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This instrument prepared by
 and return to:

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First Amendment to Declaration of Covenants, Conditions, and Restrictions for Heritage Key Villas

This First Amendment to Declaration of Covenants, Conditions, and Restrictions for Heritage Key Villas ("Amendment") is made this 17th day of January, 2006 by FLPRD, LLC, a Florida limited liability company, whose address is 1701 Porter SW, Suite 6, Wyoming, MI 49519 ("Developer"). Capitalized terms used in this Amendment shall have the meanings ascribed to such terms in the Declaration (defined below) unless the context otherwise requires and states.

Recitals

- A. Developer recorded that certain Declaration of Covenants, Conditions, and Restrictions for Heritage Key Villas in Official Records Book 3053, Page 1388, Public Records of Osceola County, Florida ("Declaration").
- B. The legal description of the Land Submitted to Declaration as described in Exhibit "A" of the Declaration is incorrect.
- C. Developer desires to amend the Declaration to correct the legal description of the Land Submitted to Declaration, and replace the former legal description in its entirety with Exhibit "A" attached to this Amendment.
- D. Due to a scrivener's error, the legal description of the Land Subject to Annexation as described in Exhibit "B" of the Declaration is incorrect.
- E. Developer desires to amend the Declaration to correct the legal description of the Land Subject to Annexation, and replace the former legal description in its entirety with Exhibit "B" attached to this Amendment.
- D. Pursuant to Section 20.1 of the Declaration, Developer has the right to unilaterally amend the Declaration.

Now, therefore, Developer, in accordance with its reserved rights under Section 20.1 of the Declaration hereby amends the Declaration as follows:

1. Recitals. The recitals set forth above are true and correct and incorporated in this Amendment.
2. Land Submitted to Declaration. Exhibit "A" of the Declaration is hereby deleted in its entirety and replaced with Exhibit "A" attached to this Amendment.

Exhibit "A"

Land Submitted to Declaration

LEGAL DESCRIPTION – PHASE ONE

Commence at the Northeast corner of Section 25, Township 25 South, Range 29 East, Osceola County, Florida; run thence S 00°05'03" E along the East line of said Section 25, a distance of 660.20 feet to the Point of Beginning, said point being on the North line of Heritage Key Villas – Phase One and Two, according to the plat thereof, as recorded in Plat Book 18, Pages 121 through 126 of the Public Records of Osceola County, Florida; run thence S 00°05'55" E, a distance of 301.81 feet to a Point on the North line of Tract RW of aforesaid Heritage Key Villas – Phase One and Two; run thence along said Tract RW the following four (4) courses; run thence S36°59'24" W, a distance of 31.67 feet to the Point of Curvature of a 260.00 foot radius curve concave Northwesterly; thence run Southwesterly along said 260.00 foot radius curve through a central angle of 29°00'47", an arc distance of 131.66 feet (Chord = 130.26 feet, Chord Bearing = S 51°29'48" W) to the Point of Tangency; run thence S 66°00'12" W, a distance of 77.96 feet; run thence S 23°29'23" E, a distance of 80.00 feet to the North line of Tract H of aforesaid Heritage Key Villas – Phase One and Two; run thence said North line the following fifteen (15) courses; run thence S 66°00'12" W, a distance of 3.50 feet; run thence S 18°29'32" W, a distance of 94.71 feet; run thence S 66°00'12" W, a distance of 86.05 feet, run thence N 66°29'09" W, a distance of 86.57 feet; run thence S 66°00'12" W, a distance of 81.81 feet, run thence S 00°00'00" E, a distance of 94.45 feet, run thence S 90°00'00" W, a distance of 117.00 feet, run thence S 64°57'32" W, a distance of 73.63 feet, run thence N 86°46'04" W, a distance of 109.04 feet, run thence N 75°23'27" W, a distance of 72.69 feet, run thence N 75°18'00" W, a distance of 80.04 feet to the Point of Curvature of a 715.00 foot radius curve concave Southerly; run thence Westerly along said 715.00 foot radius curve through a central angle of 14°27'13" and arc distance of 180.37 feet (Chord = 179.89 feet, Chord Bearing = N 82°31'36" W) to the Point of Tangency; run thence N 89°45'13" W, a distance of 120.09 feet; run thence N 86°00'10" W, a distance of 70.03 feet to a point on a 465.00 foot radius curve concave Westerly; run thence Northerly along said 465.00 foot radius curve through a central angle of 12°57'06" an arc distance of 105.11 feet (Chord = 104.89 feet, Chord Bearing = N 02°28'43" W); run thence S 80°47'57" W, a distance of 68.00 feet; run thence N 08°39'21" W, a distance of 148.01 feet; run thence N 04°52'11" E, a distance of 132.17 feet; run thence N 03°25'59" E, a distance of 51.65 feet; run thence N 03°26'44" E, a distance of 69.56 feet; run thence N 09°30'09" E, a distance of 70.00 feet; run thence S 80°29'51" E, a distance of 80.51 feet; run thence N 02°11'25" E, a distance of 149.63 feet to the aforesaid North line of Heritage Key Villas – Phase One and Two; run thence S 89°38'02" E along said North line 1215.18 feet to the Point of Beginning.

