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SECOND DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

Dwaine Carr, Esq.  
469 North Orange Avenue  
Orlando, Florida 32801

Filed for recording

THIS DECLARATION, made on the date hereinafter set forth by U. S. EQUITY CORPORATION and DWAIN CARR, TRUSTEE, hereinafter jointly referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property located in Volusia County, Florida, which is more particularly described in Exhibit "A" attached hereto; and,

WHEREAS, Declarant previously made a Declaration of Covenants, Conditions and Restrictions which was recorded on March 30, 1981, in the Public Records of Volusia County, Florida, at O. R. Book 2255, Pages 983 through 1000; and

WHEREAS, Declarant desires to clarify its intent in connection therewith,

NOW, THEREFORE, Declarant hereby adds to the original Declaration of Covenants, Conditions and Restrictions the following:

"ARTICLE VII

GENERAL PROVISIONS

Section 4. Rescission of Prior Declarations. All prior Declarations of Covenants, Conditions and Restrictions relative to the property described in Exhibit "A" are hereby rescinded and of no further force and effect. The original Declaration of Covenants, Conditions and Restrictions is intended to supersede all prior Declarations of Covenants, Conditions and Restrictions or any other restrictive covenant which may have attached to this property."

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name this 20th day of August, 1981.

Signed, sealed and delivered in the presence of:

Jerry E. White  
Charles T. Duggan  
Walter L. Washburn  
Jerry B. Hudson

U. S. EQUITY CORPORATION

By [Signature] President

DWAIN CARR, individually and as Trustee

(ACKNOWLEDGMENTS ON FOLLOWING PAGE.)

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CLERK OF PUBLIC RECORDS  
JAMES C. HAYES, JR.

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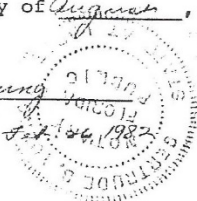
STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared C. C. TOMLIN, JR., to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of the above-named corporation, and he acknowledged before me that he executed such instrument as such President of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 20th day of August, 1981.

Gertude B. Young  
Notary Public

My commission expires: Feb. 16, 1982



STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared DWAIN CARR, TRUSTEE, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of August, 1981.

Felix J. Washburn  
Notary Public

My commission expires:

Notary Public State of Florida at Large  
My Commission Expires March 9, 1984



This instrument prepared by:

Dwaine Carr, Esq.  
469 North Orange Avenue  
Orlando, Florida 32801

All of Stone Island Estates, as recorded in Map Book 11, page 221, of the Public Records of Volusia County, Florida,

LESS the following portions of the above described property that have been released from the lien of the subject mortgage:

Lot 1, Lot 2, Southeasterly 1/2 of Lot 3, Lots 4 - 10, Westerly 1/2 of Lot 11, Southwesterly 1/2 of Lot 12, Lots 13 - 17, Block A, Unit I;

Lots 2, 3 and 4, Block B, Unit I;

Lot 5A being a part of Lot 5, Block B, Stone Island Estates, Unit #5 as recorded in Map Book 11, Page 221, Public Records of Volusia County, Florida, being more particularly described as follows: Begin at the SE corner of Lot 5, Block B, run N 130 feet, thence S 78°49' W 135 feet, thence S 14°15' W 90 feet to the Northerly line of Lot 3, Block B, thence run Southeasterly along the Northerly line of Lots 3 and 2, a distance of 155 feet to the SE corner of Lot 5, Block B to the Point of Beginning. Subject to an easement over the East 20 feet for Road and a 7.5 foot easement along the back and side lot lines for drainage and utilities; (5A)

That part of Lot 5, Block B, Stone Island Estates, Map Book 11, page 221, described as follows: Parcel #1: Beginning at the SE corner of said Lot 5, thence run N 130 feet to the Point of Beginning; thence run N 86.5 feet to the NE corner of said Lot 5; thence run N 60°0' W 100 feet; thence S 30°0' W 120 feet; thence S 13°24' E 61.0 feet; thence N 78° 49' E 135 feet to the Point of Beginning, including the East 20 feet and the N 20 feet thereof which shall be reserved for public ingress and egress. Parcel #2: Beginning at the NE corner of said Lot 5; thence run N 60°0' W 100 feet to the point of beginning; thence run N 60°0' West 100 feet; thence S 30°0' W 120 feet; thence S 60°0' E 100 feet, thence N 30°0' E 120 feet to the Point of Beginning, including the N 20 feet thereof, which shall be reserved for public ingress and egress; (5B&C)

Begin at the NE corner of Lot 5, Block B, Stone Island Estates, according to the map thereof as recorded in Map Book 11, page 221, Public Records of Volusia County, Florida, run N 60°0' W 200 feet to Point of Beginning, run thence N 60°0' W 30.9 feet, thence W 83.0 feet, thence S 26°12' W 107 feet, thence S 76°33' E 100 feet, thence N 30°0' E 120 feet to the point of beginning; (5D)

Begin at the NW corner of Lot 5, Block B, Stone Island Estates, according to the map thereof as recorded in Map Book 11, page 221, Public Records of Volusia County, Florida, run S 93 feet to the North right-of-way of private road, thence run East along the North right-of-way of private road 53 feet to the Northwesternly right-of-way of Center Lane (private); thence run Northeastly along the Northwesternly right-of-way of Center Lane (private) 88 feet to a point; thence run N 60 feet to a point on the North line of said Lot 5; thence run West along said North line 135 feet to the point of beginning (5E)

Exhibit A

ALSO LESS

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The North 100 feet of Lot 6, Block B, Stone Island Estate, according to the Map thereof as recorded in Map Book 11, page 221, of the Public Records of Volusia County, Florida; (6A)

Begin 100 feet South of the NW corner of Lot 6, Block B, Unit I, Stone Island Estates as recorded in Map Book 11, page 221, Public Records of Volusia County. Run East 174.0 feet, South 42.0 feet, thence South  $38^{\circ}0'$  West 112 feet, thence South 53.8 feet, thence West 102.0 feet to West line of Lot 6, thence North 188.0 feet to Point of Beginning; (6)

Lots 1 through 15, Block C, Unit I;

Lots 1 through 14, Block D, Unit I.

Lot 5, Block B in the plat of Stone Island Estates as recorded in Map Book 11, page 221, Volusia County Public Records LESS all that part lying Westerly and Northwesterly of Timber Trail, and LESS that part described as follows: Beginning at the Northeast corner of Lot 2, Block B, run 155 feet Westerly along the North line of Lots 2 and 3; thence run N  $14^{\circ}15'$  E 90 feet; thence run N  $13^{\circ}24'$  W, 61 feet; thence run N  $60^{\circ}00'$  W, 100 feet; thence run N  $76^{\circ}33'$  W, 100 feet; thence run N  $26^{\circ}12'$  E, 107 feet to the North line of said Lot 5, Block B; thence run East along the North line 83 feet; thence run S  $60^{\circ}00'$  E, 230.9 feet; thence run South 216.5 feet along the East line of Lot 5 to the Point of Beginning. (clubhouse)

Parcel 1:

In Section 8, Township 19 South, Range 31 East, All of Government Lots and 5 together with all unsurveyed portion lying South of the centerline of a 100 foot canal right-of-way, the centerline of which is described as follows: From the NE corner of said Section 8, Township 19 South, Range 31 East, which is an iron spike in the center of the Enterprise-Osteen Road, run South  $0^{\circ}45'01''$  East on the East boundary line of said Section 8, 1801.38 feet for point beginning, thence run South  $89^{\circ}52'22''$  West parallel to the North line of said Section 8, 450 feet, thence run North  $69^{\circ}59'20''$  West 983.60 feet, thence run North  $80^{\circ}49'19''$  West 994.1 feet, thence run North  $89^{\circ}57'53''$  West, parallel to the North line of said Section 8, 1,210 feet more or less to water's edge of Lake Monroe, thence to a point where existing waters are 5 feet deep at low water;

