

13-00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WETHERBEE ROAD

THIS DECLARATION is made this 29th day of May, 1990, by and between the following parties: (a) SOUTHCHASE, LTD., a Florida limited partnership (hereinafter referred to as "Southchase"); (b) SOUTHCHASE VILLAGE, INC., a Florida corporation (hereinafter referred to as "Village"); (c) TOMPKINS INVESTMENT GROUP INCORPORATED, a Delaware corporation (hereinafter referred to as "Tompkins"); (d) E F DEVELOPMENT, INC., a Florida corporation (hereinafter referred to as "E F"); (e) J.E. JONES CONSTRUCTION COMPANY, a Missouri corporation hereinafter referred to as "Jones"); and (f) CATALINA HOMES, INC., a Florida corporation (hereinafter referred to as "Catalina"); the aforesaid six parties are hereinafter collectively referred to as "the Declarants".

Rec Fee \$ 333.00 MARTHA O. HAYNIE,  
Add Fee \$ 42.00 Orange County  
Doc Tax \$  
Int Tax \$  
Total \$ 375.00  
By [Signature] Deputy Clerk

3525132 ORANGE CO. FL.  
04:02:20PM 05/30/90

W I T N E S S E T H:

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WHEREAS, each of the foregoing Declarants are the owners of separate portions of that certain overall real property situated in Orange County, Florida, described on the attached Composite Exhibit "A" and which overall real property is hereinafter referred to as the "Total Property"; and

WHEREAS, for purposes of illustration and clarification, included within the attached Composite Exhibit "A" as the last page thereto is a copy of that certain Map H Master Development Plan for all of the lands included within an approximate 3,200 acre development identified as the Southchase Development and the lands described in Composite Exhibit "A" and owned by each of the parties executing this Declaration are illustrated and identified on the Master Development Plan as follows:

- (a) Southchase lands: Parcels 2, 3 and 5;
- (b) Village lands: Parcel 4;
- (c) Tompkins lands: Parcel 1;
- (d) E F lands: portions of Parcel 6;
- (e) Jones lands: portions of Parcel 6; and
- (f) Catalina lands: portions of Parcel 6.

WHEREAS, Declarants desire to provide for the preservation of the value in the Total Property and for the maintenance of certain common amenities areas and, to this end, desires to subject the Total Property described in Composite Exhibit "A" to the covenants, easements, charges and liens which may arise in the future, hereinafter set forth, each and all of which is and are for the benefit of the Total Property and each owner thereof; and

WHEREAS, Declarants shall create an agency to which will be delegated and assigned the powers of maintaining and administering the Common Properties (as defined hereinafter), administering and enforcing the covenants hereof, and collecting and disbursing the assessments and charges referred to herein; and

WHEREAS, Declarants will incorporate the Association referred to in Article I as a nonprofit corporation under the laws of the State of Florida for the purpose of exercising the functions aforesaid.

NOW, THEREFORE, Declarants declare that the real property described as the Total Property and described in Composite

This Instrument Prepared by:  
MICHAEL J. SHEAHAN  
Maguire, Voorhis & Wells  
P. O. Box 633  
Orlando, FL 32802

return 90.

Exhibit "A" is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, easements, and charges and liens (at times hereinafter referred to as "covenants and assessments"), hereinafter set forth.

## ARTICLE I

### DEFINITIONS

SECTION 1. The following words when used in this Declaration, unless the context shall otherwise prohibit, shall have the following meanings:

a. "Total Property" shall mean and refer to all of the lands described on the attached Composite Exhibit "A", together with any additions thereto as may be established pursuant to the provisions of Article V, Section 2 hereof.

b. "Common Properties" shall mean and refer to the following:

- (i) The entry-way features at the intersection of Wetherbee Road and Highway 441, specifically including all walls, signs, lighting and landscaping that may be constructed or installed therein, as such entry-way lands are described in that certain Declaration and Reservation of Easement recorded in Official Records Book 3935, Page 1944, as amended by that certain Amendment to Declaration and Reservation of Easement recorded at Official Records Book 4073, Page 3839, both of the Public Records of Orange County, Florida;
- (ii) All landscaping and irrigation that may be installed within the portions of the Total Property owned by Southchase and Village along both sides of Wetherbee Road (Parcels 2, 3, 4 and 5); and
- (iii) All landscaping and irrigation that may be installed within the portions of the Total Property illustrated on the last page of the attached Composite Exhibit "A" as Parcels 1 and 6, that lie between the boundaries of Wetherbee Road and the brick walls to be constructed along the Wetherbee Road boundaries of said Parcels 1 and 6; and
- (iv) All landscaping and irrigation that may be installed within any medians that may be situated from time to time within the right-of-way of Wetherbee Road, extending from Highway 441 to the Easterly boundary of the Total Property, provided, however, that any activities within publicly dedicated right-of-ways shall occur only to the extent permitted by Orange County, Florida; and
- (v) All maintenance and costs of providing electrical service for street lights that may be located along or within the right-of-way of Wetherbee Road, extending from Highway 441 to the Easterly boundary of the Total Property.

c. "Community Associations" or "Subassociations" shall mean and refer to: (1) Southchase Parcel 1 Community Association, Inc., which is a homeowners association comprised of all owners of Lots or other portions of the Total Property that are included within Parcel 1 described on the attached Exhibit "A"; and (2) Southchase Parcel 6 Community Association, Inc.,

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which is a homeowners association comprised of all owners of Lots or other portions of the Total Property that are included within Parcel 6 described on the attached Exhibit "A".

d. "Lot" shall mean and refer to any plot of land shown on any and all recorded subdivision plats of all or any portions of the lands described as Parcels 1 and 6 on the attached Exhibit "A" and which plots of land ("Lots") included on recorded plats are designed and intended for development and use as a single family residence. There shall be excluded from the definition of "Lot" any lands owned by a Community Association or by a not-for-profit corporation whose members are the Owners of Lots within Parcels 1 and/or 6. At this time the Declarants acknowledge that a total of 1,087 Lots are planned to be included within Parcels 1 and 6. To the extent from time to time that portions of Parcels 1 and 6 are not yet included within recorded subdivision plats, thereby establishing Lots for single family residences as defined in accordance with the aforesaid provisions, then the term "Lot" also shall mean and refer to that fractional proportion of each unplatted unit of Parcels 1 and 6, which fractional proportion of each unplatted unit would be consistent with the existing Development Plan for Parcels 1 and 6; for purposes hereof, the aforesaid Development Plan is identified as that certain Preliminary Subdivision Plan/Development Plan for Southchase PD-Phase 1A, Parcels 1 and 6, as approved by Orange County on February 9, 1988. As set forth in the aforesaid Development Plan, it is presently contemplated that Parcels 1 and 6 shall include the phased development of 1,087 Lots within twelve separate subdivision plats within Parcels 1 and 6, said Lots being allocated as follows:

Parcel 1:

Subdivision Unit 1 =	200 Lots
Subdivision Unit 2 =	127 Lots
Subdivision Unit 3 =	107 Lots
Subdivision Unit 4 =	140 Lots
Subdivision Unit 5 =	29 Lots
Subdivision Unit 6 =	<u>103</u> Lots

Total Parcel 1: 706 Lots

Parcel 6:

Subdivision Unit 7 =	44 Lots
Subdivision Unit 8 =	78 Lots
Subdivision Unit 9 =	39 Lots
Subdivision Unit 10 =	68 Lots
Subdivision Unit 11 =	98 Lots
Subdivision Unit 12 =	<u>54</u> Lots

Total Parcel 6: 381 Lots

e. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot included within Parcels 1 and 6 described on Exhibit "A" and of any Tract, as hereafter defined, which is situated upon the Total Property; but, notwithstanding any applicable theory of the law of mortgages, Owner shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

f. "Tract" shall mean and refer to each of the four separate tracts of the Total Property that are owned by Southchase (Parcels 2, 3 and 5) and Village (Parcel 4), which four tracts are illustrated and identified on the Master Development Plan Map H included as the last page of the attached Composite Exhibit "A" as Parcels 2, 3, 4 and 5; the legal description of Parcels 2, 3 and 5 included on Exhibit "A" is a

description of the aggregate of all three Parcels and the specific separate descriptions of each of Parcels 2, 3 and 5 shall be designated by Southchase at such time that Southchase is proceeding with development and/or sales of Parcels 2, 3 and 5.

g. "Association," created by Declarants pursuant to Article II, shall mean and refer to the Wetherbee Road Association, Inc., a nonprofit Florida corporation.

h. "Member" shall mean and refer to: (1) all persons or entities who are owners of a fee or undivided fee interest in any of the four (4) Tracts identified in this Declaration; and (2) the two Community Associations described above, which Community Associations are comprised of the owners of all Lots included within Parcels 1 and 6 described on Exhibit "A".

## ARTICLE II

### STRUCTURE, POWERS AND DUTIES OF, AND MEMBERSHIP AND VOTING RIGHTS IN, THE ASSOCIATION

SECTION 1. Association. The Association to be created by Declarants hereunder shall be a nonprofit corporation charged with the duties and vested with the powers prescribed by law and set forth in this Declaration. Neither the Articles of Incorporation nor the By-Laws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of any such inconsistency, the provisions of this Declaration shall prevail. The officers and directors of the Association shall be required to be either (1) Members of the Association, or (2) officers, directors, agents, representatives or employees of the Declarants or the Members of the Association. A Board of Directors of the Association, and such officers as the Board may elect or appoint, shall conduct the affairs of the Association in accordance with the Declaration, and the Association Articles of Incorporation and By-Laws.

SECTION 2. Membership. Each of the two Community Associations (as to Parcels 1 and 6) and all persons or entities who are the record owners of a fee or undivided fee interest in any of the four (4) Tracts described as Parcels 2, 3, 4 and 5 on Exhibit "A" shall be a Member of the Association; provided that any such person or entity who holds such interest merely as a security for the performance of any obligation shall not be a Member. The Association membership shall be appurtenant to the Tract giving rise to such membership or to the lands included within Parcels 1 and 6 and shall not be assigned, transferred, pledged, hypothecated, conveyed or alienated in any way. In the event for any reason either or both of the Community Associations are terminated or are no longer in existence, then the membership in the Association shall be assigned to and assumed by the aggregate of the Owners of all Lots within Parcel 1 and/or Parcel 6 for which the Community Association originally was established.

SECTION 3. Voting Rights. The Association shall have two classes of voting membership.

Class A. The two Community Associations shall be the Class A members. As to Parcel 1, Southchase Parcel 1 Community Association, Inc., shall be entitled to one (1) vote for each Lot within Parcel 1, said votes, as of the date hereof, being a total of 706 votes. As to Parcel 6, Southchase Parcel 6 Community Association, Inc., shall be entitled to one (1) vote for each Lot within Parcel 6, said votes as of the date hereof, being a total of 381 votes. The Board of Directors of each of the two Community Associations shall designate one voting representative each to the Wetherbee Road Association; the voting representative shall cast all of the votes of the Community Association as a Member of the



Wetherbee Road Association, said votes to be cast in accordance with the directions and instructions, if any, of the Board of Directors of the Community Association.

Class B. Class B members shall be every person or entity who is a record owner of a fee simple interest or undivided fee simple interest in any Tract, specifically including Southchase and Village. Class B Members shall be entitled to one hundred seventeen (117) votes for each Tract owned. When more than one person holds an interest in any Tract, all such persons shall be Members. The vote for each Tract shall be exercised as the Owners of each such Tract determine, but in no event shall more than one hundred seventeen (117) votes be cast with respect to any Tract.

SECTION 2. Mergers. Upon a merger or consolidation of the Association with another association as may be provided in its Articles of Incorporation, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation, pursuant to a merger. The surviving or consolidated association may administer the covenants and assessments established by this Declaration within the property together with the covenants and restrictions established upon any other properties as one overall plan or scheme. No such merger or consolidation, however, shall effect any revocation, change or addition to the covenants established by this Declaration within the Total Property. Notwithstanding any of the foregoing, or any provisions of the Articles of Incorporation or Bylaws of the Association, any merger or consolidation of the Association shall be subject to an affirmative vote of two-thirds of each class of Members who are voting in person or by proxy, at a meeting duly called for this purpose.

### ARTICLE III

#### COVENANT FOR MAINTENANCE ASSESSMENTS

##### SECTION 1. Creation of the Lien and Personal Obligation of Assessments.

a. Each Owner of any Lot or Tract in the Total Property, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, hereby covenants and agrees to pay annual assessments, such assessments to be fixed, established and collected from time to time as hereinafter provided. The charges imposed together with such interest thereon and costs of collection thereof, including court costs and reasonable attorneys' fees, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest, costs and attorneys' fees as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

b. Exempt Property. The following property, subject to this Declaration, shall be exempted from the assessments, charges and liens created herein:

1. All properties to the extent of any easement or other interest therein dedicated and accepted by the local public authority, and devoted to public use; and

2. All properties exempted from taxation by the laws of the State of Florida, upon the terms and to the extent of such legal exemption; and

3. Any lands included within Parcels 1 and 6 that are designated to be "Common Areas", "Dedicated Areas" or "Conservation Areas", as all such lands are described and designated pursuant to the terms and provisions of the following Declarations recorded in the Public Records of Orange County, Florida:

(a) Master Declaration of Covenants, Conditions and Restrictions for Southchase Parcels 1 and 6 recorded in Official Records Book 4106, Page 747, Public Records of Orange County, Florida;

(b) Declaration of Covenants, Conditions and Restrictions for Southchase Parcel 6 recorded in Official Records Book 4106, Page 508, Public Records of Orange County, Florida; and

(c) Declaration of Covenants, Conditions and Restrictions for Southchase Parcel 1 recorded in Official Records Book 4129, Page 4082, Public Records of Orange County, Florida.