TOGETHER WITH:

Tracts M1, M2, M3, M4, M5, M6, M7 and M8, Heritage Key Villas – Phase One and Two as filed and recorded in Plat Book 18, Pages 121 through 126 of the Public Records of Osceola County, Florida.

Containing 19.65 acres, more or less.

Exhibit "B"

Land Subject to Annexation

LEGAL DESCRIPTION

Commence at the Northeast corner of Section 25, Township 25 South, Range 29 East, Osceola County, Florida; run thence S 00°05'03" E along the East line of said Section 25, a distance of 660.20 feet to the Point of Beginning, said point being on the North line of Heritage Key Villas – Phase One and Two, according to the plat thereof, as recorded in Plat Book 18, Pages 121 through 126 of the Public Records of Osceola County, Florida; run thence S 00°05'55" E, a distance of 301.81 feet to a Point on the North line of Tract RW of aforesaid Heritage Key Villas – Phase One and Two; run thence along said Tract RW the following four (4) courses; run thence S36°59'24" W, a distance of 31.67 feet to the Point of Curvature of a 260.00 foot radius curve concave Northwesterly; thence run Southwesterly along said 260.00 foot radius curve through a central angle of 29°00'47", an arc distance of 131.66 feet (Chord = 130.26 feet, Chord Bearing = S 51°29'48" W) to the Point of Tangency; run thence S 66°00'12" W, a distance of 77.96 feet; run thence S 23°29'23" E, a distance of 80.00 feet to the North line of Tract H of aforesaid Heritage Key Villas – Phase One and Two; run thence said North line the following fifteen (15) courses; run thence S 66°00'12" W, a distance of 3.50 feet; run thence S 18°29'32" W, a distance of 94.71 feet; run thence S 66°00'12" W, a distance of 86.05 feet, run thence N 66°29'09" W, a distance of 86.57 feet; run thence S 66°00'12" W, a distance of 81.81 feet, run thence S 00°00'00" E, a distance of 94.45 feet, run thence S 90°00'00" W, a distance of 117.00 feet, run thence S 64°57'32" W, a distance of 92.98 feet, run thence S 03°13'56" W, a distance of 162.39 feet, run thence S 17°28'36" W, a distance of 149.99 feet, run thence S 25°40'44" W, a distance of 85.89 feet, run thence S 69°05'26" E, a distance of 103.62 feet, run thence S 67°27'36" E, a distance of 80.94 feet, run thence S 76°43'56" E, a distance of 55.57 feet, run thence S 75°20'15" E, a distance of 36.79 feet to a point on the boundary of a Department of Transportation Retention Pond Tract; run thence along said Retention Pond tract the following eight (8) courses; run thence S 70°12'49" E, a distance of 163.98 feet; run thence N 42°38'49" E, a distance of 68.90 feet; run thence S 47°21'11" E, 42.65 feet; run thence N 42°38'49" E, a distance of 25.00 feet; run thence N 47°21'11" W, a distance of 42.65 feet; run thence N 42°38'49" E, a distance of 53.53 feet; run thence N 54°58'34" E, a distance of 189.10 feet; run thence N 00°05'55" W, a distance of 117.52 feet to the South line of aforesaid Tract H, run thence N 89°54'05" E along said South line, a distance of 50.01 feet to a Point on the East line of the N.E. ¼ of Section 25, Township 25 South, Range 29 East, Osceola County, Florida; run thence S 00°05'55" E along said East line, a distance of 159.47 feet to the Northeast corner of Neptune Pointe as filed and recorded in Plat Book 16, pages 15 and 16 of the Public Records of Osceola County, Florida, run thence Southerly along the Westerly line of said plat of Neptune Pointe the following ten (10) courses; run thence S 61°18'15" W, a distance of 152.56 feet; run thence S 43°06'46" W, a distance of 135.89 feet; run thence S 49°59'50" W, a distance of 79.13 feet; run thence S 65°50'38" W, a distance of 101.10 feet; run thence S 60°08'28" W, a distance of 254.55 feet; run thence S 66°29'16" W, a distance of 201.09 feet; run thence S 62°50'57" W, a distance of 98.05 feet; run thence S 65°01'17" W, a distance of 135.49 feet; run thence S 52°52'27" W, a distance of 142.48 feet; run thence S 43°10'25" W, a distance of 75.30 feet; thence departing said Westerly line of NEPTUNE POINTE, run N 53°23'08" W, a distance of 605.48 feet; run thence N 53°38'06" W, a distance of 518.98 feet; run thence N 55°38'45" W, a distance of 274.09 feet; run thence N 66°02'58" W, a distance of 237.08 feet to the West line of aforesaid Heritage Key Villas - Phase One and Two, said point being N 00°05'51" W, a distance of 383.63 feet from the Northwest corner of Lot 13, The Manor at Shawnda Lane, according to the plat thereof, as recorded in Plat Book 7, Page 112 of the Public Records of Osceola County, Florida; run thence N 00°05'51" W along said West line, a distance of 935.92 feet to the Northwest corner of said Heritage Key Villas – Phase One and Two; run thence S 89°38'02" E along the North line of said Heritage Key Villas – Phase One and Two, a distance of 2,506.45 feet to the POINT OF BEGINNING.

