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MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07037 Pgs 0263 - 266; (4pgs)
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FIRST AMENDMENT TO DECLARATION OF COVENANTS FOR GRANDE OAKS

This First Amendment to Declaration of Covenants for Grande Oaks ("**Amendment**") is made by HEATHROW OAKS LLC, a Delaware limited liability company ("**Declarant**") as of the 24th day of July, 2008.

WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Covenants for Grande Oaks ("**Declaration**"), on October 12, 2006, in Official Records Book 6444, at Page 693, of the Public Records of Seminole County, Florida; and

WHEREAS, Declarant has determined that it is necessary to create a new non-exclusive easement in favor of the Declarant, the Association and all utility providers for Grande Oaks, through, across and under Grande Oaks (including the Lots and Homes, but not through a structure) to the extent reasonably necessary to (a) erect gang meterbanks at Grande Oaks and have access to operate, maintain, repair, replace and read said gang meterbanks located throughout Grande Oaks, and (b) erect and have access to operate, maintain, repair and replace the Telecommunication Systems, the cables, wires, equipment and related apparatus for Cable Services, all fire sprinklers, fire systems and related equipment, all telephone wires, cable, equipment and related apparatus and any other utility equipment, meters, systems and related apparatus for any utility service providing services to Grande Oaks; and,

WHEREAS, Declarant, pursuant to Declarant's right to amend the Declaration in Section 4.3 of the Declaration, desires to amend the Declaration for the purpose of adding a new non-exclusive easement in favor of the Declarant, prior to Turnover, and the Association and any utility provider at Grande Oaks as above described.

NOW, THEREFORE, in consideration of the foregoing, Declarant hereby amends the Declaration as set forth below.

- 1. Recitals; Defined Terms.** The foregoing recitals are true and correct and are incorporated herein by this reference. Unless otherwise defined herein, all initially capitalized terms shall have the meanings set forth in the Declaration.
- 2. Amendment.** Section 17 of the Declaration is hereby amended by adding the following paragraph as Section 17.13:

(K)
Keller Signature Names
1401 Lake George Dr.
Lake Mary, FL 32746

"17.13 Easements for Utilities: Declarant hereby reserves for itself prior to the Turnover Date, and hereby grants to the Association and all utility providers at Grande Oaks a perpetual non-exclusive easement across, through and under Grande Oaks (including the Lots and Homes, but not through a structure) to the extent reasonably necessary to (a) erect gang meterbanks at Grande Oaks and have access to operate, maintain, repair, replace and read said gang meterbanks located throughout Grande Oaks, and (b) erect and have access to operate, maintain, repair and replace the Telecommunication Systems, the cables, wires, equipment and related apparatus for Cable Services, all fire sprinklers, fire systems and related equipment, all telephone wires, cable, equipment and related apparatus and any other utility equipment, meters, systems and related apparatus for any utility service providing services to Grande Oaks. Also, if a gang meterbank or fire sprnklers and systems and related equipment, or any wires, cables, equipment and related apparatus of any utility provider is located upon or under a Lot or Home, the Owner thereof shall not move or alter such gang meterbank or fire sprinklers and systems and related equipment, or any wires, cables, equipment and related apparatus or wires in any way, nor obstruct access thereto."

3. No Other Changes. Except as expressly modified herein, all other provisions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect.

4. Effective Date. This Amendment shall become effective upon its recording in the Public Records of Seminole County Florida.

IN WITNESS WHEREOF Declarant has caused this instrument to be executed by its duly authorized officer in its name the day and year first above written.

Signed, sealed and delivered
in the presence of: Nicole E. Angelakos
Nicole E. Angelakos
Printed Name: _____
Printed Name: _____

HEATHROW OAKS LLC,
a Delaware limited liability company
By: Michael Clarke
Printed Name: Michael Clarke
Title: Chief Financial Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument, was acknowledged before me this 21 day of July, 2008, by Michael Clarke the CFO of HEATHROW OAKS LLC, a Delaware limited liability company, on behalf of said limited liability company. The above-named individual is personally known to me or has produced _____ as identification.



(Notarial Seal)

Janet Kind
Print Name: Janet Kind
NOTARY PUBLIC - STATE OF FLORIDA
Commission Number DD 744206
My commission expires: 2/10-12

JOINDER OF ASSOCIATION

GRANDE OAKS AT HEATHROW ASSOCIATION, INC., a Florida not-for-profit corporation, hereby joins in this First Amendment to the Declaration For Grande Oaks for the sole purpose of acknowledging that the terms hereof are and shall be binding upon the undersigned and its successors in title.

July IN WITNESS WHEREOF, the undersigned has executed this Consent this 16 day of July, 2008.

GRANDE OAKS AT HEATHROW ASSOCIATION, INC., a Florida not-for-profit corporation

By: [Signature]
Printed Name: JOSEPH PEARCE
Title: President

STATE OF FLORIDA
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 16 day of July, 2008, by Joseph Pearce, the President of GRANDE OAKS AT HEATHROW ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of said not-for-profit corporation. The above-named individual [] is personally known to me or [] has produced the following as identification _____



(Notarial Seal)

[Signature]
Notary Public - State of Florida
Print Name: Irene K. Ange
Commission Number: DD0773749
My commission expires: 3.30.12

CONSENT OF LENDER

REGIONS BANK, successor by merger to AMSOUTH BANK, an Alabama state chartered bank, the holder of a mortgage recorded in Official Records Book 6177, at Page 973, of the Public Records of Seminole County, Florida, encumbering portions of Grande Oaks, does hereby consent to the First Amendment to Declaration of Covenants for Grande Oaks, to which this Consent is attached, and acknowledges that the terms thereof are and shall be binding upon the undersigned and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Consent this 23rd day of July 2008.

REGIONS BANK, successor by merger to AMSOUTH BANK

By: [Signature]
Printed Name: Joseph C. Erwin
Title: Vice President

STATE OF FLORIDA

COUNTY OF PALM BEACH)SS

The foregoing instrument was acknowledged before me this 23rd day of JULY, 2008, by JOSEPH C. ERWIN, as Vice President of REGIONS BANK, successor by merger to AMSOUTH BANK, an Alabama state chartered bank, on behalf of said bank. The above-named individual [] is personally known to me or [] has produced the following as identification: _____

[Signature]
Notary Public - State of Florida
Print Name: SANDRA L. AMSTERDAM
Commission Number: DD 702 773
My commission expires:

(Notarial Seal)

