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JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 44.00

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

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Groves at Baytree is made and entered into this 13 day of December, 2005.

WITNESSETH:

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WHEREAS the Declaration of Covenants, Conditions and Restrictions for Groves at Baytree were recorded February 8, 2000 in Official Records Book 1792, Page 2154, Public Records of Lake County, Florida; and were amended by instrument recorded October 28, 2002 in Official Records Book 2197, Page 297, Public Records of Lake County, Florida;

WHEREAS, Developer desires to amend such covenants.

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

1. Attached hereto as Exhibits "A", "B" and "C" are descriptions of property to be added as additional property to be subject to and bound by the aforesaid Declaration of Covenants, Conditions and Restrictions for Groves at Baytree, as amended.
2. The first sentence in Section 9 of ARTICLE IV – Effect of Nonpayment of Assessments; Remedies of the Association is hereby deleted in its entirety and the following inserted therefor:

"Any assessment, including the assessment for recreation facilities, not paid within fifteen (15) days after the due date shall bear interest from the due date at the maximum legal rate; and shall be assessed a late payment penalty of Fifteen (\$15.00) Dollars."

IN WITNESS WHEREOF, the undersigned, being the Developer, has hereunto set its their hand and seal this \_\_\_\_\_ day of December, 2005.

Witnesses:

UNITED PARTNERS GROUP, LTD., a Florida limited partnership

Robert Gutherlet  
Witness Signature

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

ROBERT GUTBERLET  
Printed Witness Name

By: Harold F. Holland  
HAROLD F. HOLLAND, President

Michael Barrios  
Witness Signature  
MICHAEL BARRIOS  
Printed Witness Name

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 13 day of December, 2005, 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**  
Commission # DD319332  
Expires August 16, 2008  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Joan T. Halvorsen  
Notary Public Signature

My commission expires: 8-16-08

CUMMINS/CAROL/GRQVEAMDZ

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## Exhibit "A"

Commence at the most Northerly corner of Lot 60 of the GROVES AT BAYTREE, Phase 1, a subdivision according to the Plat thereof, as recorded in Plat Book 43, Pages 11 and 12, Public Records of Lake County, Florida, and run North 59°26'20" West, along the Northwesterly extension of the North line of said Lot 60, a distance of 405.00 feet; thence North 30°33'40" East, 165.00 feet; thence North 07°53'40" West, 521.58 feet; thence North 81°11'52" West, 572.35 feet to a point on the Southerly line of Imperial Mobile Terrace 1st Addition, a subdivision according to the Plat thereof, as recorded in Plat Book 17, Page 58, Public Records of Lake County, Florida; thence South 37°31'10" West, along the Southerly line of said subdivision, a distance of 110.85 feet, to a point at the Southeast corner of Imperial Mobile Terrace 2nd Addition, a subdivision according to the Plat thereof, as recorded in Plat Book 18, Page 15, Public Records of Lake County, Florida; thence South 89°58'10" West, along the said South line, a distance of 126.18 feet; thence South 29°15'23" West, 1,219.32 feet to a point in the center line of Dead River Road; thence South 59°26'17" East, along said centerline, a distance of 415.68 feet; thence North 00°00'56" East, 742.81 feet; thence North 32°03'16" East, 224.50 feet; thence South 57°56'44" East, 110.00 feet; thence South 57°19'24" East, 50.00 feet; thence South 59°26'20" East, 114.49 feet; thence North 30°33'40" East, 62.50 feet; thence South 59°26'20" East, 611.25 feet; thence South 83°11'18" East, 54.63 feet; thence South 59°26'20" East, 380.00 feet to a point at the most Southwesterly corner of the aforementioned Lot 60 of Groves AT BAYTREE, Phase 1; thence North 30°33'40" East, along the Northwesterly line of said Lot 60, a distance of 88.00 feet to the Point of Beginning.

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EXHIBIT "B"

THAT PART OF GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF LOT 131 OF GROVES AT BAYTREE, PHASE 2, A SUBDIVISION RECORDED IN PLAT BOOK 49, PAGES 32 AND 33 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND RUN N.07°53'40"W. ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID GROVES AT BAYTREE, PHASE 2, A DISTANCE OF 291.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE N.07°53'40"W., 406.33 FEET; THENCE N.05°25'39"E., 173.44 FEET TO A POINT ON THE SOUTHERLY LINE OF IMPERIAL MOBILE TERRACE, A SUBDIVISION RECORDED IN PLAT BOOK 17, PAGE 16, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N.84°34'21"W. ALONG SAID SOUTHERLY LINE OF IMPERIAL MOBILE TERRACE 72.57 FEET; THENCE S.67°53'50"W. ALONG SAID SOUTHERLY LINE OF IMPERIAL MOBILE TERRACE 505.97 FEET TO THE MOST SOUTHERLY CORNER OF LOT 20 OF SAID IMPERIAL MOBILE TERRACE; SAID POINT ALSO BEING THE MOST EASTERLY POINT OF LOT 1 OF IMPERIAL MOBILE TERRACE, 1ST ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 17, PAGE 58 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.37°31'10"W. ALONG THE SOUTHEASTERLY LINE OF SAID IMPERIAL MOBILE TERRACE, 1ST ADDITION 666.17 FEET; THENCE S.81°11'52"E. 572.35 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST; THENCE N.07°53'40"W. 164.44 FEET; THENCE N.82°06'20"E., 447.36 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

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EXHIBIT "C"

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 60, GROVES AT BAYTREE, PHASE 1, A SUBDIVISION ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 11 AND 12, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND RUN N.59°26'20"W. ALONG THE NORTHWESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 60, OF GROVES AT BAYTREE, PHASE 1, A DISTANCE OF 405.00 FEET; THENCE N.30°33'40"E., 165.00 FEET; THENCE N.07°53'40"W., 686.02 FEET; THENCE N.82°06'20"E., 447.36 FEET; THENCE S.07°53'40"E., 753.51 FEET, THENCE S.20°28'18"W., 72.49 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE AFOREMENTIONED LOT 60, GROVES AT BAYTREE, PHASE 1; THENCE S.30°33'40"W. ALONG THE NORTHEASTERLY EXTENSION OF THE WEST LINE OF SAID LOT 60, A DISTANCE OF 319.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LIES IN GOVERNMENT LOT 6 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

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