ALSO

Parcel 2:

In Section 9, Township 19 South, Range 31 East, Government Lot 5 and all unsurveyed part of said Section 9 lying South of the center line of a 100 foot canal right-of-way, the centerline of which is described as follows: Beginning at a point on the West line of said Section 9, Township 19 South, Range 31 East, 1801.38 feet South of the NW corner thereof, run South  $74^{\circ}50'$  East 836.0 feet, thence run South  $60^{\circ}00'$  East 764 feet, thence Southerly parallel to the centerline of the Stone Island Road 175 feet, thence South  $60^{\circ}00'$  East 76 feet more or less to the West right-of-way line of the said Stone Island Road;

ALSO

Parcel 3:

All unsurveyed part of said Section 9, Township 19 South, Range 31 East lying East of said Stone Island Road EXCEPT that portion lying to the North and West of a line described as follows:

Beginning at the intersection of the centerline of the canal above mentioned with the East right-of-way line of said Stone Island Road, continue on the Easterly projection of said center line on a bearing of South  $60^{\circ}00'$  East 2,350 feet more or less, to the water's edge of Lake Bethel, thence East to the Southerly projection of the East line of Government Lot 2, thence North to the SE corner of Lot 6 of the Assessor's subdivision of Government Lots 2 and 3 of Section 9, Township 19 South, Range 31 East, according to Map Book 3, Page 66 of Volusia County, Florida Records;

ALSO EXCEPT the real property described as follows:

Commencing at a point 2640 feet East of Southwest corner of Section 9, Township 19 South, Range 31 East, thence run 10 chains North  $8^{\circ}15'$  West to a point, thence 5 chains North  $41^{\circ}1'$  East to waterline of Lake Bethel, thence Southerly along the waterline of said Lake Bethel to a point where the division between Sections 9 and 16 intersects the said Lake Bethel, thence West along said division line to point of beginning;

LESS the following portions shown above described property that have  
 been released from the lien of the subject mortgage:

Lot & Unit No.	Official Records Book Reference for Actual Legal Description	Page	Owner
1, III	1835	0491	Girard
32, III	1779	1875	Jitsey & Majors
33, III	1814	1856	Stearns
47, III	1838	1694	Brucstle
48, III	1836	1069	Challancin
50, III	1822	1042	Kittel
51, III	1835	1945	Brown
52, III	1843	0484	Demchuk
53, III	1843	0484	Demchuk
68, III	1837	1295	Berry
70, III	1833	1518	Elzey
71, III	1833	1518	Elzey
75, III	1835	0493	Girard
3, IV	1831	1524	Ellis
4, IV	1832	0839	Richardson
7, IV	1832	0016	Olsan
8, IV	1583	360	Titus
9, IV	1832	0017	Olsan
10, IV	1714	0578	Theisen
11, IV	1835	0863	Shaw
12, IV	1666	128	Hagowan
14, IV	1656	427	Wynn
15, IV	1798	0045	Keen
16, IV	1815	1747	Perkins
17, IV	1815	1317	Long
18, IV	1815	1748	Perkins
19, IV	1786	0768	McKechnie
20, IV	1806	1174	Marquart
21, IV	1843	0520	Martin
N 1/2 of 24, IV	1821	1033	Milfs
25, IV	1821	1033	Milfs
27, IV	1843	0505	Coins
29, IV	1803	1018	Arnold
30, IV	1803	1023	Wruck
31, IV	1805	1521	Wynn
32, IV	1819	0066	Thomas
N 1/2 of 33, IV	1819	0066	Thomas
S 1/2 of 33, IV	1819	0059	Weld
34, IV	1819	0059	Weld
35, IV	1831	1531	Currie
37, IV	1835	1694	Caneva
38, IV	1822	0316	Rhonemus
43, IV	1838	1689	Desch
44, IV	1818	0221	Haley
45, IV	1822	0333	Scarff
46, IV	1769	1657	Topercer
47, IV	1783	0220	Clark
52, IV	1829	0613	Hoover
53, IV	1835	1902	Sheldon
54, IV	1832	1966	Raudali
57, IV	1831	1538	Kein
58, IV	1751	0335	Jenkins
59, IV	1794	0687	Kettles
60, IV	1713	1221	Stradley
61, IV	1797	0526	Stradley
62, IV	1835	1904	Santanello
63, IV	1817	1803	Terlow
65, IV	1635	644	Paine
67, IV	1813	1766	Roberts
68, IV	1833	1416	Strelzoff
69, IV	1823	0511	Goza
70, IV	1823	0511	Goza