4. Any lands included within Parcel 1 that are designated to be "Limited Common Area", as all such lands are described and designated pursuant to the terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Southchase Parcel 1 recorded in Official Records Book 4129, Page 4082, Public Records of Orange County, Florida.

SECTION 2. Purpose of Assessments. Any assessments levied shall be used exclusively for the purposes of the maintenance and repair of the Common Properties and the payment of operating expenses of the Association. The Common Properties identified in Article I, Section 1(a) hereof, shall be maintained by the Association in a uniform manner, specifically including maintenance and replacement from time to time as may be necessary of all landscaping included within the Common Properties, maintenance and repair of the irrigation system included therein, maintenance and repair of the walls, signs, and lights included within the entry-way features at Wetherbee Road and Highway 441, and maintenance and payment of costs for electrical service for all street lights situated along or within the right-of-way of Wetherbee Road. Any activities within publicly dedicated right-of-ways shall occur only to the extent permitted by Orange County, Florida. The Declarants and their successors and assigns, hereby acknowledge and agree that one or more Municipal Service Taxing Units may be established from time to time for purposes of providing for the maintenance and electrical service for all street lights situated along or within the right-of-way of Wetherbee Road.

SECTION 3. Amount of Assessments. At such time that the Declarants have created the Association pursuant to the provisions of Article II hereof, the Board of Directors of the Association shall establish the initial budget for the maintenance of the Common Properties and management of the Association. It is hereby expressly acknowledged by the Declarants hereto that the aforesaid initial budget for the maintenance of the Common Properties and management of the Association to be adopted by the Board of Directors of the Association shall be established based upon an assumption that the Common Properties described in Article I, Section 1b, hereof have been improved and require full maintenance. However, since it is contemplated by the Declarants hereto that the Common Properties may be improved in stages and it may not be necessary to levy and collect assessments to the full extent necessary to fund the initial budget adopted by the Board of Directors in accordance with the foregoing provisions, the Board of Directors may elect to levy and assess initially assessments against the Total Property in an aggregate amount that is less than the initial budget adopted by the Board of Directors pursuant to the

foregoing provisions. However, notwithstanding the fact that the assessments levied and collected hereunder initially may be less than the initial annual budget adopted by the Board of Directors in accordance with the foregoing provisions, the annual budget and the assessments to be collected hereunder may not be increased for the year 1991 above the annual budget and maximum assessment amount thereunder that initially is established by the Board of Directors. Thereafter, subsequent to the year 1991, the annual budget and the assessments to be collected hereunder may be increased each year not more than five percent (5%) above the assessment for the previous year without a vote of the membership; the annual assessment may be increased above five percent (5%) by a vote of 2/3 of each class of Members at a meeting duly called for this purpose.

Unless subsequently amended by a vote of 2/3 of each class of Members, the allocation of the budget and assessments shall be as follows:

a. Seventy percent (70%) of the total budget amount shall be allocated to the total lands included within Parcels 1 and 6; the individual Lot assessment amount within Parcels 1 and 6 shall be computed and based upon the total number of Lots included within Parcels 1 and 6, as such total number of Lots is determined through the approval process with Orange County for development of Parcels 1 and 6; all assessments as to Lots included within Parcels 1 and 6 must be fixed at a uniform rate for all Lots included within said Parcels 1 and 6; and

b. Thirty percent (30%) of the total budget amount shall be allocated to the four (4) Tracts identified as Parcels 2, 3, 4 and 5; the assessments for each separate Tract shall be in an amount equivalent to seven and one-half percent (7 1/2%) of the total budget amount that is assessed against the aggregate of Parcels 2, 3, 4 and 5.

SECTION 4. Special Assessments for Capital Improvements. In addition to the foregoing annual assessments, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any reconstruction, unexpected repair or replacement of any walls, signs, or lights included within the entry-way, or landscaping and irrigation system included within the Common Properties, provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting. Any special assessments levied in accordance with the foregoing provisions as to lands included within Parcels 1 and 6 must be fixed at a uniform rate for all Lots included within Parcels 1 and 6.

SECTION 5. Effect of Nonpayment of Assessments. If any assessments are not paid on the date when due, then said assessments shall become delinquent and shall, together with such interest thereon and costs of collection thereof as hereinafter provided, thereupon become a continuing lien on the Lot or Tract, which shall bind such Lot or Tract in the hands of the then owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then owner to pay assessments, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them, or unless the Association causes a lien to be recorded in the public records giving notice to all persons that the Association is asserting a lien upon the Lot or Tract.

If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate allowed by law, and the

Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the Lot or Tract, and there shall be added to the amount of such assessment, interest, the cost of the action, including legal fees whether or not judicial proceedings are involved and including legal fees and costs incurred on any appeal of a lower court decision.

SECTION 6. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be absolutely subordinate to the lien of any first mortgage now or hereafter placed upon the Lot or Tract subject to assessment. The subordination shall not release such Lot or Tract from liability for any assessments now or hereafter due and payable.

SECTION 7. Collection through Community Associations. In order to reduce administrative overhead and collection costs, the Association will invoice and collect all assessments applicable to the lands included within Parcels 1 and 6 through the two Community Associations identified in Article I, Section 1, subparagraph c hereof. The Owner of each Lot within Parcels 1 and 6 shall remit payment of the assessment to the applicable Community Association, which shall in turn promptly forward such payment to the Association on behalf of such Lot Owner. The Association may bring an action at law or in equity against any Community Association which fails to invoice assessments payable to the Association or otherwise fails promptly to remit such assessments to the Association when collected from an Owner of a Lot.

#### ARTICLE IV

##### EASEMENT FOR MAINTENANCE; INSURANCE

SECTION 1. Reservation of Easement. An easement is hereby reserved in favor of the Association over and across the Common Properties for so long as this Declaration remains in effect for the purposes of the maintenance, repair and replacement of all improvements constructed or installed within the Common Properties in accordance with the provisions of this Declaration.

SECTION 2. Insurance. The Association shall procure and keep in force public liability insurance in the name of the Association and the Members against any liability for personal injury or property damage resulting from any occurrence that may arise in connection with the maintenance of the Common Properties or the obligations under this Declaration, in an amount not less than \$1,000,000.00 for injury to one or more persons in one accident or event and not less than \$1,000,000.00 for damage to property in one accident or event. Copies of all such insurance policies (or certificates thereof showing the premiums thereon to have been paid) shall be retained by the Association and open for inspection by the Members at any reasonable time.

#### ARTICLE V

##### MISCELLANEOUS

SECTION 1. Term and Amendment. This Declaration shall run with the Total Property, regardless of whether or not specifically mentioned in any deeds or conveyances of Lots or the Tracts subsequently executed and shall be binding on all parties and all persons claiming under such deeds for a period of twenty (20) years from the date this Declaration is recorded, after which time this Declaration shall automatically extend for successive periods of ten (10) years each, unless prior to the commencement of any ten (10) year period an instrument in writing has been recorded in the Public Records of Orange County, Florida, which said instrument may alter or rescind this Declaration, in whole

or in part, and which instrument shall be signed by all of the Directors of the Association evidencing that the Association has altered or rescinded this Declaration pursuant to a vote of two-thirds (2/3) of each class of Members who are voting in person or by proxy, at a meeting duly called for this purpose. In addition to the foregoing, any amendment or modification of this Declaration of any nature shall require a vote of two-thirds (2/3) of each class of Members who are voting in person or by proxy, at a meeting duly called for this purpose.

SECTION 2. Annexation. Each Declarant independently (joined by the owner of the lands if other than the Declarant) shall have the right to bring within the scheme of this Declaration additional property that is included within the perimeter boundaries of the six (6) Parcels described on Exhibit "A", which annexation may be accomplished without the consent of the Association, its Members, the Owners, the other Declarants, any mortgage or lienholder, or any other party. Any addition of real property authorized under this Section 2 shall be made by filing of record a Supplemental Declaration with respect to the real property to be annexed, which Supplemental Declaration shall extend the scheme of this Declaration to such additional real property. The Supplemental Declaration shall describe the real property to be annexed and shall state that it is being made pursuant to the terms of this Declaration for the purpose of annexing property to the scheme of this Declaration and extending the jurisdiction of the Association to such additional land. From and after recording of any such Supplemental Declaration, the additional land described therein shall be subject to the provisions of this Declaration and to the jurisdiction of the Association, and such additional land shall be included within the Total Property defined and described in this Declaration.

SECTION 3. Lender's Rights. Upon written request, the Association shall make available for inspection during normal business hours by each Member, and each lender, holder, insurer or guarantor of any first mortgage on a Lot or Tract, a current copy of this Declaration, the Articles of Incorporation and the Bylaws of the Association, and the records, books and financial statements of the Association. Upon written request to the Association, identifying the name of the holder, insurer or guarantor and the Lot or Tract and address, any mortgage holder, insurer or guarantor will be entitled to timely written notice of: (a) any condemnation or casualty loss that affects either a material portion of the Total Property or the Lot securing its mortgage; (b) any delinquency notice in the payment of assessments or charges owed by the Owner of any Lot or Tract on which it holds the mortgage; (c) a lapse, cancellation or material modification of any insurance policy maintained by the Association; or (d) any proposed action that requires the consent of a specified percentage of mortgage holders.

SECTION 4. Enforcement. The Association or any Member shall have the right to enforce, by any proceeding at law or in equity, all covenants, assessments, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by any party to enforce any provision hereof shall be in no event deemed a waiver of the right to do so thereafter. In the event the Association or any Member shall seek to enforce the provisions of this Declaration through litigation, then the prevailing party in any such litigation shall be entitled to collect its fees and costs, including reasonable attorney's fees, whether incurred before trial, at trial, or upon appeal.

SECTION 5. Severability. Invalidation of any one of these Restrictions by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

OR 4 | 87 PG 37 | 3

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the dates indicated below.

Signed, sealed and delivered in the presence of:

SOUTHCHASE, LTD., a Florida limited partnership

By: Richland Properties, Inc., a Florida corporation, General Partner

Samuel B. Green  
Deborah A. Lamm

By: JH Bray  
Name: J H BRAY  
Title: President

STATE OF FLORIDA )  
                          Hillsborough )  
COUNTY OF ~~ORANGE~~ )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared J H Bray, as President of Richland Properties, Inc., general partner of Southchase, Ltd., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9<sup>th</sup> day of April, 1990

Susan D. Cole  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPT. 06, 1992  
BONDED THRU AGENT'S NOTARY BROKERAGE

OR 4187 PG 3714



IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the dates indicated below.

SOUTHCHASE VILLAGE, INC., a Florida corporation

Jacqueline M. Bullard  
Maria L. Viera

By: Robert M. Lurie  
Name: ROBERT M. LURIE  
Title: VICE PRESIDENT

STATE OF FLORIDA     )  
                                  )  
COUNTY OF DUVAL    )

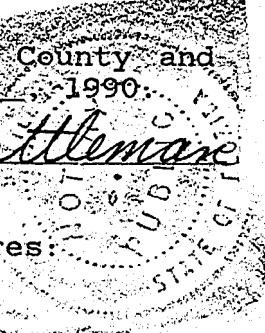
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ROBERT LURIE, well known to me to be the VICE PRESIDENT of Southchase Village, Inc., and that he acknowledges executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8<sup>th</sup> day of MAY, 1990.

Dickie Buttlerman  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION EXPIRES: OCT. 3, 1990  
I AM THIS NOTARY PUBLIC UNDERWRITER



OR4 187 PG3715

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the dates indicated below.

TOMPKINS INVESTMENT GROUP  
INCORPORATED, a Delaware  
corporation

Reginald J. Staller  
Susan P. Schroeder

By: J. Stephen Hudson  
Name: J. Stephen Hudson  
Title: President

STATE OF FLORIDA            )  
  )  
COUNTY OF OSCEOLA        )

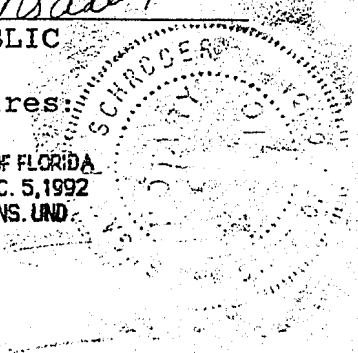
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared J. Stephen Hudson, well known to me to be the President of Tompkins Investment Group Incorporated, and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of April, 1990.

Susan P. Schroeder  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC. 5, 1992  
BONDED THRU GENERAL INS. UND.



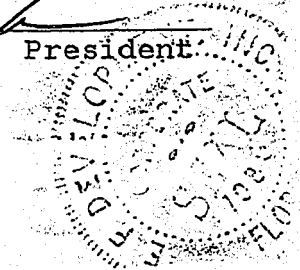
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IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the dates indicated below.

E F DEVELOPMENT, INC., a  
Florida corporation

Beverly J. Lemore  
Shirley M. Patterson

BY: [Signature]  
JEFFERY B. FUQUA, President.



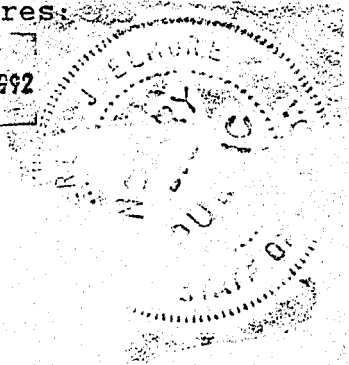
STATE OF FLORIDA            )  
  )  
COUNTY OF GRANGE        )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared JEFFERY B. FUQUA, as President of E F Development, Inc., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of April, 1990.

Beverly J. Lemore  
NOTARY PUBLIC

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires June 21, 1992  
Bonded Thru Troy Fain - Insurance Inc.



OR4187 PG3717

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the dates indicated below.

