

21.00

First Amendment to Declaration of Condominium
of Cypress Cove, A Condominium

Cypress Cove on Lake Eustis, a Florida Corporation hereinafter referred as the "Developer", hereby makes the following amendment to the Declaration of Condominium, recorded in OR Book 866, Page 883 et seq. of the Public Records of Lake County, Florida, hereinafter referred to as the Original Declaration.

1. The purpose of this Amendment is to submit to condominium ownership Phase III, Section I and II of the lands described in Exhibit A1 through A7 of the Original Declaration, and all the improvements located thereon or to be located or constructed thereon.

2. The lands described in Exhibit A3 of the original Declaration of Condominium as Phase III, Section I and II are more particularly set forth by Exhibit A attached hereto.

3. The condominium units and all other improvements to be constructed on the property being submitted to condominium ownership herewith, are set forth in detail in Exhibits A1 through A7 of the original Declaration of Condominium. Each condominium unit is described in said Exhibit in a manner that there can be determined therefrom the identification, location, dimension and size of each unit as well as all limited common elements, and common elements are pertinent thereto.

4. The Developer in order to carry out the intent of the original declarations and to fulfill the law of conveyancing does hereby grant and release quit claim to the record owners of each condominium parcel and titles vested in accordance with the original declaration a share of the ownership of the common elements in and to the land now being submitted to condominium form of ownership.

5. The addition of this Phase III, will result in a change in the percentage of common expense, common surplus and common property and elements attributable to each unit. The method and formula for calculating such is set forth in Paragraphs 1.4.3 of the original declaration. The units numbers, percentages, type

✓ This Instrument Was Prepared By
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303 East Fifth Avenue
Mt. Dora, Florida 32757

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of unit and the vote per unit are set forth hereafter

UNIT	TYPE	VOTE	PERCENTAGE
1-A	A	1	3.290
2-A	A	1	3.290
3-A	A	1	3.290
4-A	A	1	3.290
1-G	A	1	3.290
2-G	A	1	3.290
3-G	A	1	3.290
4-G	A	1	3.290
5-G	A	1	3.290
6-G	A	1	3.290
7-G	B	1	3.613
1-C	A	1	3.290
2-C	A	1	3.290
3-C	A	1	3.290
4-C	A	1	3.290
5-C	A	1	3.290
6-C	A	1	3.290
7-C	B	1	3.613
1-B	B	1	3.613
2-B	A	1	3.290
3-B	A	1	3.290
4-B	A	1	3.290
5-B	A	1	3.290
6-B	B	1	3.613
1-D	A	1	3.290
2-D	A	1	3.290
3-D	A	1	3.290
4-D	A	1	3.290
1-F	A	1	3.290
2-F	A	1	3.290

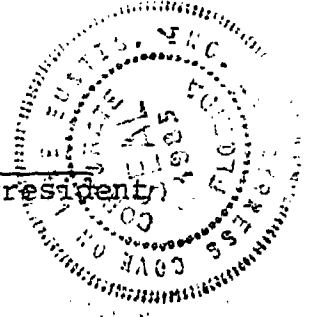
IN WITNESS WHEREOF, Cypress Cove on Lake Eustis, Inc. has caused this amendment to be executed in its name by its properly

authorized officer and its corporate seal to be affixed thereto
this 12th day of September, 1986.

Witnesses:

[Signature]

[Signature]
Robert B. Coats, Jr., President



Norman R. Camp

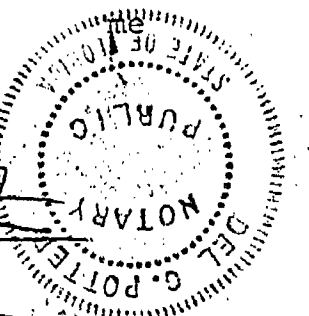
STATE OF FLORIDA

COUNTY OF LAKE

BEFORE ME, the undersigned authority personally appeared
ROBERT B. COATS, JR. as President of CYPRESS COVE OF LAKE EUSTIS,
INC., and he acknowledged before me that he signed the Amendment
to Declaration for the purpose therein expressed on behalf of
said corporation.

Sworn to and subscribed before
this 12th day of September, 1986.

