

This Instrument Prepared By and
Should Be Returned To:
Andrew V. Shower
Assoc. General Counsel
Centex Homes
385 Douglas Ave., Suite 1000
Altamonte Springs, Florida 32714

Orange Co FL 1999-0041928
012999 02:38:50pm
OR Bk 5670 Pg 4339
Rec 15.00

**SUPPLEMENTAL DECLARATION
AND DECLARATION OF ANNEXATION,
CONWAY GROVES UNIT 2,
ORANGE COUNTY, FLORIDA**

THIS SUPPLEMENTAL DECLARATION AND DECLARATION OF ANNEXATION
(herein referred to as the "Supplemental Declaration") is made this 12th day of January, 1999, by **CENTEX HOMES**, a Nevada general partnership ("Centex Homes") authorized to do business in the state of Florida.

WITNESSETH:

A. Centex Homes is the Declarant under the "Declaration of Protective Covenants and Restrictions for Conway Groves", executed January 26, 1996, recorded at OR Book 5022, Page 2003 et seq., Official Records of Orange County, Florida ("the Declaration").

B. Centex Homes is the owner of the real property described as the "Annexed Property" in this Supplemental Declaration, except for lot 85.

C. The Declaration describes the original lands made subject to its covenants, conditions and restrictions, and identifies those lands as the "Property". Article II, Section 2 of the Declaration provides that the Declarant may annex all or any portion of a certain defined parcel of additional real property, (identified therein as the "Additional Property"), to the Property from time to time, by a writing signed by the Declarant, recorded in the public records of Orange County, Florida, and describing the real property within the "Additional Property" to be annexed by execution of the Supplemental Declaration, and thereby subjecting the annexed property to all the restrictive covenants applicable to the Property, all notwithstanding the consent of any other owner of any portion of the "Additional Property."

D. The "Annexed Property" to which this Supplemental Declaration applies is the same parcel described on Exhibit B to the Declaration, which has been platted and identified in the public records as follows:

Conway Groves, Unit 2, as recorded in the plat thereof, as recorded in Plat

Book 40, Page 4, Public Records of Orange County, Florida, and consists of Lots 58 through 116, inclusive.

DR Bk 5670 Pg 4340
Orange Co FL 1999-0041928

E. Centex Homes now desires to make this Supplemental Declaration to ~~so annex and add the~~ Annexed Property to the Property described in the Declaration, (including lot 85, effective upon execution of a written Joinder and Consent of the owners of those lots to this Supplemental Declaration) and thereby to subject the Annexed Property to the covenants, conditions, restrictions and easements described in the Declaration and such additional conditions as may be described in this Supplemental Declaration.

NOW, THEREFORE, in consideration of the Declarant's authority under the Declaration, it is hereby declared:

1. All of the following described property located in Orange County, Florida, is hereby added to the Property described in the Declaration and subjected to the covenants, restrictions, easements, charges, liens, terms and conditions of the Declaration:

CONWAY GROVES, UNIT 2, according to the plat thereof, as recorded in Plat Book 40, Page 4, Public Records of Orange County, Florida, being part of Section 10, Township 49 South, Range 25 East, *except and provided* that lot 85 of Conway Groves, Unit Two, shall not be so added and subjected until and unless the owners of the lot shall execute Consents and Joinders to this document.

2. The definition and identification of the Lots described in the Declaration shall be supplemented to include Lots 58 through 116, inclusive, in Conway Groves Unit 2, *except and provided* that lots 85 shall not be so added and subjected until and unless the owners of the lot shall execute Consents and Joinders to this document.

3. The definition and identification of the Subdivision Plat described in the Declaration shall be supplemented to include the recorded plat of Conway Groves Unit 2, recorded in Plat Book 40, Page 4, Public Records of Orange County, Florida *except and provided* that lot 85 shall not be so added and subjected until and unless the owners of the lot shall execute Consents and Joinders to this document..

4. The addition of lot 85 to the Property and its subjection to the covenants, conditions, restrictions and easements described in the Declaration shall be effective upon execution of Joinders of that individual lot's Owner(s). The addition to the Property and subjection to the covenants, conditions, restrictions and easements described in the Declaration of any one of such lots shall not be contingent upon the joinder of the owners of any other of those lots.

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

DECLARANT:

CENTEX HOMES,
a Nevada general partnership

Catherine Mori
Print Name: Catherine Mori

By: Centex Real Estate Corporation
a Nevada corporation
Managing General Partner

S. Woodworth
Print Name: S. Woodworth

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

DR Bk 5670 Pg 4341
Orange Co FL 1999-0041928

STATE OF FLORIDA
COUNTY OF SEMINOLE

Recorded - Martha D. Haynie

The foregoing instrument was acknowledged before me this 30th day of January, 1999, by Patrick J. Knight, as Division President of Centex Real Estate Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.



Catherine Mori
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

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