J.E. JONES CONSTRUCTION  
COMPANY a Missouri corporation

Linda W. Gustavus  
Deborah J. Clark

BY: Larry W. Toler  
NAME:  
TITLE:

STATE OF FLORIDA            )  
  )  
COUNTY OF ORANGE        )

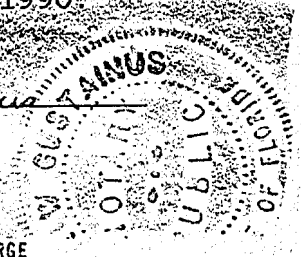
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Larry W. Toler, as V. President of J.E. Jones Construction Company, a Missouri corporation, to me known to be the person described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of April, 1990

Linda W. Gustavus  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APRIL 20, 1992  
BONDED THRU AGENT'S NOTARY BROKERAGE



OR4187 PG3718

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the dates indicated below.

CATALINA HOMES ACQUISITION, LTD., a Florida limited partnership

BY: C H ACQUISITION, INC. a Florida corporation as General Partner

Denise Zappo  
Janet Black

BY: Lori Pepper  
NAME: Lori Pepper  
TITLE: Vice President



STATE OF FLORIDA )  
COUNTY OF Orange )

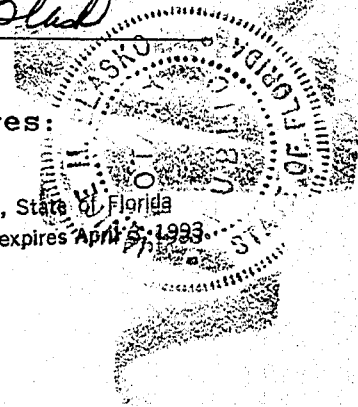
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Lori Pepper, as Vice-Pres. of C H Acquisition, Inc., the general partner of Catalina Homes Acquisition, Ltd., a Florida limited partnership, to me known to be the person described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of May, 1990.

Janet M. Black  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission expires April 5, 1993.



(R:052D/D-1459)

OR4187 PG3719

EXHIBIT "A"

(THOMPSON LANDS - PARCEL 1)

Lots 1-90, inclusive, 92, 93, 95, 96-104, inclusive, 106, 107, 109-122, inclusive 124-212, inclusive, Tract A and Tract B, Southchase Unit 1, according to the Plat thereof as recorded in Plat Book 24, Pages 113-115, Public Records of Orange County, Florida.

Lots 1-120, inclusive, Tract A and Tract B, Southchase Unit 2, according to the Plat thereof as recorded in Plat Book 24, Pages 116-118, Public Records of Orange County, Florida.

Lots 1-104, inclusive, Southchase Unit 3, according to the Plat thereof as recorded in Plat Book 24, Pages 119-120, Public Records of Orange County, Florida.

Lots 1-139, inclusive, and Tract A, Southchase Unit 4, according to the Plat thereof as recorded in Plat Book 24, Pages 121-123, Public Records of Orange County, Florida.

Lots 1, 3, 5, 7, 9, 10, 12, 13, 14, 19-25, inclusive, 27, 28 and Tract A, Southchase Unit 5, according to the Plat thereof as recorded in Plat Book 24, Pages 124-125, Public Records of Orange County, Florida.

Lots 1-101, inclusive, Southchase Unit 6, according to the Plat thereof as recorded in Plat Book 24, Pages 126-127, Public Records of Orange County, Florida.

R:858LG\L-601



EXHIBIT "A"

Parcels 2, 3 and 5 (Southchase Lands)

A part of Section 22, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 22, said point lying on the centerline of U.S. Highway 441; thence run N. 89°33'11" E., along the south line of the Northwest 1/4 of aforementioned Section 22, to a point lying on Proposed Easterly Right-of-Way line of said U.S. Highway 441 and the POINT OF BEGINNING; thence run N. 00°02'04" W., along said Proposed Easterly Right-of-Way line, 1862.64 feet; thence N. 89°21'07" E., 304.88 feet; thence N. 00°15'41" E., 244.97 feet; thence N. 74°48'54" E., 1333.57 feet to a point on a curve, concave southwesterly, having a radius of 2950.00 feet; thence from a tangent bearing of S. 28°00'00" E., run 985.12 feet along the arc of said curve, through a central angle of 19°08'00" to the point of tangency thereof; thence S. 08°52'00" E., 309.77 feet to a point of curvature of a curve, concave westerly having a radius of 1000.00 feet and a central angle of 32°07'00"; thence run 560.54 feet along the arc of said curve to the point of tangency thereof; thence S. 23°15'00" W., 191.33 feet to a point of curvature of a curve, concave easterly, having a radius of 1100.00 feet and a central angle of 37°30'00"; thence run 719.95 feet along the arc of said curve to the point of tangency thereof; thence S. 14°15'00" E., 138.21 feet; thence S. 75°45'00" W., 515.00 feet; thence S. 62°00'00" W., 336.78 feet; thence S. 89°57'56" W., 986.52 feet to a point on the aforementioned Proposed Easterly Right-of-Way line of U.S. Highway 441; thence N. 00°02'04" W., along said Proposed Easterly Right-of-Way line, 625.05 feet to the POINT OF BEGINNING.

LESS: the Proposed Right-of-Way of Wetherbee Road.

AND LESS THE FOLLOWING DESCRIBED PROPERTY:

A part of Section 22, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 22, said point lying on the centerline of U.S. Highway 441; thence run N. 89°33'11" E., along the South line of the Northwest 1/4 of aforementioned Section 22, 75.00 feet to a point lying on the said proposed Easterly Right-of-Way of said U.S. Highway 441 and the POINT OF BEGINNING; thence run N. 00°02'04" W., along said proposed Easterly Right-of-Way line 764.60 feet to a point on the proposed Southerly Right-of-Way line of Wetherbee Road, said point being a point of curvature of a curve, concave Northerly, having a radius of 2635.96 feet and a central angle of 11°39'56"; thence run along said proposed Southerly Right-of-Way line of Wetherbee Road the following three (3) courses and distances; from a tangent bearing of N. 89°57'56" E., run 536.69 feet to the point of tangency thereof; thence N. 78°18'00" E., 141.94 feet to a point of curvature of a curve, concave Northerly, having a radius of 3323.45 feet; thence run along the arc of said curve 219.15 feet thru a central angle of 03°46'41" to a point on said curve; thence S. 00°02'04" E., 1524.15 feet; thence S. 89°57'56" W., 885.00 feet to a point on the aforementioned proposed Easterly Right-of-Way of U.S. Highway 441; thence N. 00°02'04" W., along said proposed Right-of-Way line 625.05 feet to the POINT OF BEGINNING.

(R:858LG\L-600)

OR4 | 87 PG3721

EXHIBIT "A"

Parcel 4 (Village Land)

A part of Section 22, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 22, said point lying on the centerline of U.S. Highway 441; thence run N. 89°33'11" E., along the South line of the Northwest 1/4 of aforementioned Section 22, 75.00 feet to a point lying on the said proposed Easterly Right-of-Way of said U.S. Highway 441 and the POINT OF BEGINNING; thence run N. 00°02'04" W., along said proposed Easterly Right-of-Way line 764.60 feet to a point on the proposed Southerly Right-of-Way line of Wetherbee Road, said point being a point of curvature of a curve, concave Northerly, having a radius of 2635.96 feet and a central angle of 11°39'56"; thence run along said proposed Southerly Right-of-Way line of Wetherbee Road the following three (3) courses and distances; from a tangent bearing of N. 89°57'56" E., run 536.69 feet to the point of tangency thereof; thence N. 78°18'00" E., 141.94 feet to a point of curvature of a curve, concave Northerly, having a radius of 3323.45 feet; thence run along the arc of said curve 219.15 feet thru a central angle of 03°46'41" to a point on said curve; thence S. 00°02'04" E., 1524.15 feet; thence S. 89°57'56" W., 885.00 feet to a point on the aforementioned proposed Easterly Right-of-Way of U.S. Highway 441; thence N. 00°02'04" W., along said proposed Right-of-Way line 625.05 feet to the POINT OF BEGINNING.

(R:052LG\L-453)

EXHIBIT "A"

(E F DEVELOPMENT, INC., LANDS - PARCEL 6)

Lots 1, 4, 9, 10, 12, 17 through 25, 29 through 31, 33, 34, 36, 38, 40 and 44 of Southchase Unit 7, according to the Plat thereof as recorded in Plat Book 24, Pages 23 and 24, Public Records of Orange County, Florida.

Lots 56, 64 through 66, 70, 71, 72, 75, 76, 78 through 81, 83 through 93 of Southchase Unit 8, according to the Plat thereof as recorded in Plat Book 24, Pages 25, 26 and 27, Public Records of Orange County, Florida.

Lots 123 through 143, 145, 146, 147, 149, 151, 152, 153, 155, 158, 160 and 161 of Southchase Unit 9, according to the Plat thereof as recorded in Plat Book 24, Pages 28 and 29, Public Records of Orange County, Florida.

Lots 173 through 189 of Southchase Unit 10, according to the Plat thereof as recorded in Plat Book 24, Pages 30 and 31, Public Records of Orange County, Florida.

Lots 230 through 291, 293 through 327 of Southchase Unit 11, according to the Plat thereof as recorded in Plat Book 24, Pages 32 and 33, Public Records of Orange County, Florida.

R:858LG\L-602

EXHIBIT "A"

(J.E. JONES LANDS - PARCEL 6)

Lots 45 through 55 and Lots 95 through 122 of Southchase Unit 8, according to the Plat thereof as recorded in Plat Book 24, Pages 25, 26 and 27, Public Records of Orange County, Florida.

Lots 162 through 172 and Lots 190 through 229 of Southchase Unit 10, according to the Plat thereof as recorded in Plat Book 24, Pages 30 and 31, Public Records of Orange County, Florida.

Lots 328 through 381 of Southchase Unit 12, according to the Plat thereof as recorded in Plat Book 24, Pages 34, 35 and 36, Public Records of Orange County, Florida.

R:858LG\L-603

EXHIBIT "A"

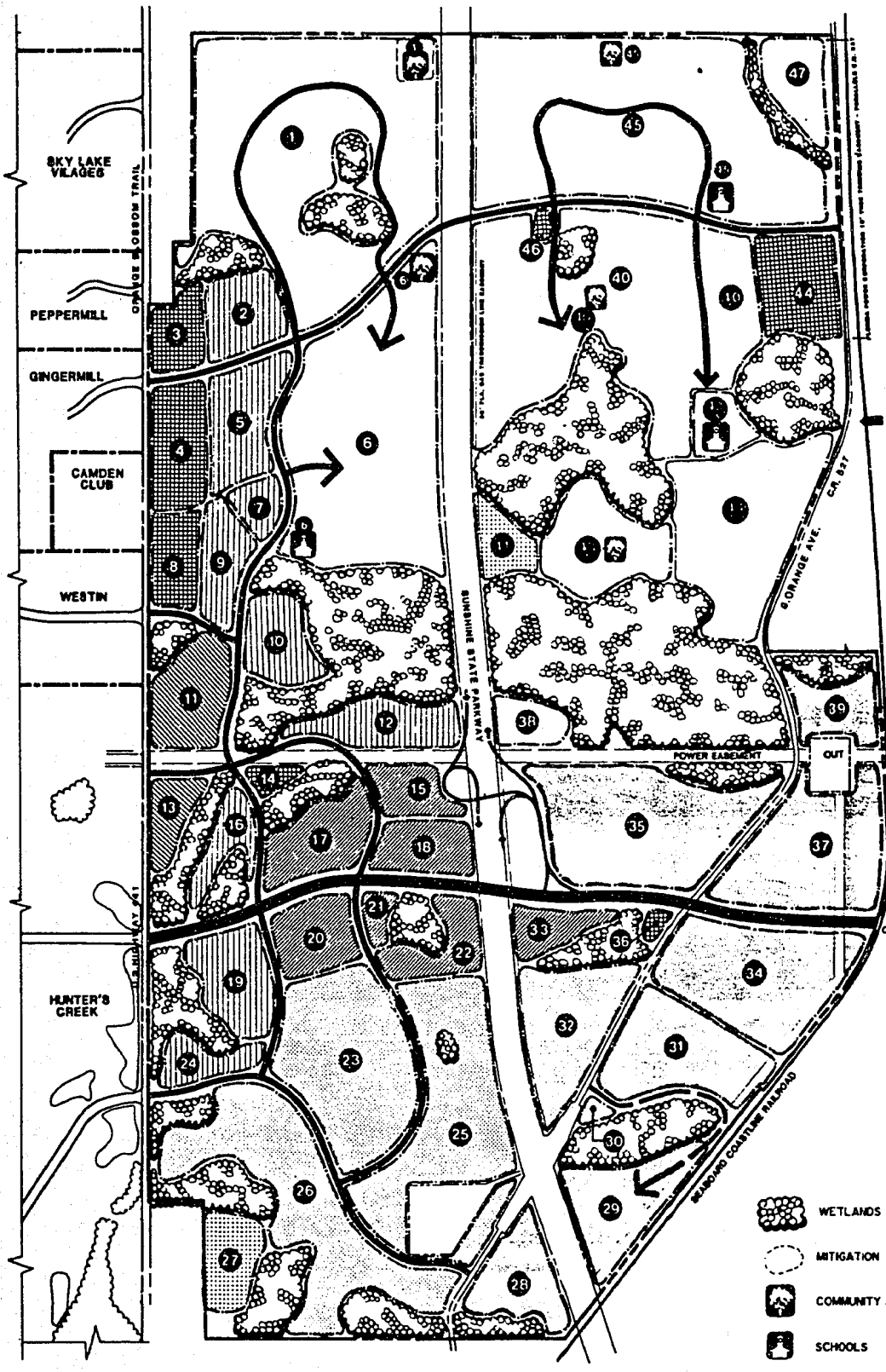
(CATALINA LANDS - PARCEL 6)

Lots 2, 14, 15, 26, 32, 41 and 42, Southchase Unit 7, according to the Plat thereof as recorded in Plat Book 24, Pages 23 and 24, Public Records of Orange County, Florida.

