

Prepared by and recorded copies
should be sent to:
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550 Biltmore Way, Suite 1120
Coral Gables, Florida 33134

Orange Co FL 1999-0005423
010699 11:36:32am
OR Bk 5653 Pg 1750
Rec 19.50

Reserved

SUPPLEMENTAL DECLARATION OF COVENANTS
AND RESTRICTIONS FOR PEBBLE CREEK - PHASE 2

THIS SUPPLEMENTAL DECLARATION is made this 26th day of August,
1998 by LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation (hereinafter called
"Developer").

RECITALS:

1. Developer is the owner of a certain parcel of real property located in Orange County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").
2. Pursuant to the provisions of that certain Declaration of Covenants and Restrictions for Pebble Creek - Phase 1 recorded on September 25, 1997 in Official Records Book 5333, at Page 2522, Public Records of Orange County, Florida (the "Declaration"), Developer is authorized to annex certain property to the covenants, conditions and restrictions of the Declaration.
3. Developer desires to subject the Property to the Declaration.

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

1. The Property is hereby subjected to all terms and conditions of the Declaration which is to be deemed for all purposes to constitute "Properties" as set forth in the Declaration. The Property shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions as set forth in the Declaration which are for the purpose of protecting the value and desirability of all the land which from time to time shall constitute subdivisions within the planned community known as "Pebble Creek" and which shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

2. All definitions set forth in the Declaration are hereby incorporated herein as if fully set forth. References to "Lots" herein shall mean and refer to the lots as shown on the plat of the Property and reference to "Common Area" shall mean and refer to:

RETURN TO:
GARY SHOWE
DEVELOPMENT ENGINEERING

- A. Tract "A" is for ingress/egress, drainage and utilities and is dedicated to and maintained by the Pebble Creek at Meadow Woods Homeowners' Association, Inc.; and
- B. Tract "B" is for drainage/retention and utility and is dedicated and maintained by the Pebble Creek at Meadow Woods Homeowners' Association, Inc.; and
- C. Tract "C" is a conservation area and is dedicated to and maintained by the Pebble Creek at Meadow Woods Homeowners' Association, Inc., its successors and assigns. Development rights to Tract "C" are hereby dedicated to Orange County, Florida. No construction, clearing or alterations are allowed within Tract "C" unless approved by Orange County and other jurisdictional agencies; and

all as shown on the recorded Plat of Pebble Creek – Phase 2, recorded in Plat Book 41, at Page 32, Public Records of Orange County, Florida.

3. Vehicular access rights across the Westerly boundary of the Property, from Lot 110 through 131, inclusive, are dedicated to Orange County.

4. No modification of any kind to the drainage utility easement and environmental swale located on Lots 149 and 150 are permitted without prior approval of the Pebble Creek at Meadow Woods Homeowners' Association, Inc. and Orange County.

5. The landscape and wall easement is dedicated to and maintained by the Pebble Creek at Meadow Woods Homeowners' Association, Inc.

This Supplemental Declaration shall become effective upon filing among the Public Records of Orange County, Florida.

IN WITNESS WHEREOF, the undersigned Developer has set its hand and seal this 26th day of August, 1998.

DR Bk 5653 Pg 1751
Orange Co FL 1999-0005423

Signed, sealed and delivered
in the presence of:

Candice H Hawks

CANDICE H HAWKS
Print or Type Name

Donna M Koenig

DONNA M KOENIG
Print or Type Name

LANDSTAR DEVELOPMENT CORPORATION,
a Florida corporation

By: William D. Morrisey

Name: William D. Morrisey

Title: EXECUTIVE Vice President

[SIGNATURES CONTINUED ON NEXT PAGE]

[CONTINUATION OF SIGNATURE PAGE TO SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR PEBBLE CREEK - PHASE 2]

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing Supplemental Declaration of Covenants and Restrictions for Pebble Creek - Phase 2 was acknowledged before me, the undersigned, this 20th day of August, 1998, by William D. Morrissey as Executive Vice President LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation, on behalf of the corporation.



CANDICE H HAWKS
My Commission CC388353
Expires Sept 01 1998
Bonded by HAI
800-422 1555

Candice H Hawks

NOTARY PUBLIC, State of Florida

at Large

CANDICE H-HAWKS

Type or Stamp Name of Notary

[NOTARIAL SEAL]

My Commission Expires:

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

Recorded - