

CFN 2002115056  
Bk 02197 Pgs 0297 - 299; (3pgs)  
DATE: 10/28/2002 10:05:16 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 13.00  
TRUST FUND 2.00

**FIRST AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
GROVES AT BAYTREE**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Groves at Baytree is made and entered into this 26 day of October, 2002.

WITNESSETH:

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Groves at Baytree were recorded February 9, 2000 in Official Records Book 1792, Page 2154, Public Records of Lake County, Florida.

WHEREAS the said Declaration of Covenant, Conditions and Restrictions referred to real property set forth on Exhibit "A", however, said Exhibit "A" was inadvertently not recorded with said document.

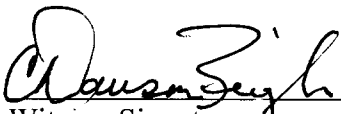
NOW, THEREFORE, the above Declaration of Covenants, Conditions and Restrictions for Groves at Baytree are hereby amended as follows:

1. Attached hereto is the Exhibit "A" referred to in the aforesaid Declaration of Covenants, Conditions and Restrictions for Groves at Baytree.

IN WITNESS WHEREOF, the undersigned, being the Developer, has hereunto set its their hand and seal this 26 day of October, 2002.

Witnesses:

UNITED PARTNERS GROUP, LTD., a  
Florida limited partnership

  
Witness Signature

By: Harold Holland Development, Inc., a  
Florida Corporation, Its General Partner

DAWSON ZEIGLER  
Printed Witness Name

By:   
HAROLD F. HOLLAND, President

  
Witness Signature

GENE BUCKNER  
Printed Witness Name

R. Baytree  
129 Juniper Way  
Tavares, FL 32778

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 26 day of October, 2002, by HAROLD F. HOLLAND, as President of Harold Holland Development, Inc., a Florida corporation, as General Partner of United Partners Group, Ltd., a Florida limited partnership, and who

is personally know to me; or

produced Florida driver's license as identification.



Joan T. Halvorsen  
MY COMMISSION # CC945526 EXPIRES  
August 16, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

Joan T. Halvorsen  
Notary Public Signature

My commission expires: 8-16-04

PARCEL "A" (PREPARED BY SURVEYOR):  
THAT PART OF GOVERNMENT LOTS 2, 6, 7, 8 AND 9 IN SECTION 25,  
TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA,  
BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST  
CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 25, TOWNSHIP 19 SOUTH,  
RANGE 25 EAST, AND RUN N.89°58'10"E., ALONG THE SOUTH LINE OF  
SAID GOVERNMENT LOT 2 AND ALONG THE SOUTH LINE OF IMPERIAL MOBILE  
TERRACE, SECOND ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 18,  
PAGE 15 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE  
OF 450.62 FEET; THENCE N.37°31'10"E. ALONG THE SOUTH LINE OF  
IMPERIAL MOBILE TERRACE, FIRST ADDITION, A SUBDIVISION RECORDED  
IN PLAT BOOK 17, PAGE 58 IN THE PUBLIC RECORDS OF LAKE COUNTY,  
FLORIDA, A DISTANCE OF 777.02 FEET; THENCE N.67°53'50"E. ALONG  
THE SOUTH LINE OF IMPERIAL MOBILE TERRACE, A SUBDIVISION RECORDED  
IN PLAT BOOK 17, PAGE 16 IN THE PUBLIC RECORDS OF LAKE COUNTY,  
FLORIDA, A DISTANCE OF 505.97 FEET; THENCE S.84°34'21"E. ALONG  
SAID SOUTH LINE OF SAID IMPERIAL MOBILE TERRACE A DISTANCE OF  
72.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM  
SAID POINT OF BEGINNING, CONTINUE S.84°34'21"E. ALONG THE SOUTH  
LINE OF SAID IMPERIAL MOBILE TERRACE A DISTANCE OF 267.17 FEET;  
THENCE N.80°31'30"E. ALONG SAID SOUTH LINE OF IMPERIAL MOBILE  
TERRACE, A DISTANCE OF 360.43 FEET; THENCE S.61°28'20"E. ALONG  
SAID SOUTH LINE OF IMPERIAL MOBILE TERRACE, THIRD ADDITION, A  
SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 1 IN THE PUBLIC  
RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 307.91 FEET;  
THENCE S.07°53'40"E. ALONG THE WESTERLY LINE OF IMPERIAL MOBILE  
TERRACE, FIFTH ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 23,  
PAGE 46 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE  
SOUTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 1431.30 FEET;  
THENCE S.30°33'40"W., 1724.60 FEET TO A POINT IN THE CENTERLINE  
OF LAKE HARRIS ROAD; THENCE N.59°23'59"W. ALONG SAID CENTERLINE  
OF LAKE HARRIS ROAD A DISTANCE OF 908.00 FEET; THENCE  
N.30°33'40"E., 1351.91 FEET; THENCE N.20°28'18"E., 72.48 FEET;  
THENCE N.07°53'40"W., 1159.84 FEET; THENCE N.05°25'39"E., 173.44  
FEET TO THE POINT OF BEGINNING.  
SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF  
RECORD, IF ANY.

EXHIBIT "A"