Lots 63, 67, and 68, Southchase Unit 8, according to the Plat thereof as recorded in Plat Book 24, Pages 25 and 26, Public Records of Orange County, Florida.

R:858LG\L-604

OR4187 PG3725



**PARCEL ACRES LAND USE PHASE**

Parcel #	Acres	Land Use	Phase
1	192.1	LOW DENSITY RESIDENTIAL UP TO 4 UPA	1
2	7.1	PARK	1
3	29.7	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	1
4	30.4	COMMERCIAL	1
5	80.8	COMMERCIAL	1
6	91.4	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	1
7	187.8	LOW DENSITY RESIDENTIAL UP TO 4 UPA	1
8	18.8	SCHOOL	1
9	9.8	PARK	1
10	8.7	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	2
11	18.8	COMMERCIAL	2
12	31.7	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	2
13	31.7	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	2
14	88.8	OFFICE	2
15	25.4	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	2
16	13.8	OFFICE	2
17	4.8	CONFERENCE COMMERCIAL	2
18	18.8	MIXED USE	2
19	14.2	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	2
20	27.8	MIXED USE	2
21	30.0	MIXED USE	2
22	30.2	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	2
23	23.2	MIXED USE	3
24	5.8	MIXED USE	3
25	10.5	MIXED USE	3
26	85.3	INDUSTRIAL PARK	3
27	13.7	HIGH DENSITY RESIDENTIAL UP TO 20 UPA	3
28	117.3	INDUSTRIAL PARK	3
29	98.2	INDUSTRIAL PARK	3
30	21.8	MITIGATION AREA	3
31	28.4	INDUSTRIAL / DISTRIBUTION	3
32	38.1	INDUSTRIAL / DISTRIBUTION	3
33	3.8	FIRE POLICE	3
34	31.2	INDUSTRIAL / DISTRIBUTION	3
35	44.7	INDUSTRIAL PARK	3
36	13.7	MIXED USE	3
37	71.4	INDUSTRIAL / DISTRIBUTION	3
38	89.2	INDUSTRIAL / DISTRIBUTION	3
39	2.3	CONFERENCE COMMERCIAL	3
40	71.0	INDUSTRIAL / DISTRIBUTION	3
41	12.0	WELL FIELD	3
42	18.2	INDUSTRIAL / DISTRIBUTION	2
43	189.8	LOW DENSITY RESIDENTIAL UP TO 4 UPA	1&2
44	8.8	PARK	1&2
45	18.8	MITIGATION AREA	1&2
46	18.0	SCHOOL	1&2
47	48.5	PARK	1&2
48	82.0	HIGH SCHOOL	1&2
49	34.1	COMMERCIAL	1
50	173.1	LOW DENSITY RESIDENTIAL UP TO 4 UPA	1
51	14.0	SCHOOL	1
52	14.8	PARK	1
53	1.8	CONFERENCE COMMERCIAL	1
54	33.8	LOW DENSITY RESIDENTIAL UP TO 4 UPA	1

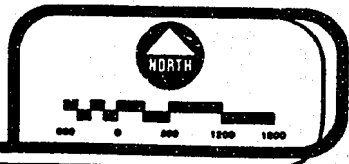
NOTE: CHURCHES ARE A FUTURE USE IN LOW DENSITY RESIDENTIAL LOTS AND ARE DETERMINED.  
 CHURCH LOCATIONS WILL BE DETERMINED AT THE TIME OF PRELIMINARY SUBDIVISION PLAN SUBMITTAL AND STAFF REVIEW

**LEGEND**

- COMMERCIAL
- OFFICE
- INDUSTRIAL PARK
- INDUSTRIAL DISTRIBUTION
- RESIDENTIAL / LOW (4 DU/AC)
- RESIDENTIAL / HIGH (20 DU/AC)
- FIRE STATION / WELL FIELD
- FUTURE MITIGATION AREAS
- MIXED USE
- WETLANDS
- MITIGATION
- COMMUNITY PARKS
- SCHOOLS
- ARROWS INDICATE COSTS OR PLANNED INTERSECTIONS OF ADJACENT PROPERTIES

MASTER DEVELOPMENT PLAN/  
 LAND USE PLAN  
**MAP H**  
APPROVED FEBRUARY, 1989

MASTER DEVELOPMENT PLAN/  
 LAND USE PLAN AMENDED FEBRUARY, 1989



**SOUTHCHASE**

**A PLANNED DEVELOPMENT**  
 Prepared For  
**RICHLAND PROPERTIES OF FLORIDA, INC.**

ENGINEERS, PLANNERS, &  
 ENVIRONMENTAL CONSULTANTS  
 MILLER & ENSCH INC.  
 LEGAL CONSULTANT  
 MAGUIRE VOORHIS & WELLS



JOINDER AND CONSENT TO DECLARATION OF COVENANTS AND ASSESSMENTS

This Joinder and Consent constitutes a Joinder and Consent to Declaration of Covenants and Assessments (hereinafter "Declaration") for the Wetherbee Road property more particularly described in the composite Exhibit "A" attached to the Declaration. The undersigned, as the holder of that certain Mortgage encumbering the real property described in the Declaration, which Mortgage is recorded at Official Records Book 3924, Page 4988, as modified by Mortgage Modification Agreement dated May 9, 1988 and recorded September 9, 1988 in Official Records Book 4012, Page 3212 and further modified by Modification and Spreader Agreement recorded December 15, 1988 in Official Records Book 4040, Page 1547, and further secured by that certain UCC-Financing Statement recorded at Official Records Book 3924, Page 5000 as amended by UCC-Other Than Financing Statement recorded at Official Records Book 4040, Page 1552, and that certain UCC-Financing Statement recorded at Official Records Book 3953, Page 2758, all of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions, restrictions and assessments set forth therein.

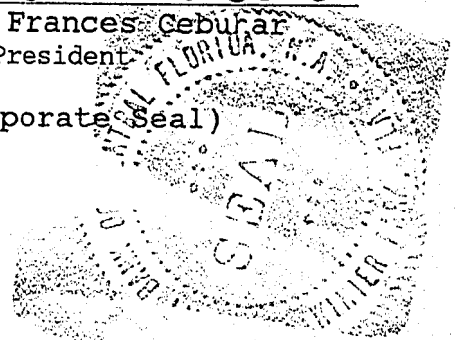
Signed, sealed and delivered  
in the presence of:

[Signature]  
[Signature]

BARNETT BANK OF CENTRAL  
FLORIDA, N.A., a national  
banking corporation

By: Mary Frances Cebuhar  
Name: Mary Frances Cebuhar  
Title: Vice President

(Corporate Seal)



STATE OF FLORIDA     )  
                                  )  
COUNTY OF ORANGE    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Mary Frances Cebuhar well known to me be the Vice President of the corporation named as mortgagee in the foregoing instrument, and that she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 1<sup>st</sup> day of June, 1989.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA,  
MY COMMISSION EXPIRES: FEB. 28, 1993,  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

(R:858D\D-936)

JOINDER AND CONSENT TO DECLARATION OF COVENANTS AND ASSESSMENTS

This Joinder and Consent constitutes a Joinder and Consent to Declaration of Covenants and Assessments (hereinafter "Declaration") for the Wetherbee Road property more particularly described on the composite Exhibit "A" attached to the Declaration. The undersigned, as the holder of that certain Mortgage encumbering the real property described in the Declaration, which Mortgage is recorded at Official Records Book 3925, Page 4537, of the Public Records of Orange County, Florida, hereby subordinates the interest of the Mortgagee under the aforesaid Mortgage to the above referenced Declaration and joins in and consents to the covenants, conditions, restrictions and assessments set forth therein.

WITNESSES:

*Paul R. Bidau*  
*Terrie Harshfield*

THE ROYAL BANK OF CANADA  
NEW YORK BRANCH

By: *S. W. Livingstone*  
Name: *S. W. LIVINGSTONE*  
Title: *SENIOR MANAGER*

STATE OF TEXAS  
COUNTY OF HARRIS

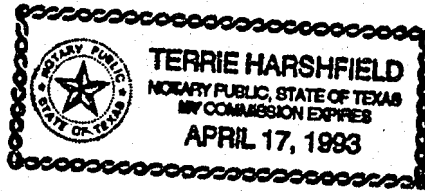
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared S. W. LIVINGSTONE, well known to me to be the SENIOR MANAGER of THE ROYAL BANK OF CANADA NEW YORK BRANCH, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of MAY, 1989.

*Terrie Harshfield*  
NOTARY PUBLIC

My Commission Expires:

R: 858D\D-935



JOINDER AND CONSENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS WETHERBEE ROAD

The undersigned, Barnett Bank of Jacksonville, N.A., as the holder of that certain Mortgage and Security Agreement encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4089, Page 4878, as modified by Receipt for Future Advance and Mortgage Modification and Extension Agreement recorded in Official Records Book 4116, Page 427, of the Public Records of Orange County, Florida, and the holder of that certain Financing Statement recorded in Official Records Book 4116, Page 433, and Assignment of Leases recorded in Official Records Book 4116, Page 437, both of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

BARNETT BANK OF JACKSONVILLE,  
N.A., a national banking  
corporation

Patricia A. Ausmus  
Nancy Brewer

By: Michael P. Blevins  
Name: MICHAEL PAUL BLEVINS  
Title: Vice President

(Corporate Seal)

STATE OF FLORIDA     )  
                                  )  
COUNTY OF DUVAL    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MICHAEL P. BLEVINS well known to me be the VICE PRESIDENT of the corporation named as mortgagee in the foregoing instrument, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 7th day of May, 1990.

Patricia A. Ausmus  
NOTARY PUBLIC

My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Oct. 19, 1993

(R:858D\D-915)

OR4187 PG3729

JOINDER AND CONSENT TO DECLARATION OF COVENANTS AND ASSESSMENTS  
WETHERBEE ROAD

The undersigned, Firststate Financial, a savings bank, as the holder of that certain Mortgage encumbering the real property described in the aforesaid Declaration of Covenants and Assessments Wetherbee Road, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4018, Page 2597; Assignment of Rents and Leases recorded at Official Records Book 4018, Page 2631; Collateral Assignment of Purchase Agreements recorded at Official Records Book 4018, Page 2639; UCC Financing Statement recorded at Official Records Book 4018, Page 2652, and UCC Financing Statement recorded at Official Records Book 4018, Page 2668, all of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

FIRSTSTATE FINANCIAL, a savings bank

John A. Smith  
Janet R. Kowalski

By: Glenn P. Reilly  
Name: Glenn P. Reilly  
Title: Sr. Vice President

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Glenn P. Reilly, well known to me to be the Sr. Vice President of FIRSTSTATE FINANCIAL, a savings bank, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of June, 1989.

Janet R. Kowalski  
NOTARY PUBLIC

My Commission Expires: Notary Public, State of Florida  
My Commission Expires Aug. 11, 1992

R:858D\D-947

JOINDER AND CONSENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, FIRST FLORIDA BANK, N.A., as the holder of that certain Mortgage encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4100, Page 4600; and UCC Financing Statement recorded at Official Records Book 4100, Page 4625, both of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

FIRST FLORIDA BANK, N.A.

Debra A. Robert

By: Jerry M. Kyle

Name: JERRY M. Kyle  
Title: REGIONAL EXEC. VICE PRES.

Jean M. Deety

STATE OF FLORIDA    )  
COUNTY OF            )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JERRY M. Kyle, well known to me to be the Regional Exec. Vice Pres of FIRST FLORIDA BANK, N.A., and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 23rd day of January, 1990.

Francis M. Shaw  
Notary Public

My Commission Expires:

My Commission Expires Aug. 31, 1993  
Renewed this 11th day of January 1990

OR4187 PG3731

JOINDER AND CONSENT TO DECLARATION OF COVENANTS AND ASSESSMENTS  
WETHERBEE ROAD

The undersigned, Barnett Bank of Central Florida, N. A., as the holder of that certain Mortgage and Security Agreement encumbering the real property described in the aforesaid Declaration of Covenants and Assessments Wetherbee Road, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4040, Page 4821, and secured by a UCC Financing Statement recorded at Official Records Book 4040, Page 4834, all of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

BARNETT BANK OF CENTRAL  
FLORIDA, N.A.

Mette G. Oliver  
Sherry L. Winston

By:

C. Thomas Beck  
Name: C. Thomas Beck  
Title: Sr. Vice President

STATE OF

Florida

COUNTY OF

Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared C. Thomas Beck, well known to me to be the Sr. Vice President of BARNETT BANK OF CENTRAL FLORIDA, N.A., and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 31<sup>st</sup> day of May, 1989.

Sharon L. Gusten  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: NOV. 17, 1991.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

R:858D\D-945

OR 4 | 87 PG 3732



JOINDER AND CONSENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WETHERBEE ROAD

The undersigned, Barnett Bank of Central Florida, N.A., as the holder of that certain Mortgage and Security Agreement encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 3925, Page 356; as modified by Modification recorded in Official Records Book 4038, Page 4251; Modification and Spreader Agreement recorded at Official Records Book 4040, Page 4791 and Modification recorded at Official Records Book 4143, Page 3195; secured by that certain UCC Financing Statement recorded at Official Records Book 4040, Page 4801; all of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions set forth in the Declaration.