[Signature]
Notary Public



My Commission Expires
Notary Public, State of Florida
My March 21, 1989

PHASE III

That part of Government Lots 7 & 8, in Sec. 21, Twp. 19S, Rge. 26E, in Lake County, Florida, bounded and described as follows: From the SE corner of Government Lot 2 in said Sec. 21, run West 1301.94 ft., thence run north 385 ft., thence run S65°06'W 1205.4 ft., thence run N43°49'W 357 ft. to a point on the Westerly line of the R/W of a county road commonly known as Lakeshore Drive, the said point being the POB of this description. From the POB, run N43°49'00"W 535.00 ft. to the POB of the following described parcel of land, from said POB continue N43°49'00"W 410.00 ft., more or less, to Lake Eustis and hereby designated as point "A". Return to the POB of future Phase III, Sec. 1 and run N46°37'22"E 152.12 ft. to the edge of Cypress Court and point of curvature of a curve concave Northeasterly and having a radius of 241.38 ft., thence from a tangent bearing of N55°45'32"W run Northwesterly along the arc of said curve and edge of Cypress Court through a central angle of 12°20'00" a distance of 51.96 ft. to the point of tangency of said curve, thence continue along the edge of Cypress Court through the following courses: N43°25'32"W 146.00 ft. to the point of curvature of a curve concave Southwesterly and having a radius of 18.93 ft., thence Northwesterly, Westerly and Southwesterly along the arc of said curve through a central angle of 81°40'00" a distance of 26.98 ft. to the point of tangency of said curve, thence S54°54'28"W 101.24 ft., thence S46°10'59"W 14.24 ft., thence N43°49'00"W 20.00 ft., thence N46°11'01"E 15.76 ft., thence N54°54'28"E 102.76 ft. to the point of curvature of a curve concave Southwesterly and having a radius of 38.93 ft., thence Northeasterly, Easterly and Southeasterly along the arc of said curve through a central angle of 81°40'00" a distance of 55.49 ft. to the point of tangency of said curve, thence S43°25'32"E 146.00 ft. to the point of curvature of a curve concave Northeasterly and having a radius of 221.38 ft., thence Southeasterly along the arc of said curve through a central angle of 6°10'00" a distance of 23.83 ft., thence leaving said curve from a tangent bearing of S49°35'32"E run N38°10'13"E 110.52 ft., more or less, to the edge of a canal, thence Northwesterly along the edge of said canal to Lake Eustis, thence Southwesterly along Lake Eustis to the afore-described point "A" and end of this description, and also that part of Government Lots 7 & 8, in Sec. 21, Twp. 19S, Rge. 26E, in Lake County, Florida, bounded and described as follows: from the SE corner of Government Lot 2 in said Sec. 21, run West 1301.94 ft., thence run North 385 ft., thence run S65°06'W 1205.4 ft., thence run N43°49'W 357 ft. to a point on the Westerly line of the R/W of a county road commonly known as Lakeshore Drive, the said point being the POB of this description. From the POB run N43°49'00"W 535.00 ft., thence N46°37'22"E 152.12 ft. to the edge of Cypress Court and point of curvature of a curve concave Northeasterly and having a radius of 241.38 ft., thence from a tangent bearing of N55°45'32"W run Northwesterly along the arc of said curve and edge of Cypress Court through a central angle of 12°20'00" a distance of 51.96 ft. to the point of tangency of said curve, thence continue along the edge of Cypress Court and Cypress Cove Drive through the following courses: N43°25'32"W 146.00 ft. to the point of curvature of a curve concave Southwesterly and having a radius of 18.93 ft., thence Northwesterly, Westerly and Southwesterly along the arc of said curve through a central angle of 81°40'00" a distance of 26.98 ft. to the point of tangency of said curve, thence S54°54'28"W 101.24 ft., thence S46°10'59"W 14.24 ft., thence N43°49'00"W 20.00 ft., thence N46°11'01"E 15.76 ft., thence N54°54'28"E 102.76 ft. to the point of curvature of a curve concave Southwesterly and having a radius of 38.93 ft., thence Northeasterly, Easterly and Southeasterly along the arc of said curve through a central angle of 81°40'00" a distance of 55.49 ft. to the point of tangency of said curve, thence S43°25'32"E 146.00 ft. to the point of curvature of a curve concave Northeasterly and having a radius of 221.38 ft., thence Southeasterly along the arc of said curve through a central angle of 12°20'00" a distance of 47.66 ft. to the point of tangency of said curve, thence S55°45'32"E 73.63 ft. to the point of curvature of a curve concave Northerly and having a radius of 25.00 ft., thence Southeasterly, Easterly and Northeasterly along the arc of said curve through a central angle of 78°03'28" a distance

of 34.06 ft. to the point of tangency of said curve, thence N46°11'00"E 156.63 ft. to the point of curvature of a curve concave Westerly and having a radius of 20.21 ft., thence Northeasterly, Northerly and Northwesterly along the arc of said curve through a central angle of 89°36'32" a distance of 31.60 ft. to the point of tangency of said curve, thence N43°25'32"W 158.00 ft. to the point of curvature of a curve concave Northeasterly and having a radius of 44.64 ft., said point of curvature being the POB of the following described parcel of land, from said POB run Northwesterly, Northerly and Northeasterly along the arc of said curve through a central angle of 60°00'00" a distance of 46.75 ft. to the point of tangency of said curve, thence N16°34'28"E 70.00 ft. to the end of the aforementioned edge of Cypress Cove Drive, thence continue N16°34'28"E 5.00 ft., more or less, to the Southerly edge of Tomson's Canal and hereby designated as Point "D". Return to the POB of future Phase III, Section 2 and run S15°21'11"W 30.15 ft., more or less, to the edge of a canal, thence Northwesterly to the edge of Lake Eustis, thence Northeasterly along Lake Eustis to the Southerly edge of Tomson's Canal, thence Southeasterly along said Southerly edge to the aforescribed point "D" and end of this description.