



INSTR 20070213870
 OR BK 09191 PG 1265 PGS=6
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 04/02/2007 11:08:28 AM
 REC FEE 52.50

Prepared by:
 Truong M. Nguyen, Esquire
 GrayRobinson, P.A.
 301 E. Pine Street, Suite 1400
 Orlando, FL 32801

**SUPPLEMENTAL
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 OF
 LAKE SHEEN RESERVE**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE SHEEN RESERVE (the "Supplement") made as of October 26, 2006 by Alexandra (U.S.A.), Inc., a Florida corporation, 4800 Airport Road, Naples, Florida 33942, hereinafter referred to as "Developer."

WITNESSETH:

WHEREAS, Developer filed the Declaration of Covenants, Conditions and Restrictions of Lake Sheen Reserve on August 22, 2001 in Official Records Book 6329, Page 7237, of the Public Records of Orange County, Florida (the "Declaration"); and

WHEREAS, Developer reserved to itself the unilateral right, privilege and option to add all or portions of the Additions to Existing Property (as defined in the Declaration) to the Property (as defined in the Declaration) by recording a Supplemental Declaration in the Public Records of Orange County, Florida; and

WHEREAS, Developer developed and platted the current Property covered by Declaration, known as "Lake Sheen Reserve Phase 1";

WHEREAS, Developer intends on developing and platting certain lands to the East of the Property, to be known as "Lake Sheen Reserve Phase 2" (hereinafter known as "Phase 2");

WHEREAS, Developer has elected, under Article II, Section 3 of the Declaration, to subject Lake Sheen Reserve Phase 2 to the terms Declaration, as modified herein.

NOW THEREFORE, Developer hereby declares:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by reference.
2. Property. The properties described in Exhibit "A" attached hereto and incorporated herein by reference are hereby annexed to the Property. The properties described in Exhibit "A" to this Supplement shall (i) be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the terms, easements, covenants, conditions, restrictions, reservations, liens and charges as set forth in the Declaration, as modified herein and (ii) benefit from all rights and easements reserved to each Lot as set forth in the Declaration, as modified herein.
3. Definitions. The following definitions under of the Declaration are hereby modified as follows:
 - (a) "Common Property" or "Common Area" shall hereinafter after include Tract A, Tract B of Phase 2 and that certain twenty foot wide private access easement, driveway and cul-de-sac located on Lots 121, 122, 123 and 124 (the "Phase 2 Private Driveway").
 - (b) "Lake Sheen Reserve" shall hereinafter include Phase 2.
 - (c) "Lot" shall hereinafter include all platted Lots in Phase 2.
 - (d) "Plat" shall hereinafter include the recorded plat for Phase 2.
4. Phase 2 Assessments. In addition to all other maintenance assessments assessed by the Association against all Lots pursuant to Article VI of the Declaration, Phase 2 Lots shall be subject to the following separate assessments to pay for the maintenance, repair and replacement of certain Common Area and drainage facilities located in Phase 2 (the "Phase 2 Assessments"):
 - (a) Phase 2 Lots shall be subject to an annual capital assessment of \$360.00 per Lot to be placed in reserve for capital expenditures involving replacement and repair of roadway improvements for Tract A of Phase 2 and the Phase 2 Private Driveway.
 - (b) Phase 2 Lots shall be subject to an annual maintenance assessment of \$150.00 per Lot to be used for the costs of maintaining drainage facilities located on each Lot.
5. Architectural Review. Construction and improvements to Phase 2 Lots shall not be subject to ARC review, provided that all improvements to Phase 2 Lots shall be in reasonable compliance with the Architectural Planning Criteria attached as Exhibit "D" to the Declaration.
6. Joinder of Association. Lake Sheen Reserve Homeowners Association, Inc., a Florida corporation, by execution hereunder, joins in and consents to the terms of

this Supplemental Declaration of Covenants, Conditions and Restrictions of Lake Sheen Reserve.

7. Severability. Invalidation of any one of these covenants and restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

8. Effect. Except as expressly amended and modified herein, the Declaration shall remain unchanged and in full force and effect. The terms and conditions of the Declaration as modified by this Supplement shall run with the land.

IN WITNESS WHEREOF, Developer has executed this Supplement.

