular curve concave to the West and having a radius of 279.00 feet; thence along the arc of said curve 86.30 feet through a central angle of 17°43'19" (chord of 85.95 feet and chord bearing of North 05°10'15" East) to a point of tangency; thence North 03°41'25" West, 50.72 feet to the beginning of a circular curve concave to the Southeast and having a radius of 25.00 feet; thence along the arc of said curve 39.51 feet through a central angle of 90°33'32" (chord of 35.53 feet and chord bearing of North 41°35'21" East) to the end of said curve; thence North 03°07'53" West, along a radial line, a distance of 58.00 feet to a point on a circular curve concave to the Northeast and having a radius of 25.00 feet; thence along the arc of said curve 39.51 feet through a central angle of 90°33'32" (chord of 35.53 feet and chord bearing of North 47°51'06" West) to a point of tangency; thence North 02°34'20" West, 284.57 feet to a point on the North line of the Southwest 1/4 of said Section 24; thence South 89°46'06" East, along said North line of the Southwest 1/4 of said Section 24, a distance of 666.46 feet to the Point of Beginning.