Containing 72.69 acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Northeast corner of Section 25, Township 25 South, Range 29 East, Osceola County, Florida; run thence S 00°05'03" E along the East line of said Section 25, a distance of 660.20 feet to the Point of Beginning, said point being on the North line of Heritage Key Villas – Phase One and Two, according to the plat thereof, as recorded in Plat Book 18, Pages 121 through 126 of the Public Records of Osceola County, Florida; run thence S 00°05'55" E, a distance of 301.81 feet to a Point on the North line of Tract RW of aforesaid Heritage Key Villas – Phase One and Two; run thence along said Tract RW the following four (4) courses; run thence S36°59'24" W, a distance of 31.67 feet to the Point of Curvature of a 260.00 foot radius curve concave Northwesterly; thence run Southwesterly along said 260.00 foot radius curve through a central angle of 29°00'47", an arc distance of 131.66 feet (Chord = 130.26 feet, Chord Bearing = S 51°29'48" W) to the Point of Tangency; run thence S 66°00'12" W, a distance of 77.96 feet; run thence S 23°29'23" E, a distance of 80.00 feet to the North line of Tract H of aforesaid Heritage Key Villas – Phase One and Two; run thence said North line the following fifteen (15) courses; run thence S 66°00'12" W, a distance of 3.50 feet; run thence S 18°29'32" W, a distance of 94.71 feet; run thence S 66°00'12" W, a distance of 86.05 feet, run thence N 66°29'09" W, a distance of 86.57 feet; run thence S 66°00'12" W, a distance of 81.81 feet, run thence S 00°00'00" E, a distance of 94.45 feet, run thence S 90°00'00" W, a distance of 117.00 feet, run thence S 64°57'32" W, a distance of 73.63 feet, run thence N 86°46'04" W, a distance of 109.04 feet, run thence N 75°23'27" W, a distance of 72.69 feet, run thence N 75°18'00" W, a distance of 80.04 feet to the Point of Curvature of a 715.00 foot radius curve concave Southerly; run thence Westerly along said 715.00 foot radius curve through a central angle of 14°27'13" and arc distance of 180.37 feet (Chord = 179.89 feet, Chord Bearing = N 82°31'36" W) to the Point of Tangency; run thence N 89°45'13" W, a distance of 120.09 feet; run thence N 86°00'10" W, a distance of 70.03 feet to a point on a 465.00 foot radius curve concave Westerly; run thence Northerly along said 465.00 foot radius curve through a central angle of 12°57'06" an arc distance of 105.11 feet (Chord = 104.89 feet, Chord Bearing = N 02°28'43" W); run thence S 80°47'57" W, a distance of 68.00 feet; run thence N 08°39'21" W, a distance of 148.01 feet; run thence N 04°52'11" E, a distance of 132.17 feet; run thence N 03°25'59" E, a distance of 51.65 feet; run thence N 03°26'44" E, a distance of 69.56 feet; run thence N 09°30'09" E, a distance of 70.00 feet; run thence S 80°29'51" E, a distance of 80.51 feet; run thence N 02°11'25" E, a distance of 149.63 feet to the aforesaid North line of Heritage Key Villas – Phase One and Two; run thence S 89°38'02" E along said North line 1215.18 feet to the Point of Beginning.

Containing 19.47 acres, more or less.

Overall legal description contains 53.22 acres more or less.

