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BOOK 0985 PAGE 1655

SECOND 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 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 II, Section 1 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. 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 Declaration 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 II, 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 num-

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bers, percentages, type of unit and the vote per unit are set forth hereafter

UNIT	TYPE	VOTE	PERCENTAGE
1-A	A	1	2.14000-
2-A	A	1	2.14000-
3-A	A	1	2.14000-
4-A	A	1	2.14000-
1-G	A	1	2.14000-
2-G	A	1	2.14000-
3-G	A	1	2.14000-
4-G	A	1	2.14000-
5-G	A	1	2.14000-
6-G	A	1	2.14000-
7-G	B	1	2.40000 ✓
1-C	A	1	2.14000-
2-C	A	1	2.14000-
3-C	A	1	2.14000-
4-C	A	1	2.14000-
5-C	A	1	2.14000-
6-C	A	1	2.14000-
7-C	B	1	2.40000 ✓
1-B	B	1	2.40000 ✓
2-B	A	1	2.14000-
3-B	A	1	2.14000-
4-B	A	1	2.14000-
5-B	A	1	2.14000-
6-B	B	1	2.40000 ✓
1-D	A	1	2.14000-
2-D	A	1	2.14000-
3-D	A	1	2.14000-
4-D	A	1	2.14000-
1-F	A	1	2.14000-
2-F	A	1	2.14000-
1-E	A	1	2.14000-
2-E	A	1	2.14000-
3-E	A	1	2.14000-

UNIT	TYPE	VOTE	PERCENTAGE
4-E	A	1	2.14000-
5-E	A	1	2.14000-
6-E	A	1	2.14000-
1-H	B	1	2.40000 ✓
2-H	A	1	2.14000-
3-H	A	1	2.14000 ✓
4-H	A	1	2.14000-
5-H	A	1	2.14000-
1-I	B	1	2.40000 ✓
2-I	A	1	2.14000-
3-I	A	1	2.14000-
4-I	A	1	2.14000-
5-I	A	1	2.14000-

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 22nd day of July, 1988.

WITNESSES:

Leslie L. Strahan
Spa White

Robert B. Coats, Jr.
 President

STATE OF ALABAMA

County of Mobile

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 Second Amendment to Declaration of Condominium of Cypress Cove, A Condominium, for the purpose therein expressed on behalf of said corporation.

Sworn to and subscribed before me this 22nd day of July, 1988.

Leslie L. Strahan
 Notary Public

MY COMMISSION EXPIRES: 10/14/90
 ALABAMA STATE AT LARGE

My Commission Expires: 10/14/90

DESCRIPTION OF FUTURE PHASE 11, SECTION 11

FROM THE POB OF THE ABOVE DESCRIBED PARENT TRACT, RUN N37°12'25"E ALONG THE WESTERLY R/W OF LAKE SHORE DRIVE A DISTANCE OF 80.42 FT. TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1027.86 FT., THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND VESTERLY R/W OF LAKE SHORE DRIVE THROUGH A CENTRAL ANGLE OF 6°44'33" A DISTANCE OF 120.98 FT. TO A POINT ON CURVE AND SAID VESTERLY R/W THAT INTERSECTS WITH THE NORTHERLY EDGE OF CYPRESS COVE DRIVE, SAID POINT BEING THE POB OF THE FOLLOWING DESCRIBED PARCEL OF LAND, FROM SAID POB AND LEAVING SAID VESTERLY R/W OF LAKE SHORE DRIVE, RUN FROM A TANGENT BEARING OF N30°27'52"E ALONG THE EDGE OF SAID CYPRESS COVE DRIVE THROUGH THE FOLLOWING COURSES: N58°13'32"W 53.23 FT. TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 24.16 FT., THENCE NORTHWESTERLY, VESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'49" A DISTANCE OF 18.51 FT. TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 24.16 FT., THENCE SOUTHWESTERLY, VESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'49" A DISTANCE OF 18.51 FT. TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 43.84 FT., THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°08'00" A DISTANCE OF 23.62 FT. TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N27°05'32"W 155.00 FT. TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 152.62 FT., THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'07" A DISTANCE OF 69.97 FT. TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N6°49'25"W A DISTANCE OF 91.59 FT. TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FT., THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'25" A DISTANCE OF 20.51 FT. TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N46°11'00"E 40.90 FT. TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.88 FT., THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°54'24" A DISTANCE OF 23.74 FT. TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.88 FT., THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°54'24" A DISTANCE OF 23.74 FT. TO THE POINT OF TANGENCY OF SAID CURVE, THENCE LEAVING THE MENTIONED EDGE OF CYPRESS COVE DRIVE, RUN N43°12'02"E 10.00 FT., THENCE S87°54'37"E 81.66 FT., MORE OR LESS, TO THE SOUTHERLY EDGE OF TOMSON'S CANAL AND HEREBY DESIGNATED AS POINT "B". RETURN TO THE POB OF FUTURE PHASE 11, SECTION 11 AND RUN FROM A TANGENT BEARING OF N30°27'52"E NORTHEASTERLY ALONG THE VESTERLY R/W OF LAKE SHORE DRIVE THROUGH A CENTRAL ANGLE OF 2°25'54" AN ARC DISTANCE OF 43.62 FT., MORE OR LESS, TO A POINT THAT IS 2.00 FT., MORE OR LESS, SOUTHERLY OF A CURVATURE RUNNING UNDER THE SAID LAKE SHORE DRIVE, THENCE NORTHWESTERLY ALONG THE SOUTHERLY EDGE OF TOMSON'S CANAL TO POINT "B" AND END OF THIS DESCRIPTION.

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DESCRIPTION OF FUTURE PHASE 11, SECTION 21

FROM THE POB OF THE ABOVE DESCRIBED PARENT TRACT, RUN N49°49'00"W 335.00 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 18.99 FT., THENCE NORTHWESTERLY, VESTERLY 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 38.99 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. TO THE POB OF THE FOLLOWING DESCRIBED PARCEL OF LAND, THENCE LEAVING SAID POB AND 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 AND HEREBY DESIGNATED AS POINT "C", RETURN TO THE POB OF FUTURE PHASE 11, SEC. 2 AND CONTINUE FROM A TANGENT BEARING OF S49°35'32"E ALONG THE ARC OF THE MENTIONED CURVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 6°10'00" A DISTANCE OF 23.83 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 VESTERLY 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, THENCE LEAVING SAID POINT OF CURVATURE, RUN S15°21'11"W 30.15 FT., MORE OR LESS, TO A CANAL, THENCE SOUTHEASTERLY, SOUTHERLY AND NORTHWESTERLY ALONG SAID CANAL TO THE MENTIONED POINT "C" AND END OF THIS DESCRIPTION.

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