WITNESSES:

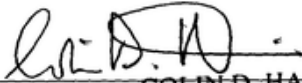
DEVELOPER:



Print Name: DOE FOSUHENE

ALEXANDRA (U.S.A.), INC.,
a Florida corporation

By: Picki Chan
Name: MARIA VICTORIA CHAN
Its: VICE PRESIDENT



Print Name: COLIN D. HARRIS
Solicitor & Notary Public

COUNTRY ENGLAND
STATE OF ENGLAND
COUNTY OF LONDON

The foregoing instrument was acknowledged before me this 26th day of October, 2006, by MARIA VICTORIA CHAN, as VICE PRESIDENT of ALEXANDRA (U.S.A.), INC., a Florida corporation, on behalf of the corporation.



Signature of Notary Public

COLIN D. HARRIS

(Print Notary Name)

My Commission Expires: With Life

Commission No.: N/A

Personally known, or

Produced Identification

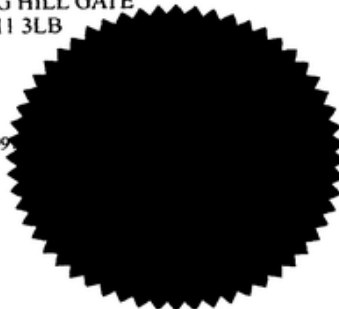
Type of Identification Produced

US PASSPORT No: 087727714

AFFIX NOTARY STAMP

COLIN D. HARRIS
Solicitor & Notary Public
121 NOTTING HILL GATE
LONDON W11 3LB

4014218 - # 48699



3

EXHIBIT "A"

Legal Description

A portion of Lots 93, 94, 95, 96, 99 and 100, "*MUNGER'S SUBDIVISION OF SECTION 5*", according to the plat thereof, as recorded in Plat Book "E", Page 22, Public Records of Orange County, Florida, lying within Section 5, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the northeast corner of Tract "H", "*LAKE SHEEN RESERVE - PHASE I*", according to the plat thereof, as recorded in Plat Book 48, Pages 43 through 46, Public Records of Orange County, Florida; said point also lying on the west line of said Lot 94; thence run N 00°04'54" E, along the west line of said Lot 94, a distance of 75.00 feet to a point on the north line of said Lot 94; thence run S 89°49'12" E, along the north line of said Lot 94, a distance of 61.22 feet to a point; thence run S 24°07'34" E, a distance of 15.80 feet; thence run S 26°18'37" E, a distance of 26.15 feet; thence run S 26°47'36" E, a distance of 41.74 feet; thence run S 33°14'01" E, a distance of 82.08 feet; thence run S 46°19'47" E, a distance of 42.06 feet; thence run S 43°56'56" E, a distance of 104.17 feet; thence run S 60°46'04" E, a distance of 47.90 feet; thence run S 66°56'46" E, a distance of 38.74 feet; thence run S 64°58'17" E, a distance of 25.98 feet; thence run S 88°27'26" E, a distance of 56.70 feet; thence run N 85°24'05" E, a distance of 155.08 feet; thence run N 79°51'15" E, a distance of 64.81 feet; thence run S 85°39'14" E, a distance of 80.99 feet; thence run S 84°47'14" E, a distance of 50.82 feet; thence run S 78°41'56" E, a distance of 17.95 feet; thence run S 32°58'58" E, a distance of 6.91 feet to a point lying 215.00 feet west of (when measured perpendicular to) the east line of said Lot 96; thence run S 00°04'54" W, parallel with the east line of said Lot 96, a distance of 173.87 feet to a point; thence run S 36°38'05" W, a distance of 26.89 feet; thence run S 61°03'07" W, a distance of 41.45 feet; thence run S 72°00'12" W, a distance of 62.97 feet; thence run S 75°37'15" W, a distance of 34.27 feet; thence run S 83°39'54" W, a distance of 79.17 feet; thence run S 81°36'49" W, a distance of 59.90 feet; thence run S 84°01'49" W, a distance of 42.99 feet; thence run S 79°02'03" W, a distance of 32.05 feet; thence run N 87°17'07" W, a distance of 38.10 feet; thence run S 80°59'38" W, a distance of 47.54 feet; thence run N 82°14'39" W, a distance of 101.72 feet; thence run N 77°56'44" W, a distance of 21.19 feet; thence run N 58°45'44" W, a distance of 23.79 feet; thence run N 56°05'39" W, a distance of 58.49 feet; thence run N 44°37'41" W, a distance of 63.88 feet; thence run N 30°16'36" W, a distance of 13.41 feet; thence run N 62°12'31" W, a distance of 33.12 feet; thence run N 37°10'08" W, a distance of 26.51 feet; thence run S 04°01'12" E, a distance of 44.72 feet; thence run S 53°46'06" E, a distance of 41.92 feet; thence run S 13°30'22" E, a distance of 23.10 feet; thence run S 83°30'32" E, a distance of 20.36 feet; thence run S 19°37'40" E, a distance of 29.29 feet; thence run S 50°02'49" E, a distance of 41.59 feet; thence run S 56°06'14" E, a distance of 17.43 feet; thence run S 46°51'09" E, a distance of 76.81 feet; thence run S 50°38'17" E, a distance of 30.24 feet to a point on the north line of Tract "J", "*LAKE SHEEN RESERVE - PHASE I*"; thence run along the north line of Tract "J" and along the easterly boundary lines of said "*LAKE SHEEN RESERVE - PHASE I*", the following courses and distances; run N 89°49'59" W, a distance of 193.52 feet; thence run S 00°04'54" W, a distance of 15.15 feet; thence run S 58°05'09" W, a distance of 81.53 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 249.89 feet and a central angle of 09°46'46"; thence on a chord bearing of N 33°24'13" W, run 42.65 feet along the arc of said curve to the point of reverse curvature with a curve, concave southwesterly, having a radius of 125.00 feet and a central angle of 03°24'02"; thence run northwesterly, along the arc of said curve, a distance of 7.42 feet to a point; thence run N 58°05'09" E, a distance of 54.70 feet; thence run N 00°04'54" E, a distance of 557.41 feet to the **POINT OF BEGINNING**.

