

This Instrument Prepared By and
Should Be Returned To:

Harold L. Downing, Esquire, of
GILES & ROBINSON, P.A.
Post Office Drawer 2631
Suite 800
390 North Orange Avenue
Orlando, Florida 32802-2361
407 425 3591

Orange Co FL 1998-0063770
02/23/98 01:59:13pm
OR Bk 5420 Pg 1905
Rec 15.00

SIXTH
AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
AND RESTRICTIONS FOR CONWAY GROVES

THIS SIXTH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR CONWAY GROVES is made this 23rd day of February, 1998, by CENTEX REAL ESTATE CORPORATION, a Nevada corporation, formerly known as Vista Properties, Inc. successor by merger with 2728 HOLDING CORPORATION, a Nevada corporation, formerly known as CENTEX REAL ESTATE CORPORATION, whose address is 151 Southhall Lane, Suite 230, Maitland, Florida 32751 ("Declarant") and joined in by the CONWAY GROVES HOME OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, whose address is 151 Southhall Lane, Suite 230, Maitland, Florida 32751 (the "Home Owners Association").

RECITALS:

The Declarant is the owner of, among other things, the following described real property located in Orange County, Florida, to-wit:

All of CONWAY GROVES UNIT 1, according to the plat thereof as recorded in Plat Book 36, Page 3, Public Records of Orange County, Florida, except Lot 42 thereof

("Conway Groves");

The Declarant is also the owner of, among other things, an easement over the following described real property located in Orange County, Florida, to-wit:

Lot 42, CONWAY GROVES UNIT 1, according to the plat thereof as recorded in Plat Book 36, Page 3, Public Records of Orange County, Florida

(hereinafter referred to as the "Wall Easement Area") in perpetuity for the construction, maintenance, repair and replacement of a wall pursuant to that certain Grant of Easement

WALL

dated February __, 1998, and recorded in Official Records Book ~~540~~ Page ~~190~~ Public Records of Orange County, Florida.

The Declarant has imposed a Declaration of Protective Covenants and Restrictions for Conway Groves recorded March 6, 1996, at Official Records Book 5022, Page 2003, Public Records of Orange County, Florida (the "Declaration") (capitalized terms herein shall have the same meaning as those in the Declaration) to which the Affected Property is subject;

The Declaration provides that the Declarant specifically reserves for itself, for so long as Declarant owns any lots, the absolute and unconditional right to alter, modify, change, revoke, rescind or cancel any or all of the restrictive covenants contained in the Declaration (any any amendments thereto) without the joinder of any other Owner; NOW, THEREFORE,

Declarant amends the Declaration to include the Wall Easement Area and declares that such shall be part of the Common Areas or Common Property (as defined in the Declaration) as though the same had been shown as such on the Plat and/or included in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Amendment on the day and year first above written.

CENTEX REAL ESTATE CORPORATION,
a Nevada corporation, formerly known
as Vista Properties, Inc. successor by
merger with 2728 Holding Corporation,
formerly known as Centex Real Estate
Corporation

John W. Odom
Print Name: John W. Odom

Daryl G. Colwell
Print Name: Daryl G. Colwell

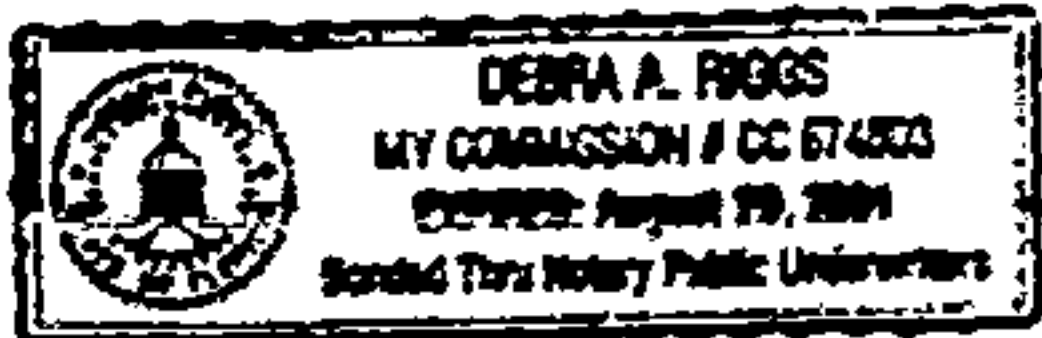
By:

Ralph Smith, Jr.
Ralph Smith, Jr., Development
Manager for the Orlando South
Division

STATE OF FLORIDA
COUNTY OF ORANGE

~~February~~ ~~1997~~ The foregoing instrument was acknowledged before me this 9th day of ~~December~~, ~~1997~~, by Ralph Smith, Jr., as Development Manager for the Orlando South Division of CENTEX REAL ESTATE CORPORATION, a Nevada corporation formerly known as Vista Properties, Inc. successor by merger with 2728 HOLDING CORPORATION, a Nevada corporation, formerly known as CENTEX REAL ESTATE CORPORATION, on behalf of the corporation. Said person did not take an oath and (check one) is personally known to me,

produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: Ralph E. Smith Jr.



Debra A. Riggs
Print Name: Debra A. Riggs
Notary Public, State of Florida
Commission No.: CC 674803
My Commission Expires: August 29, 2001

JOINDER BY HOMEOWNERS ASSOCIATION

The CONWAY GROVE HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, hereby joins in this SIXTH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR CONWAY GROVES to subordinate and to subject its interest in the Wall Easement Area to the Declaration, as amended.

John W. Odum
Print Name: John W. Odum

CONWAY GROVES HOME OWNERS ASSOCIATION, INC.

Ralph E. Smith Jr.
Print Name: Ralph E. Smith Jr.

By: Patrick J. Knight
Patrick J. Knight, President

STATE OF FLORIDA
COUNTY OF ORANGE

OR Bk 5420 Pg 1907
Orange Co FL 1998-0063770
Recorded - Martha D. Haynie

The foregoing instrument was acknowledged before me this 5th day of February, 1998, by Patrick J. Knight, as President of CONWAY GROVES HOME OWNERS ASSOCIATION, INC. a Florida corporation not-for-profit, on behalf of the corporation. Said person did not take an oath and (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: Patrick J. Knight



Debra A. Riggs
Print Name: Debra A. Riggs
Notary Public, State of Florida
Commission No.: CC 674803
My Commission Expires: August 29, 2001