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71, IV	1833	0511	Boza
72, IV	1748	1403	Killel
74, IV	1749	1902	Newtome
76, IV	1731	0571	Devita
77, IV	1843	0515	Haellig
78, IV	1831	1536	Hogan
79, IV	1763	0247	Lauter
80, IV	1794	0725	Eader
81, IV	1836	1632	Selzer
82, IV	1835	1961	Stapp
83, IV	1836	1293	Smith
84, IV	1835	0051	Green
85, IV	1682	671	McKechnie
83, V	1832	1659	Frazier
89, V	1835	0448	Greene
60, V	1819	1583	Lonsway
61, V	1416	661	J. Huffman
62, V	1416	661	J. Huffman
69, V	1816	1970	Titus
70, V	1814	1783	H. Huffman
89, V	1832	0317	Deck
90, V	1821	0599	Richardson
91, V	1833	0878	Watkins
92, V	1818	1208	Childs
93, V	1814	1642	Riske
94, V	1834	1788	Gordon
95, V	1835	1365	Crain
97, V	1834	1793	Lepz
98, V	1426	298	Linear
99, V	1835	0276	Hergo
100, V	1834	1791	Stenseng
106, V	1832	1661	Mabire
107, V	1821	1257	Linear
115, V	1676	360	Noble
6, VI	1832	1407	Roth
7, VI	1742	0662	Buchmann
32, VI	1831	1516	Thomas
39, IV	1836	1972	Melanson
42, IV	1836	1974	Melanson
41, IV	1852	0681	Doehring
96, V	1861	0497	Reilley
64, IV	1831	1893	Kettles
26, IV	1852	277	Vincentis
73, IV	1822	0341	Air Cooling & Heating by Anderson, Inc.
11, VI	1836	1613	Grunow
14, VI	1832	0018	Olsan
15, VI	1830	0164	Gray, Adams, Harris & Robinson
18, VI	1827	0538	Doughty
19, VI	1827	0540	Wilson
20, VI	1827	0540	Wilson
22, VI	1833	1433	Hinson
23, VI	1832	0420	Alvarez
24, VI	1823	1021	Hayer
25, VI	1824	0366	Alexander
26, VI	1806	1178	Krahenak
27, VI	1819	1888	McKechnie & Wilson
28, VI	1819	1896	Hyson
48, IV	1818	1985	Timothy
SW 1/2 of 49, IV	1881	166	Lake Monroe Developme Corporation
29, III	1827	0542	Carew Development Co & Lake Monroe Dev. Co
30, III	1827	0542	Carew Development Co & Lake Monroe Dev. Co

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AND LESS:

Lot 6 in the unrecorded plat of Stone Island Estates Unit Four, Volusia County, Florida, more particularly described as follows: From the SE corner of Section 8, Township 19S, Range 31E, run North 1130.15 feet along the East line of Section 8 to a point on the North side of a 60 foot road; thence run S 89°20'45" W, 39.26 feet along the North side of the road to the Point of Beginning; thence run S 89°20'45" W, 125.0 feet; thence run N 00°39'15" W, 125.0 feet; thence run N 89°20'45" E, 125.0 feet; thence run S 00°39'15" E, 125.0 feet to the Point of Beginning, subject to 7.5 foot easements along all lot lines.