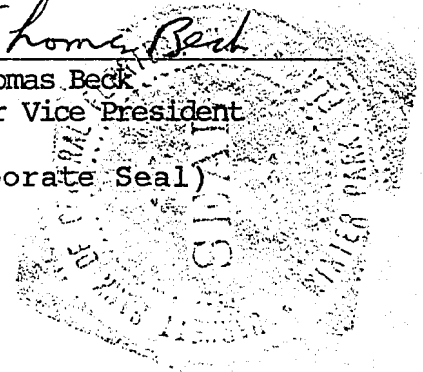
Signed, sealed and delivered in the presence of:

*Lynn K. Stinson*  
*Melissa A. Hodger*

BARNETT BANK OF CENTRAL, FLORIDA N.A., a national banking corporation

By: *C. Thomas Beck*  
Name: C. Thomas Beck  
Title: Senior Vice President

(Corporate Seal)



STATE OF FLORIDA )  
COUNTY OF ORANGE )

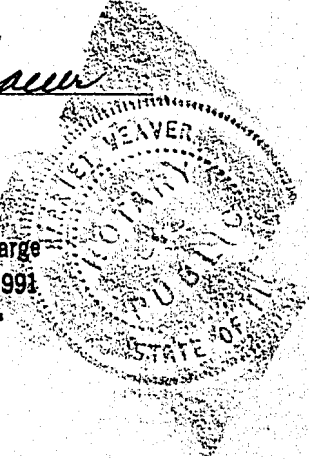
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared C. Thomas Beck well known to me be the Sr. Vice President of the corporation named as mortgagee in the foregoing instrument, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of February, 1990.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires:

Notary Public, state of Florida at Large  
My Commission Expires May 10, 1991  
Bonded through Notary Public Underwriters



(R:858D\D-946)

JOINDER AND CONSENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS WETHERBEE ROAD

The undersigned, Barnett Bank of Central Florida, N.A., as the holder of that certain Mortgage encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4131, Page 4049, of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions set forth in the Declaration.

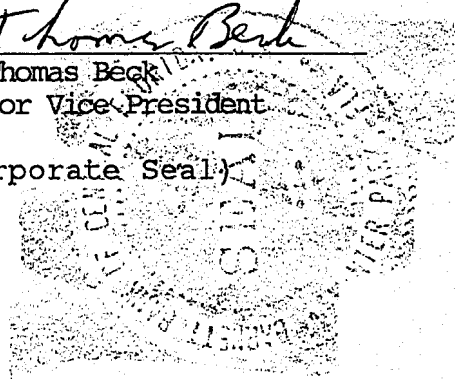
Signed, sealed and delivered  
in the presence of:

Lynn K. Stinson  
Melissa A. Hodges

BARNETT BANK OF CENTRAL,  
FLORIDA N.A., a national  
banking corporation

By: C. Thomas Beck  
Name: C. Thomas Beck  
Title: Senior Vice President

(Corporate Seal)



STATE OF FLORIDA     )  
                                  )  
COUNTY OF ORANGE    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared C. Thomas Beck well known to me be the Sr. Vice President of the corporation named as mortgagee in the foregoing instrument, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 26th day of February, 1990.

M. Harold Shaw  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires May 10, 1991  
Bonded through Notary Public Underwriters

(R:858D\D-906)



JOINDER AND CONSENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WETHERBEE ROAD

The undersigned, Barnett Bank of Central Florida, N.A., as the holder of that certain Mortgage encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4152, Page 2694, which Mortgage is secured by a UCC Financing Statement recorded at Official Records Book 4152, Page 2706, both of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered in the presence of:

Karen A. Williams  
Jacqueline N. Kyunko

BARNETT BANK OF CENTRAL FLORIDA, N.A., a national banking corporation

By: Roger L. Fee  
Name: Roger L. Fee  
Title: Senior Vice President

(Corporate Seal)

STATE OF FLORIDA )  
                                  )  
COUNTY OF ORANGE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Roger L. Fee well known to me be the Senior Vice President of the corporation named as mortgagee in the foregoing instrument, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 4th day of April, 1990.

Charon L. Gessler  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: NOV. 17, 1991.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

(R:858D\D-905)

**JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD**

The undersigned, APSB HOMES, INC., formerly known as CATALINA HOMES, INC., as the holder of that certain Mortgage and Security Agreement given by CATALINA HOMES ACQUISITION LTD., A FLORIDA LIMITED PARTNERSHIP, as the Borrower, encumbering a portion of real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions, Wetherbee Road, recorded at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Orange County, Florida, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4173, Page 1477, of the Public Records of Orange County, Florida, hereby joins in consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

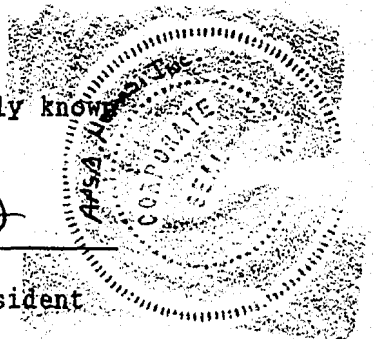
*James H. Fant*  
*Denise Sparto*

APSB HOMES, INC., formerly known  
as CATALINA HOMES, INC.

By: *James H. Fant*

Name: James H. Fant

Title: Exec. Vice President



STATE OF FLORIDA

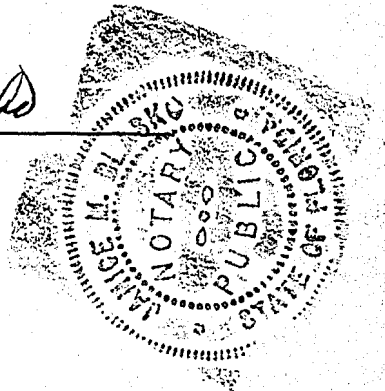
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JAMES H. FANT, well known to me to the Executive Vice President of APSB HOMES, INC., formerly known as CATALINA HOMES, INC., and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of May, 1990.

My Commission Expires:

*James M. Blasko*  
NOTARY PUBLIC



Notary Public, State of Florida  
My Commission expires April 3, 1993

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder.frm

OR4187 PG3736

**JOINDER AND CONSENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD ASSOCIATION**

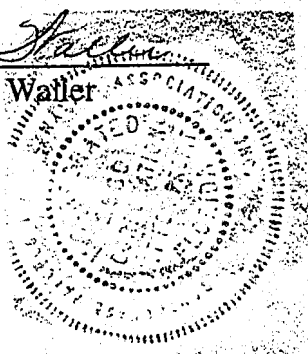
The undersigned, SOUTHCHASE PARCELS 1 & 6 MASTER ASSOCIATION, INC., a master association, formed for the purpose of the maintenance and preservation of the Conservation Area and Dedicated Area within that certain tract of property known as Parcel 1 and Parcel 6 of a planned unit development known as "Southchase" which property is described and set forth in that certain Master Declaration of Covenants, Conditions and Restrictions for Southchase Parcels 1 & 6, recorded in Official Records Book 4106, Page 474, Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions of the aforesaid Declaration of Covenants, Conditions and Restrictions of Wetherbee Road Association.

WITNESSES:

SOUTHCHASE PARCELS 1 & 6  
MASTER ASSOCIATION, INC.

*Sharon P. Schroeder*  
*Barbara C. Cosser*

By: *Margaret T. Waller*  
Name: Margaret T. Waller  
Title: President  
  
(Corporate Seal)

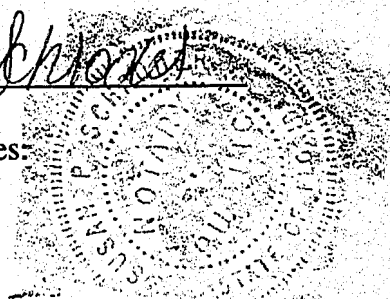


STATE OF FLORIDA    )  
COUNTY OF OSCEOLA    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARGARET T. WALLER, well known to me to be the President of Southchase Parcel 1 Community Association, Inc., and that she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in her by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this  
19th day of January, 1990.

*Sharon P. Schroeder*  
Notary Public  
My Commission Expires:  
  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC. 5, 1992  
BONDED THRU GENERAL INS. UND.



**JOINDER AND CONSENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD ASSOCIATION**

The undersigned, SOUTHCHASE PARCEL 1 COMMUNITY ASSOCIATION, INC., a community homeowner's association, formed for the purpose of the preservation of the values and amenities of the property described and set forth in that certain Declaration of Covenants, Conditions and Restrictions for Southchase Parcel 1, recorded in Official Records Book 4129, Page 4082, Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions of the aforesaid Declaration of Covenants, Conditions and Restrictions of Wetherbee Road Association.

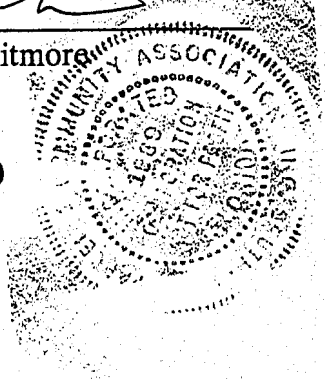
WITNESSES:

SOUTHCHASE PARCEL 1  
COMMUNITY ASSOCIATION, INC.

*Susan P. Schroeder*  
*Barbara C. Coxen*

By: *Steve Whitmore*  
Name: Steve Whitmore  
Title: President

(Corporate Seal)



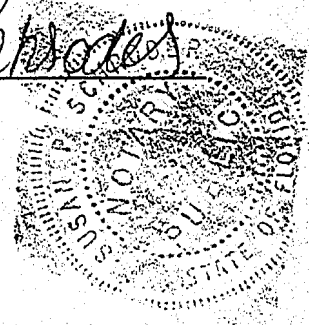
STATE OF FLORIDA    )  
COUNTY OF OSCEOLA    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared STEVE WHITMORE, well known to me to be the President of Southchase Parcel 1 Community Association, Inc., and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this  
19th day of January, 1990.

*Susan P. Schroeder*  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC. 5, 1992  
BONDED THRU GENERAL INS. UND.



JOINDER AND CONSENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS WETHERBEE ROAD

The undersigned, Southchase Parcel 6 Community Association, Inc., a community homeowner's association, formed for the purpose of the preservation of the values and amenities of the property described and set forth in that certain Declaration of Covenants, Conditions and Restrictions for Southchase Parcel 6, recorded in Official Records Book 4106, Page 508, of the Public Records of Orange County, Florida, hereby joins in and consents to the covenants, conditions and restrictions of the aforesaid Declaration of Covenants, Conditions and Restrictions of Wetherbee Road Association.

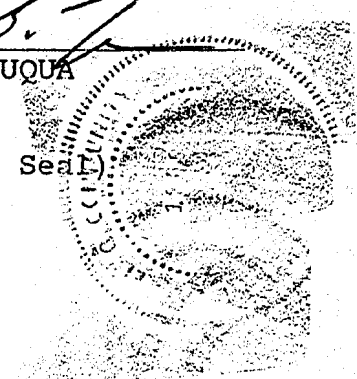
Signed, sealed and delivered  
in the presence of:

Beverly J. Elmore  
Shuley M. Patterson

SOUTHCHASE PARCEL 6  
COMMUNITY ASSOCIATION, INC.

By: [Signature]  
Name: JEFFRY B. FUQUA  
Title: PRESIDENT

(Corporate Seal)



STATE OF FLORIDA        )  
                                  )  
COUNTY OF ORANGE    )

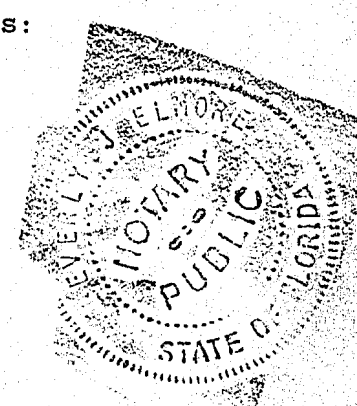
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Jeffry B. Fuqua well known to me be the President of Southchase Parcel 6 Community Association, Inc., and he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 9th day of April, 1990.

Beverly J. Elmore  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 21, 1992  
 Bonded Thru Troy Fein - Insurance Inc.



(R:858D\D-910)



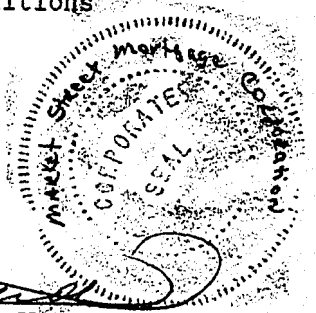
1

**JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD**

The undersigned, MARKET STREET MORTGAGE CORPORATION, as the holder of that certain Mortgage and Security Agreement given by Wai Law and Xiau Fang Law, husband and wife, as the Borrower, encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions, Wetherbee Road, recorded at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Orange County, Florida, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4178, Page 2554, of the Public Records of Orange County, Florida, hereby joins in consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

MARKET STREET MORTGAGE  
CORPORATION



Debra Lea McLaughlin  
Dulcie Dumbly

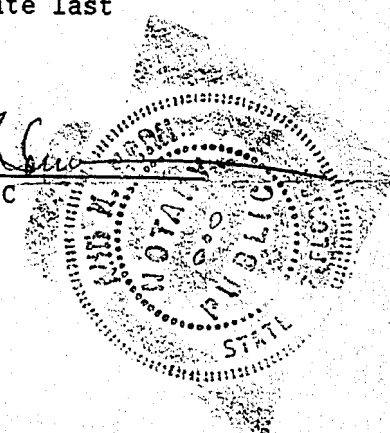
BY: [Signature]  
Name: Brenda F. Brendle  
Title: Assistant Vice President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Brenda F. Brendle, well known to me to the Asst. Vice President of MARKET STREET MORTGAGE CORPORATION, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of May, 1990.

[Signature]  
NOTARY PUBLIC



My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires October 25, 1991  
Bonded thru Agent's Notary Brokerage

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder.frm

OR 4187 PG 3740

JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 77 SOUTHCHASE UNIT 8,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 28th day of February, 1990.

WITNESSES:

*Jan Roberts*

*Paul J. Sundermann*  
Paul J. Sundermann

*Jim H. Stales*

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of  
February, 1990, by Paul J. Sundermann, a single person.

