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AMENDMENT TO DEED OF RESTRICTIONS

This Amendment of Deed of Restrictions from "Real Estate Corporation of Florida, N.V. known as Grantor" and "To All Future Owners of Land in Buenaventura Lakes Subdivision, Unit 4, Osceola County, Florida.

This Amendment refers to Deed of Restrictions recorded in O.R. Book 349, Pages 709-715 with particular reference to Article III - Permitted Use of said restrictions:

In accordance with Article II, Paragraph 2, the Grantor amends the restrictions placed on Buenaventura Lakes Subdivision, Unit 4, according to the Plat thereof recorded in Plat Book 2, Pages 153, 154, and 155 of the Public Records of Osceola County, Florida.

PERMITTED USES

1. Tracts AA, BB, CC, DD, EE, FF, GG, HH, KK, LL, NN, OO, PP, QQ, RR, and SS which are included in this Deed of Restrictions shall be used for single family and multiple family residences, and/or as following described.

2. Single family dwellings (houses) such as zero lot homes, patio homes, cluster designed group of homes, including uses such as attached garages, carports, and porches, when accessory and incidental to the dwellings.

3. Two family dwellings, duplex, three family dwellings-triplex, four family dwellings (quadplex) including customary uses such as garages, carports, and porches when accessory and incidental to the dwelling.

4. Multiple family dwellings (townhouses or garden apartments) including customary uses such as garages, carports, swimming pools and bath house when accessory and incidental to the dwelling.

5. Condominiums are also permitted and the organization, establishment, or formation of any condominium development in this subdivision, shall strictly comply with the laws of the State of Florida governing the formation or organization of such condominiums.

6. There shall be provided in the formation and organization of each separate condominium, provisions for an organization or association or other legal entity of perpetual existence, membership in which shall be mandatory for each owner of individual condominium units; which separate legal entity or association shall be responsible to the Grantor for compliance with all of the provisions of Article I of these restrictions and shall be responsible for the collection and payment of all fees and assessments set forth therein. Provided, however, where necessary for the enforcement of any of the provisions of these restrictions or to carry out the intent thereof, the terms "owner" or "tract owner" shall be defined to include and mean the owner of any individual condominium unit.

7. The maximum building coverage of any tract shall be 50% of total tract area.

8. The maximum building height shall be four stories.

9. All dwelling units (exclusive of breezeways, garages, utility rooms, open patios and porches), shall contain a minimum livable floor area per unit of 600 sq. ft.

10. Setbacks to be determined by site plan to be approved by Developer and the Osceola County Planning Department.

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11. Tracts IX, TT, UU, VV, and WW are to be used for commercial uses and permitted uses are as follows:

- a. Neighborhood shopping center; and office parks, shops and stores for retail goods, such as furniture, appliances, clothing, food, medicine, hardware, gift shops for general services such as hair cutting, shoe repair, photography, dry cleaning, offices for professional services such as doctors, dentists, opticians, architects, engineers or lawyers:

offices for financial services such as banks, savings and loan associations, credit bureaus, insurance brokers for real estate or securities.

offices for administrative building for government services of local, state, and federal agencies including Post Offices, Police and Fire sub-stations.

eating establishments such as restaurants, cafeterias, lounges, and coffee shops.

other similar uses which are reasonably implied and are consistent with the objectives of this district.

- b. The maximum building coverage of any tract shall be 50% of total tract area.

- c. The maximum building height shall be four stories.

- d. Setbacks to be determined by site plan to be approved by Developer and the Osceola County Planning Department.

IN WITNESS WHEREOF, Real Estate Corporation of Florida, N.V., has caused these presents to be signed by its duly authorized corporate officers and its corporate seal to be affixed hereto at Kissimmee, in the County of Osceola, and the State of Florida, this 12th day of June, 1979.

Signed, sealed and delivered in the presence of:

REAL ESTATE CORPORATION OF FLORIDA,
N.V., a Netherlands Antilles Corp.

BY: Bernard Eckstein
Bernard Eckstein, Managing Director

This is to certify that on this 12th day of June, 1979, before me, an officer duly authorized to give acknowledgements, personally appeared BERNARD ECKSTEIN, Managing Director of REAL ESTATE CORPORATION OF FLORIDA, N.V., a corporation incorporated under the laws of the Netherlands Antilles, to me known to be the individual and officer described in and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, that the official seal of said corporation is duly affixed thereto and that the said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

This instrument prepared by:
Real Estate Corporation of Florida, N.V.
355 Buenaventura Boulevard
Kissimmee, Florida 32741

Wesley Thompson
Notary Public - State of Florida
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA MY COM
MY COMMISSION EXPIRES APRIL 27 1982
BONDED FROM GENERAL INS. UNDERWRITERS