(Quail Hollow Enterprises)

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AND LESS:

Lot 21 in the unrecorded plat of Stone Island Estates Unit Four, Volusia County, Florida, more particularly described as follows: From the Southeast corner of Section 8, T19S, R31E run North 1130.15 feet along the East line of Sec. 8; thence run S 89°20'45" W 914.26 feet; thence run S 89°29'15" W 1049.10 feet to the Point of Beginning; thence run N 67°07' W 187.55 feet; thence run N 30° E 85.48 feet; thence run S 85°41' E 125.0 feet; thence run S 2°15' E 137.65 feet to the Point of Beginning, subject to 7.5 foot easements along all lot lines. (Martin)

AND LESS:

Lot 40 in the unrecorded plat of Stone Island Estates Unit Four, Volusia County, Florida, more particularly described as follows:

From the North  $\frac{1}{2}$  corner of Section 8, T19S, R31E, run S 2° 08' 14" W 4007.37 feet along the West line of Government Lot 2 extended to the Northwesterly line of Kettle drum Trail; thence run S 54° 43' W 13.02 feet; thence run S 50° 12' W 126.49 feet; thence run S 48° 31' W 259.51 feet; thence run S 54° 01' W 129.88 feet to the point of Beginning; thence run S 66° 44' W 129.63 feet; thence run N 49° 45' W 125.80 feet; thence run N 65° 38' E 130.61 feet; thence run S 48° 53' E 127.60 feet to the Point of Beginning; subject to 7.5 foot easements along all lot lines. (Mathews)

AND LESS:

Lot 84 in the unrecorded plat of Stone Island Estates Unit Four, Volusia County, Florida, more particularly described as follows:

From the Southeast corner of Section 8, T19S, R31E; run North 1130.15 feet along the East line of Section 8 to a point on the North side of a 60 foot road; thence run S 89°20'45" W 914.26 feet along the North line of the road; thence run S 89°29'15" W 995.67 feet along the North line of the road; thence bear S 10°54'30" W 421.60 feet to the Point of beginning; thence run S 10°54'30" W 120.0 feet; thence run N 79°00'00" W 158.0 feet; thence run N 7°12'00" E 120.40 feet; thence run S 78°59'00" E 165.78 feet to the point of beginning; subject to 7.5 foot easements along all lot lines. (Green)

AND LESS:

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That part of Section 9, T19S, R31E, Volusia County, Florida, described as follows: From the SW corner of Section 9, T19S, R31E, run N 1130.15 feet along the West line of Sec. 9 to a point on the North line of a 60 foot road; thence run N89°20'45" E 460.74 feet along the North side of the road; thence run S 89°14'35" E 103.40 feet; thence run N 38°54' E 75.95 feet; thence run N 34° 46'30" E 105.0 feet along the Northwesterly line of Stone Island Road; thence run along the road N 29°36'30" E 105.0 feet N 24°55'30" E 210.0 feet and N 22°00' E 210.0 feet; thence run along the road N 22°52' E 145.45 feet; thence run N 07° 54'18" W 167.87 feet to a point on the South line of Lot 3 in the unrecorded plat of Stone Island Estates, Unit Three and the Point of Beginning; thence run N 77°02'50" W 82.13 feet along the South line of said Lot 3; thence run S 10°57' W 14.05 feet; thence run S 86°48'19" E 82.84 feet to the Point of Beginning. (Litsey and Majors)

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AND LESS:

From the NW corner of Section 9, Township 19 South, Range 31 East, run South along the West boundary of Section 9, 1801.38 feet to a point in the center line of a canal of 100 foot right-of-way, thence run South 74°50' East along said canal center line 836.0 feet; thence run S 60°00' East along said center line 840 feet; thence Southerly parallel with the center line of the Stone Island Road, 50 feet to Point of Beginning; thence run Southerly parallel to the center line of the Stone Island Road 125 feet; thence S 60°00' East 76 feet more or less, to a point on the West right-of-way line of said Stone Island Road; thence Northerly along the West right-of-way line of said road 125 feet; thence run N 60°00' West 76 feet, more or less to Point of Beginning.

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