*Jan Roberts*  
Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Bonded Thru Troy Fain - Insurance Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR4187 PG3741

**JOINDER AND CONSENT TO DECLARATION OF COVENANTS AND ASSESSMENTS  
WEATHERBEE ROAD**

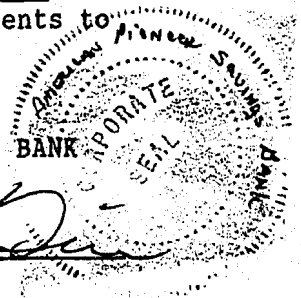
The undersigned, AMERICAN PIONEER SAVINGS BANK, as the holder of that certain Mortgage and Security Agreement given by Paul J. Sundermann, a single person, as the Borrower, encumbering the real property described in the aforesaid Declaration of Covenants and Assessments Weatherbee Road, recorded at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Orange County, Florida, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4161, Page 4584, of the Public Records of Orange County, Florida, hereby joins in consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

Baileasa Johnson  
Joseph Beh

AMERICAN PIONEER SAVINGS BANK

BY: Jane S. Hardin  
Name: Jane S. Hardin  
Title: Vice-President

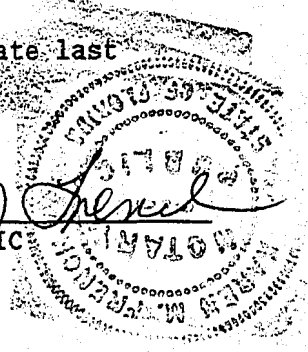


STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Jane S. Hardin, well known to me to the Vice-President of AMERICAN PIONEER SAVINGS BANK, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March, 1990.

Karen M. Ireland  
NOTARY PUBLIC



My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 14, 1993  
BONDED THROUGH ASHTON AGENCY, INC.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3742

JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 82 SOUTHCHASE UNIT 8,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 28th day of February, 1990.

WITNESSES:

Jean Dobson  
Juni L. Halls

William V. Friedrich  
William V. Friedrich

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of  
February, 1990, by William V. Friedrich, a single person.

Jean Dobson  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires June 15, 1990

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR 4187 PG 3743

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 94 SOUTHCHASE UNIT 8,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 30th day of March, 1990.

WITNESSES:

*Joel Carrera*  
*Jim A. Hall*

*Angel L. Martinez Velez*  
Angel L. Martinez Velez  
*Eneida R. Martinez*  
Eneida R. Martinez

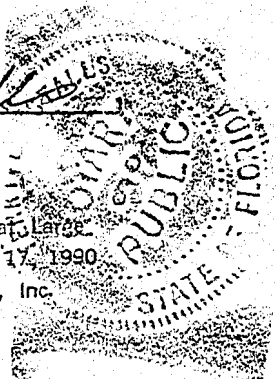
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of  
March, 1990, by Angel L. Martinez Velez and Eneida R.  
Martinez, husband and wife.

*Jim A. Hall*  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990  
Bonded thru Brown & Brown, Inc



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR 187 PG 3.7.4.4

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 144 SOUTHCHASE UNIT 9,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 23rd day of March, 1990.

WITNESSES:

Jane Cole

Carol M. Studer  
Carol M. Studer

Wm. A. Halls

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of  
March, 1990, by Carol M. Studer, a single person.

Wm. A. Halls  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990.  
Bonded thru Brown & Brown, Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR4187 PG3745

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 148 SOUTHCHASE UNIT 9,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 27th day of April, 1990.

WITNESSES:

Oliver Molina

Octavio Molina  
Octavio Molina

Terri S. Stalls

Elcira Molina  
Elcira Molina

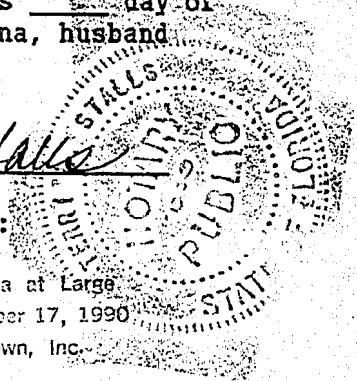
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of  
April, 1990, by Octavio Molina and Elcira Molina, husband  
and wife.

Terri S. Stalls  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3746

joinder1.frm



JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

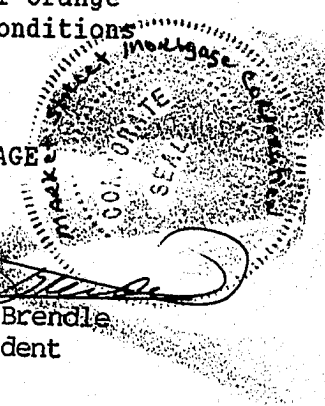
The undersigned, MARKET STREET MORTGAGE CORPORATION, as the holder of that certain Mortgage and Security Agreement given by Octavio Molina and Elcira Molina, husband and wife, as the Borrower, encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions, Wetherbee Road, recorded at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Orange County, Florida, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4179, Page 0200, of the Public Records of Orange County, Florida, hereby joins in consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

MARKET STREET MORTGAGE CORPORATION

Delna Lea McLaughlin  
Debbie Damoddy

By: [Signature]  
Name: Brenda F. Brendle  
Title: Vice President



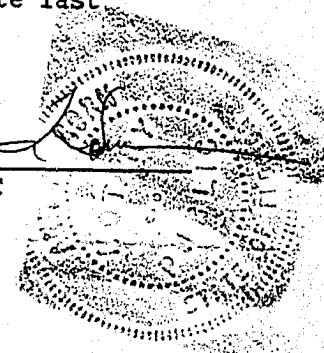
STATE OF Florida  
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Brenda F. Brendle, well known to me to the Vice President of MARKET STREET MORTGAGE CORPORATION, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of May, 1990.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires October 25, 1991  
Bonded thru Agent's Notary Brokerage



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 150 SOUTHCHASE UNIT 9,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 24th day of April, 1990.

WITNESSES:

Jean Roberts

Chun Ho Tsang  
Chun Ho Tsang

Jim L. Halls

Suk Yu Tsang  
Suk Yu Tsang

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24th day of  
April, 1990, by Chun Ho Tsang and Suk Yu Tsang, husband and  
wife.

Jean Roberts  
Notary Public  
My Commission Expires: \_\_\_\_\_

Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Bonded Thru Troy Fain - Insurance Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3748

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 154 SOUTHCHASE UNIT 9,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 6th day of April, 1990.

WITNESSES:

Cheryl S Black  
Jean Roberts

Brant W. Woodard  
Brant W. Woodard

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of  
April, 1990, by Brant W. Woodard, a single person.

Cheryl S Black  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 23, 1990.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR4187 PG3749

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 156 SOUTHCHASE UNIT 9,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 30th day of March, 1990.

WITNESSES:

Jane Cook  
Cheryl Black

Douglas C. Egan  
Douglas C. Egan

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30th day of  
March, 1990, by Douglas C. Egan, a single person.

Cheryl S Black  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 23, 1990  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

JR 4187 PG 3750

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 157 SOUTHCHASE UNIT 9,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 30th day of April, 1990.

WITNESSES:

Jim L. Hall

Jail L. Lewis

Lois K. Wong

Lois K. Wong

Chungtat Wong

Chungtat Wong

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of  
April, 1990, by Lois K. Wong and Chungtat Wong, her husband.

Jim L. Hall

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990  
Bonded thru Brown & Brown, Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

JR4 187 PG3751

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 159 SOUTHCHASE UNIT 9,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 16th day of April, 1990.

WITNESSES:

*Jean Robert*  
*[Signature]*

*Carlos R. Martinez*  
Carlos R. Martinez  
*Sara L. Martinez*  
Sara L. Martinez

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of  
April, 1990, by Carlos R. Martinez and Sara L. Martinez,  
husband and wife.

*Jean Robert*  
Notary Public  
My Commission Expires: \_\_\_\_\_

Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Bonded Thru Troy Fain - Insurance Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

JR4187 PG3752

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 292 SOUTHCHASE UNIT 11,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 26th day of March, 1990.

WITNESSES:

*John A. Scott*  
*Tim A. Stales*

*Steven R. Wells*  
Steven R. Wells  
*Debbie S. Wells*  
Debbie S. Wells

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of  
March, 1990, by Steven R. Wells and Debbie S. Wells  
husband and wife.

*John A. Scott*  
Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Bonded Thru Troy Fain - Insurance Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

JR4187 PG3753

joinder1.frm



JOINDER AND CONSENT TO DECLARATION OF COVENANTS AND ASSESSMENTS  
WEATHERBEE ROAD

The undersigned, NORWEST MORTGAGE, INC., as the holder of that certain Mortgage and Security Agreement given by Alvin J. Goben and Sharon R. Goben, husband and wife, as the Borrower, encumbering the real property described in the aforesaid Declaration of Covenants and Assessments Weatherbee Road, recorded at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Orange County, Florida, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4144, Page 4469\*, of the Public Records of Orange County, Florida, hereby joins in consents to the covenants, conditions and restrictions of said Declaration.  
and re-recorded in Official Records Book 4147, Page 1392

WITNESSES:

NORWEST MORTGAGE, INC.

Cathy Kane  
Cathy Kane

Elizabeth C. Dyer  
Elizabeth C. Dyer

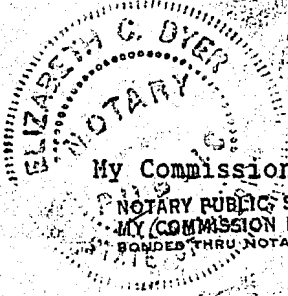
By: Danny D. Dunn  
Name: Danny D. Dunn  
Title: Asst. Vice President

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Danny D. Dunn, well known to me to the Asst. Vice President of NORWEST MORTGAGE, INC., and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8TH day of February, 1990.



Elizabeth C. Dyer  
NOTARY PUBLIC

My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES JUNE 28, 1990.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

JR4187 PG3754

JOINDER AND CONSENT TO DECLARATION OF COVENANTS AND ASSESSMENTS  
WEATHERBEE ROAD

The undersigned, AMERICAN PIONEER SAVINGS BANK, as the holder of that certain Mortgage and Security Agreement given by Dennis L. Hendrix and Wanda S. Hendrix, husband and wife, as the Borrower, encumbering the real property described in the aforesaid Declaration of Covenants and Assessments Weatherbee Road, recorded at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Orange County, Florida, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4145, Page 4501, of the Public Records of Orange County, Florida, hereby joins in consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

AMERICAN PIONEER SAVINGS BANK

Daren M. Ince  
[Signature]

BY: [Signature]  
Name: Michael D. Fitzhugh  
Title: Senior Vice President

STATE OF Florida  
COUNTY OF Orange

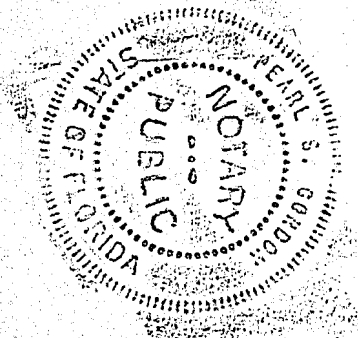
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael D. Fitzhugh, well known to me to the Senior Vice President of AMERICAN PIONEER SAVINGS BANK, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of February, 1990.

Notary Public; State of Florida at Large  
My Commission Expires February 26, 1990  
Bonded thru Agent's Notary Brokerage

My Commission Expires:

[Signature]  
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3755

joinder.frm

JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD

The undersigned, MONTY RAY WHITAKER, as titleholder to Lot 91 Southchase Unit 1, according to the Plat thereof as recorded in Plat Book 24, Pages 113 - 115, Public Records of Orange County, Florida, said lot being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby joins in and consents to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

"OWNERS"

Dawn M. Hill

Monty Ray Whitaker

Joe Ruth

Dawn Hill

Joe Ruth

STATE OF FLORIDA )  
COUNTY OF ORANGE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Monty Ray Whitaker, well known to me to be the individual(s) named in the above instrument and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily.

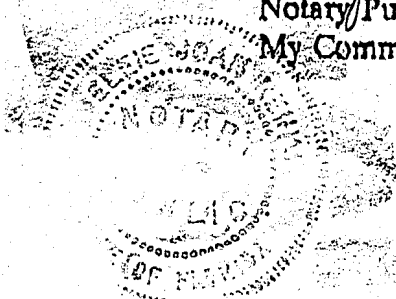
Witness my hand and official seal in the County and State last aforesaid this 30th day of April, 1990.

OR 4187 PG 3756

Elgie Joe Ruth  
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCTOBER 26, 1993  
BONDED THRU HUCKLEBERRY & ASSOCIATES



**JOINER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD**

The undersigned, MARK D. PRIEST, as titleholder to Lot 94 Southchase Unit 1, according to the Plat thereof as recorded in Plat Book 24, Pages 113 - 115, Public Records of Orange County, Florida, said lot being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby joins in and consents to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

"OWNERS"

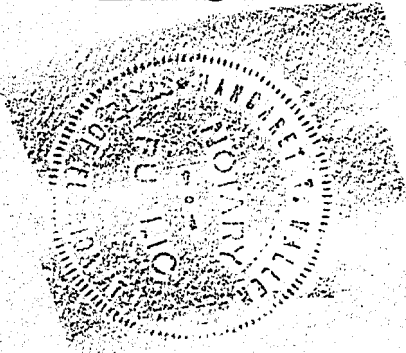
Catherine Kuchuk  
Tania Raf

Mark D. Priest  
MARK D. PRIEST

STATE OF FLORIDA    )  
COUNTY OF ORANGE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARK D. PRIEST, well known to me to be the individual(s) named in the above instrument and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the County and State last aforesaid this 10th day of April, 1990.



Margaret J. Waller

Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Sept. 21, 1993  
Bonded Thru Troy Fain - Insurance Inc.

**JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD**

Torres

The undersigned, Angel Torres Martinez & Maria Reyes as titleholder to Lot 105 Southchase Unit 1, according to the Plat thereof as recorded in Plat Book 24, Pages 113 - 115, Public Records of Orange County, Florida, said lot being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby joins in and consents to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

"OWNERS"

Dawn Hill

*Angel Torres Martinez*  
Angel Torres Martinez

*Jim Reeb*

Dawn Hill

*Maria Reyes Torres*  
Maria Reyes Torres

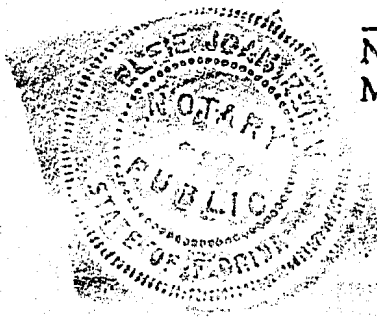
*Jim Reeb*

STATE OF FLORIDA )  
COUNTY OF ORANGE )

OR 4187 PG3758

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Angel Torres Martinez & Maria Reyes well known to me to be the individual(s) named in the above instrument and that Torres they acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the County and State last aforesaid this  
1st day of May, 1990.



*Elmer J. Reeb*  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCTOBER 26, 1993  
BONDED THRU HUCKLEBERRY & ASSOCIATES

**JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD**

The undersigned, TRACY N. / CORINA KOSHNICK, as titleholder to Lot 108 Southchase Unit 1, according to the Plat thereof as recorded in Plat Book 24, Pages 113 - 115, Public Records of Orange County, Florida, said lot being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby joins in and consents to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

"OWNERS"

Dawn Miller  
Jon Reith  
Dawn Miller  
Jon Reith

Tracy N. Kosnick  
Corina Cortez Kosnick

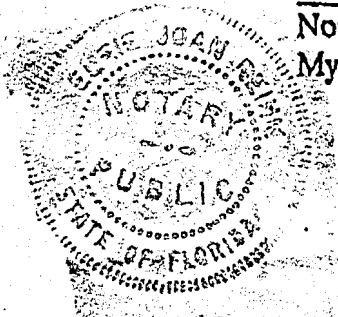
OR 4187 PG 3759

STATE OF FLORIDA    )  
COUNTY OF ORANGE    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Tracy N. Kosnick & Corina Cortez Kosnick well known to me to be the individual(s) named in the above instrument and that they acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the County and State last aforesaid this  
27th day of April, 1990.

Elaine Joan Reith  
Notary Public  
My Commission Expires:



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCTOBER 26, 1993  
BONDED THRU HUCKLEBERRY & ASSOCIATES

**JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD**

The undersigned, ARTHUR GRAHAM, as titleholder to Lot 123 Southchase Unit 1, according to the Plat thereof as recorded in Plat Book 24, Pages 113 - 115, Public Records of Orange County, Florida, said lot being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby joins in and consents to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

"OWNERS"

Margaret J. Hall  
Richard Kravchuk

Arthur Graham  
ARTHUR GRAHAM

STATE OF FLORIDA    )  
COUNTY OF ORANGE   )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ARTHUR GRAHAM, well known to me to be the individual(s) named in the above instrument and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the County and State last aforesaid this 9th day of April, 1990.

Margaret J. Hall  
Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Sept. 21, 1993  
Bonded Thru Troy Fain - Insurance Inc.



**JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD**

The undersigned, The Bradfordt Company, a Florida corporation, as titleholder to Lots 2, 6, 18, 26 and 29 Southchase Unit 5, according to the Plat thereof as recorded in Plat Book 242, pages 124 and 125, Public Records of Orange County, Florida, said lots being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby joins in and consents to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

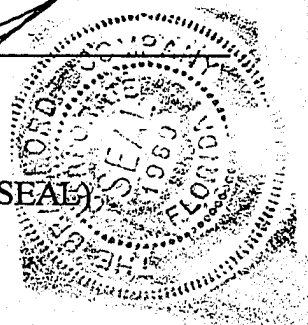
Signed, sealed and delivered  
in the presence of:

THE BRADFORDT COMPANY, a  
Florida corporation

Emily J Palmer  
N. Dwayne Draz

By: [Signature]  
Name: Marshal Wolfe  
Title: President

(CORPORATE SEAL)



STATE OF FLORIDA )  
COUNTY OF ORANGE )

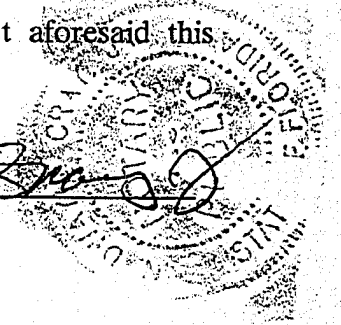
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARSHAL WOLFE, well known to me to be the President of The Bradfordt Company, a Florida corporation, and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 9th day of April, 1990.

N. Dwayne Draz  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
Commission Expires November 1, 1991  
Bonded thru Brown & Brown, Inc.



**JOINER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD**

The undersigned, The Bradfordt Company, a Florida corporation, as titleholder to Lots 4, 8, 11, 15 and 17, Southchase Unit 5, according to the Plat thereof as recorded in Plat Book 242, pages 124 and 125, Public Records of Orange County, Florida, said lots being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby joins in and consents to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

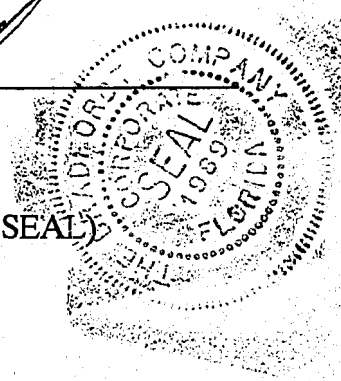
Signed, sealed and delivered  
in the presence of:

THE BRADFORDT COMPANY, a  
Florida corporation

N. Wayne Draz  
Emily J. Palmer

By: [Signature]  
Name: Marshal Wolfe  
Title: President

(CORPORATE SEAL)



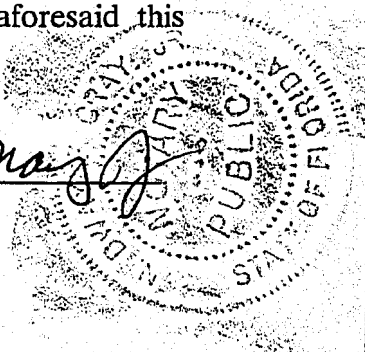
STATE OF FLORIDA )  
COUNTY OF ORANGE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARSHAL WOLFE, well known to me to be the PRESIDENT of The Bradfordt Company, a Florida corporation, and that he acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 9th day of April, 1990.

N. Wayne Draz  
Notary Public

My Commission Expires:



Notary Public, State of Florida at Large  
Commission Expires November 1, 1991  
Bonded thru Brown & Brown, Inc.

OR4187 PG3762

**JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS WETHERBEE ROAD**

The undersigned, Carl D. Johns and Kay Johns, His Wife, as titleholders to Lot 16, Southchase Unit 5, according to the Plat thereof as recorded in Plat Book 242, pages 124 and 125, Public Records of Orange County, Florida, said lot being a portion of the real property as described in the aforesaid Declaration of Covenants, Conditions and Restrictions Wetherbee Road (hereinafter "Declaration"), hereby join in and consent to each and every of the terms, provisions, easements, covenants, conditions and restrictions set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

Maud Pfefferman  
Linda J. Crocker  
Maud Pfefferman  
Linda J. Crocker

Carl Johns  
CARL D. JOHNS  
Kay Johns  
KAY JOHNS

STATE OF FLORIDA    )  
COUNTY OF            )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CARL D. JOHNS and KAY JOHNS, well known to me to be the individuals named in the above instrument, and that they acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the County and State last aforesaid this  
20<sup>th</sup> day of April, 1990.

Linda J. Crocker  
Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires March 1, 1992  
Bonded Thru Troy Fair - Insurance, Inc.

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 3 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 27th day of April, 1990.

WITNESSES:

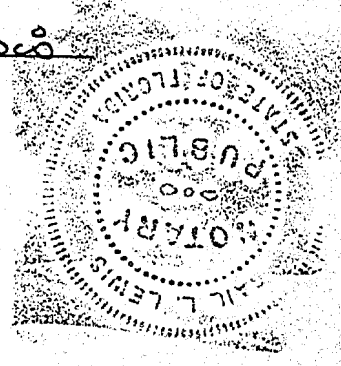
Gail L. Lewis  
Suzanne W. Swann  
Jose M. Alea  
Leah R. Alea

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of  
April, 1990, by JOSE M ALEA and LEAH R. ALEA, husband and  
wife.

Gail L. Lewis  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires June 15, 1991  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3764

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 5 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 8th day of May, 1990.

WITNESSES:

*John Boherty*

*Teri L. Hayes*

*Carlo Petrosino*

Carlo Petrosino

*Libera Petrosino*

Libera Petrosino

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8th day of  
May, 1990, by Carlo Petrosino and Libera Petrosino,  
husband and wife.

*John Boherty*

Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Borden Insurance Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR 4187 PG 3765

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 6 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 17th day of April, 1990.

WITNESSES:

Cheryl Sblac  
Jean Sobetz

Giuseppe Di Meglio  
GIUSEPPE DIMEGLIO  
Maria L. Di Meglio  
MARIA L. DIMEGLIO

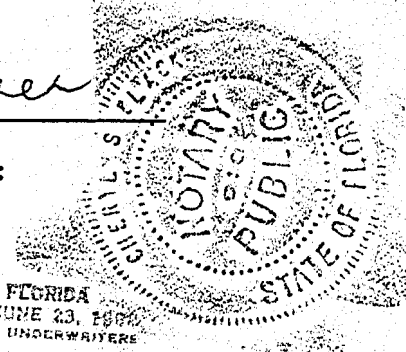
STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17th day of  
April, 1990, by GIUSEPPE DIMEGLIO and MARIA L. DIMEGLIO,  
husband and wife.

Cheryl Sblac  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 23, 1991  
ENDORSED THRU NOTARY PUBLIC UNDERWRITERS



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR 4187 PG3766

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 7 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 17th day of April, 1990.

WITNESSES:

Duzanne Madison  
Cheryl S. Black

Francesco Guarino  
Francesco Guarino  
Dolorinda Guarino  
Dolorinda Guarino

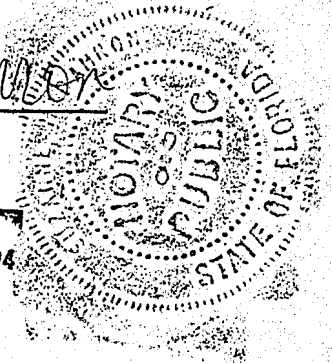
STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17th day of  
April, 1990, by Francesco Guarino and Dolorinda Guarino,  
husband and wife.

Duzanne Madison  
Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires April 30, 1994  
Bonded Thru Troy Fain - Insurance Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR4187 PG3767



JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 8 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 17th day of April, 1990.

WITNESSES:

Suzanne M. Dameron  
Gail L. Lewis

Gianvito Fagiolino  
GIANVITO FAGIOLINO  
Rosa Fagiolino  
ROSA FAGIOLINO

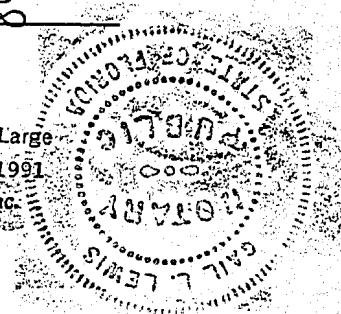
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17th day of  
April, 1990, by GIANVITO FAGIOLINO and ROSA FAGIOLINO, his  
wife.

Gail L. Lewis  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires June 15, 1991  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3768

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 11 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 27th day of April, 1990.

WITNESSES:

Cheryl S. Black  
Duzenne H. Swann

Michael L. Cole  
Michael L. Cole  
Mary Ann Cole  
Mary Ann Cole

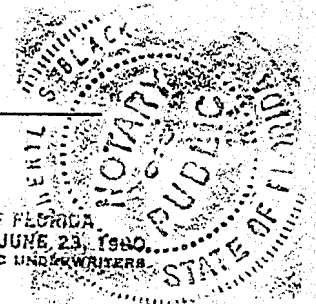
STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27th day of  
April, 1990, by Michael L. Cole and Mary Ann Cole, husband  
and wife.

Cheryl S. Black  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 23, 1990.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3769

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 13 SOUTHCHASE UNIT 7,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 16th day of February, 1990.

WITNESSES:

Gail L Lewis  
Cheryl S. Black

Alberto Gonzalez  
Ana R. Gonzalez

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 16th day of  
February, 1990, by Alberto Gonzalez and Ana R. Gonzalez,  
husband and wife.

Cheryl S Black  
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 23, 1990.  
FOR MORE INFO NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3770

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 16 SOUTHCHASE UNIT 7,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 5th day of February, 1990.

WITNESSES:

Angela Adams  
Jean Boherty

Corina Inoa  
Corina Inoa

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5th day of February, 1990, by Corina Inoa, a single person.

Jean Boherty  
Notary Public  
My Commission Expires \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Bonded thru 1107.com Insurance Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR4187 PG3771

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 27 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 24th day of April, 1990.

WITNESSES:

Juni L. Stalls

Gail L. Lewis

Benjamin S. Pinsky  
Benjamin S. Pinsky

Bridget A. Pinsky  
Bridget A. Pinsky

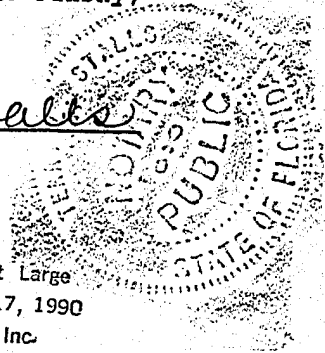
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24th day of  
April, 1990, by Benjamin S. Pinsky and Bridget A. Pinsky,  
husband and wife.

Juni L. Stalls  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3772

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 28, SOUTHCHASE UNIT 7,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 31st day of January, 1990.

