

This instrument prepared by and
after recording return to:

Robert W. Bowser, Esq.
Akerman Senterfitt
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801

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Rec Fee: \$35.50
Martha O. Haynie, Comptroller
Orange County, FL
IO - Ret To: ORANGE COUNTY PUBLIC WORK



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**FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND
RESTRICTIONS
- FOR -
COUNTRY WALK RESERVE**

THIS FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR COUNTRY WALK RESERVE (this "First Supplemental Declaration") is made as of the Effective Date (as that term is defined below), by **JTD LAND AT COUNTRY WALK, LLC, a Florida limited liability company ("Declarant").**

RECITALS:

WHEREAS, Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions, Easements and Restrictions for Country Walk Reserve, recorded in Official Records Book 10450, Page 8475, of the Public Record of Orange County, Florida (the "Declaration") (unless otherwise defined, capitalized terms used above or herein shall have the meanings ascribed to them in the Declaration);

WHEREAS, Article II, Section 2.02 of the Declaration provides that Declarant may add Additional Property to the Property without the consent of the Members, Owners, the Association, or any Mortgagee, by the recording a Supplemental Declaration in the Public Records of Orange County, Florida;

WHEREAS, Declarant is the fee simple owner of that certain real property described on in **Exhibit "A"** attached hereto and incorporated herein (the "Subject Property"); and

WHEREAS, pursuant to the authority granted to Declarant by the Declaration, Declarant desires to add the Subject Property, as Additional Property, to the Property.

NOW, THEREFORE, Declarant, for itself and its successors in interest and assigns, by the execution and recording of this First Supplemental Declaration in the Public Records of Orange County, Florida, does hereby declare that the Declaration is hereby amended, modified and supplemented as follows:

1. **Recitals**. The recitals set forth above are incorporated herein by this reference as if the same were fully set forth herein.

2. Additional Property. Effective as of the date on which this First Supplemental Declaration is recorded in the Public Records of Orange County, Florida (the "Effective Date"), the Declaration is hereby supplemented to extend the effect and encumbrance of the Declaration to the Subject Property as Additional Property. Commencing as of the Effective Date, the Subject Property, as Additional Property, shall be held, transferred, sold, conveyed, improved, and occupied subject to the covenants, conditions, restrictions, easements, and liens set forth in the Declaration and in this First Supplemental Declaration. The annexation of the Subject Property as Additional Property is made pursuant to Article II, Section 2.02 of the Declaration, and also extends the jurisdiction of the Association to the Subject Property.

3. Association Rights Shown on Plat. Tract G, according to that certain plat of the Subject Property titled "Countrywalk Units 4&5, Phase 3" and recorded in Plat Book 81, Page 70, of the Public Record of Orange County, Florida (the "Plat"), is to be owned and maintained by the Association. The Abatement Swale Easements which are shown at the rear of Lots 100-119 on the Plat are to be maintained by the corresponding Lot owners, with access and maintenance rights dedicated by Plat to the Association.

4. Effect of this First Supplemental Declaration. Except as modified by this First Supplemental Declaration, the Declaration remains unmodified, and in full force and effect. In the event of any inconsistency or conflict between the terms of this First Supplemental Declaration and the terms of the Declaration, the terms of this First Supplemental Declaration shall control only as necessary to resolve any such inconsistency or conflict.

[Signatures follow]

IN WITNESS WHEREOF, Declarant has executed this First Supplemental Declaration as of the date hereof.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Kimberly Burrell
[Signature]
Print Name: Kelly Green

DECLARANT:

JTD LAND AT COUNTRY WALK, LLC,
a Florida limited liability company

By: [Signature]
Craig C. Harris, Manager
Title: MANAGER
Date: 01/31/14

STATE OF FLORIDA)
COUNTY OF DECEOLA)

The foregoing instrument was acknowledged before me this 31ST day of JANUARY, ²⁰¹⁴~~2013~~ by _____, the _____ of JTD LAND AT COUNTRY WALK, LLC, a Florida limited liability company, on behalf of said entity. He/She (check appropriate box) is personally known to me or has produced his/her State of _____ driver's license as identification.

[Signature]
Name: _____
Title: Notary Public
My Commission Expires: _____

(NOTARY SEAL OR STAMP)



EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Exhibit "A"

A PORTION OF TRACTS G AND J, COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 1 THROUGH 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST; THENCE RUN N00°09'16"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, A DISTANCE OF 1763.13 FEET TO THE NORTHEAST CORNER OF TRACT A, COUNTRYWALK UNITS 3 & 4, PHASES 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 1 THROUGH 4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT A; THENCE RUN S88°02'54"W, A DISTANCE OF 54.11 FEET; THENCE S30°35'37"E, A DISTANCE OF 16.12 FEET; THENCE S11°59'36"W, A DISTANCE OF 86.36 FEET; THENCE S31°16'12"W, A DISTANCE OF 159.12 FEET; THENCE S49°20'18"W, A DISTANCE OF 344.80 FEET TO A POINT ON THE EASTERLY LINE OF LOT 36, SAID COUNTRYWALK UNITS 3 & 4, PHASES 1 & 2; THENCE RUN N40°39'42"W, ALONG THE EASTERLY LINE OF SAID LOT 36 AND THE EASTERLY LINE OF LOT 37, SAID COUNTRYWALK UNITS 3 & 4, PHASES 1 & 2, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INSIDE LOOP, HAVING A 50.00 FOOT RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID COUNTRYWALK UNITS 3 & 4, PHASES 1 & 2; THENCE N49°20'18"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN N40°39'42"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INSIDE LOOP; THENCE S49°20'18"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N40°39'42"W, A DISTANCE OF 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2250.00 FEET, A CENTRAL ANGLE OF 06°19'25", A CHORD BEARING OF N43°49'24"W AND A CHORD DISTANCE OF 248.20 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 248.32 FEET TO THE POINT OF TANGENCY; THENCE N46°59'06"W, A DISTANCE OF 303.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 01°02'56", A CHORD BEARING OF S50°56'12"W AND A CHORD DISTANCE OF 17.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.76 FEET TO A POINT ON A RADIAL LINE; THENCE DEPARTING SAID CURVE, RUN N38°32'20"W, ALONG SAID RADIAL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 06°06'31", A CHORD BEARING OF N48°24'25"E AND A CHORD DISTANCE OF 98.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 30°17'34", A CHORD BEARING OF N60°29'56"E AND A CHORD DISTANCE OF 91.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.52 FEET TO THE POINT OF TANGENCY; THENCE N75°38'43"E, A DISTANCE OF 0.96 FEET; THENCE N18°16'11"W, A DISTANCE OF 162.23 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT G, SAID COUNTRYWALK UNITS 3 & 4, PHASES 1 & 2; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, RUN N00°14'47"W, A DISTANCE OF 412.60 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT G; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID TRACT G THE FOLLOWING FIVE (5) COURSES; THENCE RUN N89°45'13"E, A DISTANCE OF 208.55 FEET; THENCE S52°54'02"E, A DISTANCE OF 130.00 FEET; THENCE N66°53'20"E, A DISTANCE OF 202.95 FEET; THENCE N89°45'13"E, A DISTANCE OF 498.27 FEET TO THE NORTHEAST CORNER OF SAID TRACT G; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 32; THENCE S00°09'16"E, A DISTANCE OF 930.38 FEET TO THE POINT OF BEGINNING.