Joinder of Lake Sheen Reserve Homeowners Association, Inc.

Lake Sheen Reserve Homeowners Association, Inc., a Florida corporation, hereby joins in and consents to the terms of this Supplemental Declaration of Covenants, Conditions and Restrictions of Lake Sheen Reserve.

WITNESSES:

ASSOCIATION:

Lake Sheen Reserve Homeowners Association, Inc., a Florida corporation

W. Ross Hillman
Print Name: W. Ross Hillman

[Signature]
Print Name: ZICIT MILNE

By: [Signature]
Name: BRENT JORDAN
Its: HOA PRESIDENT

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21 day of ~~August~~ ^{SEPT} 2006, by BRENT JORDAN, as PRES. of Lake Sheen Reserve Homeowners Association, Inc, a Florida corporation, on behalf of the corporation.



AFFIX NOTARY STAMP

[Signature]
Signature of Notary Public

SHARON LYNN MULLINS
(Print Notary Name)

My Commission Expires: Oct. 7, 2006

Commission No.: DD 152128

Personally known, or

Produced Identification

Type of Identification Produced

Joinder of CNL Bank

CNL BANK, being the holder of that certain Mortgage recorded March 31, 2005, in Official Record Book 7897, Page 2791, Collateral Assignment of Leases and Rents recorded March 31, 2005, in Official Record Book 7897, Page 2806 and UCC-1 Financing State recorded March 31, 2005, in Official Record Book 7897, Page 2814, Public Records of Orange County, Florida (the "Security Documents"), encumbering that property described in Exhibit "A" attached hereto and by this reference incorporated herein (the "Property") hereby joins in, consents, and subordinates the lien of the Security Documents to the terms of this Supplemental Declaration of Covenants, Conditions and Restrictions of Lake Sheen Reserve.

WITNESSES:

CNL BANK

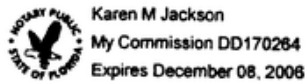
Karen M Jackson
Print Name: KAREN M. JACKSON

By: [Signature]
Name: Charles H. Burnes III
Its: Senior Vice President

[Signature]
Print Name: John B. Pineda

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21 day of ~~August~~ ^{September}, 2006, by Charles H. Burnes III, as S.V.P. of CNL Bank, on behalf of the Bank.



AFFIX NOTARY STAMP

[Signature]
Signature of Notary Public

Karen M Jackson
(Print Notary Name)
My Commission Expires: 12/8/06
Commission No.: DD170264
 Personally known, or
 Produced Identification
Type of Identification Produced