WITNESSES:

Dwaine H. Daneron

Geri L. Stalls

Timothy C. Kline

Pamela A. Kline

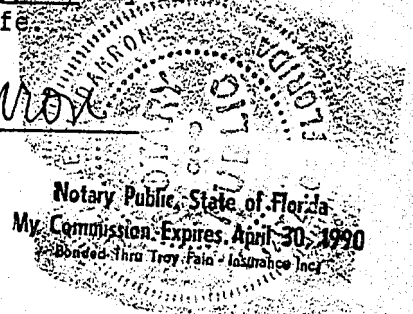
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31st day of  
January, 1990, by TIMOTHY C. KLINE and PAMELA A. KLINE, his wife.

Dwaine H. Daneron

Notary Public

My Commission Expires:



OR 4 | 87 PG 3773

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 35 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 30th day of April, 1990.

WITNESSES:

Rose Ann Secretan  
Rose Ann Secretan

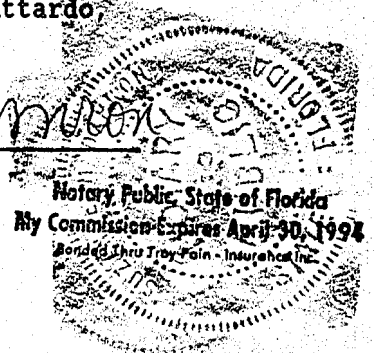
Charles A. Attardo  
Charles A. Attardo  
Rita J. Attardo  
Rita J. Attardo

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30th day of  
April, 1990, by Charles A. Attardo and Rita J. Attardo,  
husband and wife.

Duzanne H. [Signature]  
Notary Public  
My Commission Expires:



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3774

joinder1.frm



JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 37 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 30th day of March, 1990.

WITNESSES:

*Jim A. Stalls*  
*Cheryl S. Black*

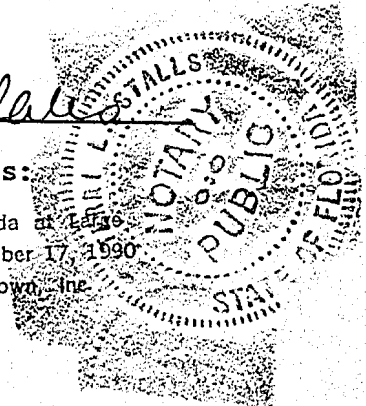
<sup>L.</sup>  
*Juan L. Ponce*  
Juan L. Ponce  
*Margarita M. Ponce*  
Margarita M. Ponce

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of  
March, 1990, by Juan L. Ponce and Margarita M. Ponce,  
husband and wife.

*Jim A. Stalls*  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3775

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 39 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 26th day of March, 1990.

WITNESSES:

*Jean Boherty*  
*Sheldine J. Truitt*

*Nancy J. Shumaker*  
Nancy J. Shumaker

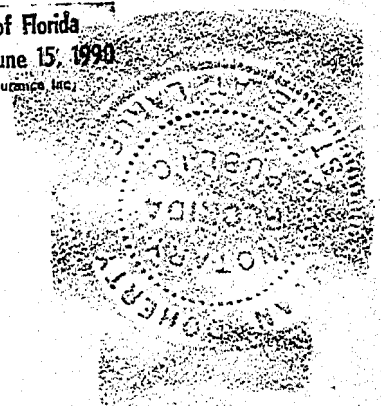
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of  
March, 1990, by Nancy J. Shumaker, a single person.

*Jean Boherty*  
Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Bonded Thru Troy Fair - Insurance, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR4187 PG3776

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 43 SOUTHCHASE UNIT 7,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 30th day of March, 1990.

WITNESSES:

Gail L. Lewis  
Cheryl S. Black

Terrence N. Thompson  
Terrence N. Thompson

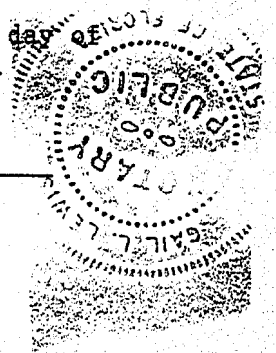
STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30th day of March, 1990, by Terrence N. Thompson, a single person.

Gail L. Lewis  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires June 15, 1991  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

joinder1.frm

OR 4187 PG 3777

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 57 SOUTHCHASE UNIT 8,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 19th day of April, 1990.

WITNESSES:

Jean Roberts  
Suzanne M. Hannon

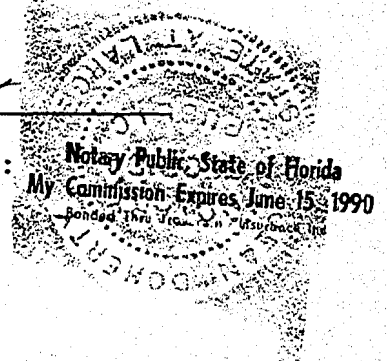
Arthur A. Greggo  
Arthur A. Greggo  
Marie E. Greggo  
Marie E. Greggo

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 19th day of  
April, 1990, by Arthur A. Greggo and Marie E. Greggo,  
husband and wife.

Jean Roberts  
Notary Public  
My Commission Expires:



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR 4 187 PG 3778

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 58 SOUTHCHASE UNIT 8,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 28th day of March, 1990.

WITNESSES:

*Jean Boherty*

*Manfred R. Leven*  
Manfred R. Leven

*Lynn B. Leven*

*Lynn B. Leven*  
Lynn B. Leven

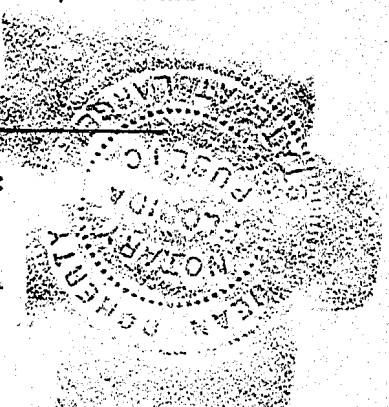
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of  
March, 1990, by Manfred R. Leven and Lynn B. Leven, husband  
and wife.

*Jean Boherty*  
Notary Public  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 15,  
Bonded Thru Troy Fair - Insurance Co.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3779

joinder1.frm

JOINDER AND CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

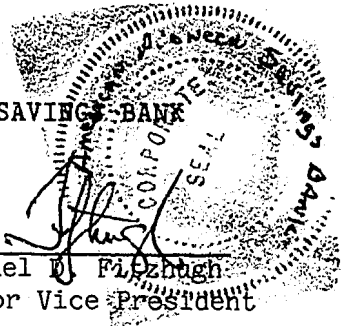
The undersigned, AMERICAN PIONEER SAVINGS BANK, as the holder of that certain Mortgage and Security Agreement given by Manfred R. Leven and Lynn B. Leven, husband and wife, as the Borrower, encumbering the real property described in the aforesaid Declaration of Covenants, Conditions and Restrictions, Wetherbee Road, recorded at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Orange County, Florida, (hereinafter "Declaration"), which Mortgage is recorded at Official Records Book 4169, Page 4928, of the Public Records of Orange County, Florida, hereby joins in consents to the covenants, conditions and restrictions of said Declaration.

WITNESSES:

AMERICAN PIONEER SAVINGS BANK

Mary Deyo  
Paul Gaden

By: Michael D. Fitzhugh  
Name: Michael D. Fitzhugh  
Title: Senior Vice President



STATE OF Florida

COUNTY OF Orange

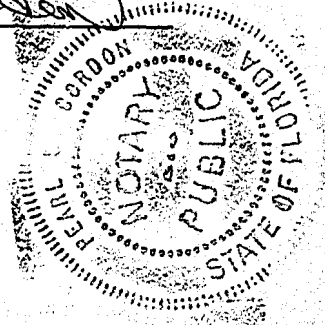
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael D. Fitzhugh, well known to me to the Senior Vice President of AMERICAN PIONEER SAVINGS BANK, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of May, 1990.

Paul Gaden  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR. 11, 1994  
BONDED THRU GENERAL INS. UND.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3780

JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 59 SOUTHCHASE UNIT 8,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 26th day of February, 1990.

WITNESSES:

Joni L. Stalls  
Jean Roberts

Michael A. Daigler  
Michael A. Daigler  
Aimee J. Daigler  
Aimee J. Daigler

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26th day of  
February, 1990, by Michael A. Daigler and Aimee J. Daigler,  
husband and wife.

Jean Roberts  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires June 15, 1990  
Bonded thru Troy Fair - Insurance Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR 4 | 87 PG 378 |

joinder1.frm



JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 60 SOUTHCHASE UNIT 8,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 27th day of April, 1990.

WITNESSES:

Suzanne Haddon  
Cheryl S. Black

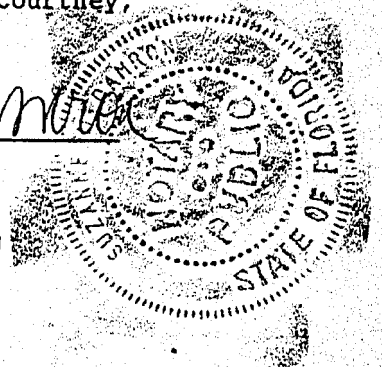
Robert K. Courtney  
Robert K. Courtney  
Sherry M. Courtney  
Sherry M. Courtney

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27th day of  
April, 1990, by Robert K. Courtney and Sherry M. Courtney,  
husband and wife.

Suzanne Haddon  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires April 30, 1994  
Bonded Thru Troy Fain - Insurance Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3782

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 61 SOUTHCHASE UNIT 8,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 30th day of April, 1990.

WITNESSES:

Steve Bridwell

Jim A. Stalls

Devin B. Long  
Devin B. Long

STATE OF FLORIDA

COUNTY OF ORANGE

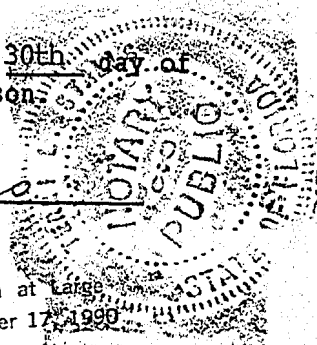
The foregoing instrument was acknowledged before me this 30th day of April, 1990, by Devin B. Long, an unmarried person.

Jim A. Stalls

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1999  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3783

joinder1.frm

JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 62 SOUTHCHASE UNIT 8,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 26th day of February, 1990.

WITNESSES:

Juni L. Hall  
Jean Roberts

Alfonso Santana Valentin  
Alfonso Santana Valentin  
Alma Colon Morales  
Alma Colon Morales

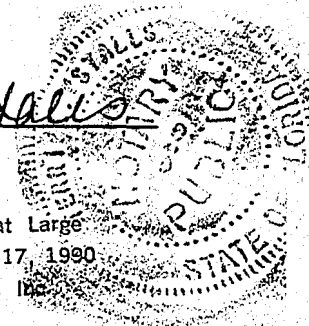
STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26th day of  
February, 1990, by Alfonso Santana Valentin and Alma Colon  
Morales, husband and wife.

Juni L. Hall  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990  
Bonded thru Brown & Brown, Inc.



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3784

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JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 69 SOUTHCHASE UNIT 8,  
hereby join in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 13th day of February, 1990.

WITNESSES:

Alberto Inyeda ✓

Karen Luwest ✓

James C. Beckwith  
James C. Beckwith

Timothy Ganley  
Timothy Ganley

STATE OF Florida ✓

COUNTY OF Orange ✓

The foregoing instrument was acknowledged before me this 13 day of  
February ✓, 1990, by James C. Beckwith, a married man, and  
Timothy Ganley, a married man.

Stelma Barden

Notary Public

✓ My Commission Expires:

Notary Public  
State of Florida at Large  
My Commission Expires June 5, 1994



THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR 4187 PG3785

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JOINDER TO DECLARATION OF COVENANTS AND ASSESSMENTS,  
WEATHERBEE ROAD

The undersigned, as the Owner of Lot 73 SOUTHCHASE UNIT 8,  
hereby joins in the execution of the foregoing Declaration of  
Covenants and Assessments, Weatherbee Road recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 9th day of March, 1990.

WITNESSES:

Juni L. Hall

Bruce L. Anderson

Jean Sobry

Staci B. Anderson  
Staci B. Anderson

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of  
March, 1990, by Bruce L. Anderson and Staci B. Anderson,  
husband and wife.

Juni L. Hall  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires September 17, 1990  
Bonded thru Brown & Brown, Inc.

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3786

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JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
WETHERBEE ROAD

The undersigned, as the Owner of Lot 74 SOUTHCHASE UNIT 8,  
hereby joins in the execution of the foregoing Declaration of Covenants,  
Conditions and Restrictions, Wetherbee Road, recorded at Official  
Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records of Orange County,  
Florida, this 24th day of April, 1990.

WITNESSES:

<u><i>[Signature]</i></u> (Witness #1)	<u>Wai Law</u> Wai Law
<u><i>[Signature]</i></u> (Witness #2)	<u>XIAO FANG LAW</u> Xiao Fang Law

STATE OF NEW YORK

COUNTY OF N.Y.

The foregoing instrument was acknowledged before me this 24th day of  
April, 1990, by Wai Law and Xiao Fang Law, husband and wife.

ALISON CHEUNG  
Notary Public, State of New York  
No. 31-4666090  
Qualified in New York County  
Certificate Filed in New York County  
Commission Expires September 30, 1990

*[Signature]*  
Notary Public  
My Commission Expires: Sept 30, 1990  
(SEAL)

THIS INSTRUMENT WAS PREPARED BY:  
PETER G. LATHAM, ESQUIRE  
SWANN AND HADDOCK, P.A.  
390 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FLORIDA 32801

OR4187 PG3787

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RECORDED & RECORD VERIFIED  
*[Signature]*  
County Comptroller, Orange Co., FL