

Return to: Engle
UNIVERSAL LAND TITLE, INC.
1070 Orange Avenue
Suite E
Winter Park, FL 32789

UNIVERSAL LAND TITLE, INC.
1070 Orange Avenue
Suite E
Winter Park, FL 32789

PREPARED BY:
KERRY D. SAFIER, ESQ.
123 NW 13TH STREET
SUITE 300
BOCA RATON, FLORIDA 33432

Orange Co FL 4876641
05/18/94 10:45:16am
OR Bk 4742 Pg 3125
Rec 19.50

**AMENDMENT TO DECLARATION OF COVENANTS
FOR UNIVERSITY ESTATES**

THIS AMENDMENT, is made and entered into this 17th day of MAY, 1994, by ENGLE HOMES/ORLANDO, INC., a Florida corporation, as Successor Developer (the "Successor Developer"),

WITNESSETH:

WHEREAS, the original Developer, UNIVERSITY ESTATES, LTD., a Florida limited partnership ("Original Developer"), regarding the real property described on Exhibit "A" attached hereto, executed and recorded the Declaration of Covenants and Restrictions for University Estates, which Declaration was recorded in Official Records Book 4132, Page 4307, of the Public Records of Orange County, Florida (the "Declaration"); and,

WHEREAS, Engle Homes/Orlando, Inc. is the successor to the Original Developer by virtue of that certain Certificate of Title recorded on April 2, 1992, in Official Records Book 4394, Page 472, of the Public Records of Orange County, Florida; and,

WHEREAS, pursuant to Article XI, Section 7. of said Declaration the Successor Developer has the right to amend the Declaration, and

WHEREAS, the Successor Developer has determined that the following amendments to the Declaration are necessary and beneficial to preservation and management of the property and the operation of the Association.

NOW, THEREFORE, in consideration of the premises, the Successor Developer hereby declares the following:

1. The foregoing recitations are true and correct and are incorporated herein by reference.
2. The following language shall be added at the end of Section 16. Fences, (of the Declaration) as follows: "Notwithstanding the foregoing, all fences are prohibited on all lots adjacent to any lake, retention pond, storm management area or water filled conservation area ("water body areas"). The lots covered by this prohibition include, but are not limited to, lots 10, 11, 12, 13, 22, 23, 24, 25, 26, 40, 41, 42, 43, 51, 52, 53, 54, 55, 56, 57, 61, 62, 63, 100, 101, 102, 103, 104, 105, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 251, 252, 253, 254, 255, 256, 297, 298, 299, and 300. Fences may be allowed on such lots on side

ORIGINAL RECEIVED IN RECORDS MANAGEMENT DEPARTMENT AS IS

yard setbacks except where said side yard setback is adjacent to a water body area. All proposals for fences in such side yard setbacks must conform to the design shown on Exhibit "B" attached hereto and made a part hereof and shall be reviewed by the DRC pursuant to Article VII of the Declaration on a case by case basis."

3. Except as amended by this instrument and any prior instruments affecting the Declaration, the Declaration shall remain in full force and effect as originally executed.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

ENGLE HOMES/ORLANDO, INC., a Florida corporation (Successor Developer)

Janet Mendez
Glenn Payne

By: *William T. Carmichael*
Name: WILLIAM T. CARMICHAEL
Title: Vice President

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of May, 1994, by WILLIAM T. CARMICHAEL, Vice President, of THE ENGLE GROUP, INC., n/k/a ENGLE HOMES, INC., a Florida corporation, on behalf of the corporation and he is personally known to me.

A. Pender
NOTARY PUBLIC
Typed Name: Ava Pender
Commission No.: CC 197195
My Commission Expires: 4-28-96

(NOTARIAL SEAL)

DR Bk 4742 Pg 3126
Orange Co FL 4876641



OFFICIAL SEAL
A. PENDER
My Commission Expires
April 28, 1996
Comm. No. CC 197195

ORIGINAL RECEIVED IN RECORDS MANAGEMENT DEPARTMENT AS IS.

EXHIBIT A
(University Estates Unit 1)

Description:

A portion of the Northeast 1/4 of Section 2, Township 22 South, Range 31 East, Orange County, Florida and that portion of the West 1/2 of Section 1, Township 22 South, Range 31 East, Orange County, Florida, lying West of Tanner Road, described as follows:

Begin at the East 1/4 corner of Section 2, Township 22 South, Range 31 East, Orange County, Florida and run N 89°27'32" W along the South line of the Northeast 1/4 of said Section 2, for a distance of 2648.84 feet; thence run N 00°32'45" E along the West line of said Northeast 1/4 for a distance of 2383.38 feet to the Southerly Right-of-Way line of McCulloch Road (80' R/W); thence run S 89°10'59" E along said Southerly Right-of-Way line for a distance of 2651.90 feet; thence run S 89°09'18" E along said Southerly Right-of-Way line for a distance of 1290.66 feet; thence run S 00°32'47" W along a line 33.00 feet West of and parallel with the East line of the West 1/2 of the Northwest 1/4 of Section 1, Township 22 South, Range 31 East said line also being the Westerly Right-of-Way line of North Tanner Road, for a distance of 1450.51 feet; thence run N 89°10'07" W for a distance of 182.24 feet; thence run N 84°56'28" W for a distance of 717.09 feet; thence run N 53°07'57" W for a distance of 213.92 feet; thence run S 17°10'32" W for a distance of 9.28 feet to the point of curvature of a curve concave Northwesterly having a radius of 450.00 feet and a central angle of 82°42'20"; thence run Southwesterly along the arc of said curve for a distance of 649.57 feet to a point of non-tangency; thence run S 05°31'57" E for a distance of 170.47 feet; thence run S 28°51'57" E for a distance of 290.60 feet; thence run S 18°38'18" E for a distance of 370.89 feet to the Point of Beginning.

Containing 184.022 acres more or less.

The above-described lands being one and the same as the lands included within the plat of University Estates Unit 1 recorded in Plat Book 24, at page 135-141 of the current public records of Orange County, Florida.

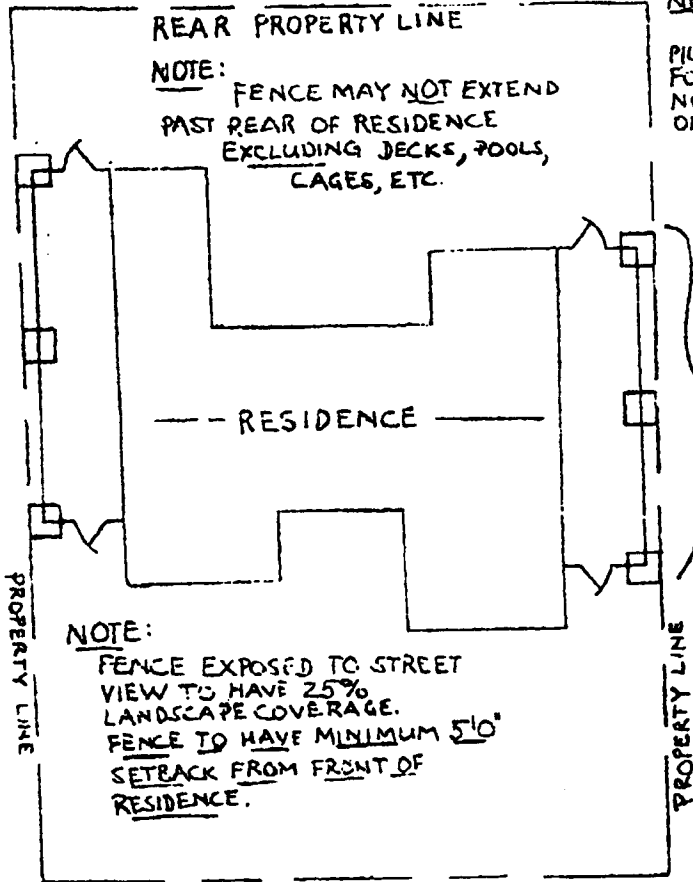
C190(2)

OR4132PG4338

OR Bk 4742 Pg 3127
Orange Co FL 4876441

ORIGINAL RECEIVED IN RECORDS MANAGEMENT DEPARTMENT AS IS

WATER-FILLED CONSERVATION OR LAKE AREA



REAR PROPERTY LINE

NOTE: FENCE MAY NOT EXTEND
PAST REAR OF RESIDENCE
EXCLUDING DECKS, POOLS,
CAGES, ETC.

NOTE:
FENCE HEIGHT
NOT TO EXCEED
5'0"
PILASTER, FENCE
FOOTING & CAP
NOT TO ENCRON
ON PROPERTY L.

--- RESIDENCE ---

PILASTER
(TYPICAL)

NOTE:
FENCE EXPOSED TO STREET
VIEW TO HAVE 25%
LANDSCAPE COVERAGE.
FENCE TO HAVE MINIMUM 5'0"
SETBACK FROM FRONT OF
RESIDENCE.

PROPERTY LINE

PROPERTY LINE

TYPICAL

DESIGN FIG. 12H

SITE PLAN

OCCURS WHERE PROPERTY JOINS LAKE OR
WATER-FILLED CONSERVATION AREA

EXHIBIT "B"

TOTAL P.05

OR Bk 4742 Pg 3128
Orange Co FL 4876641

Record Verified - Martha O. Haynie

ORIGINAL RECEIVED IN RECORDS MANAGEMENT DEPARTMENT AS 18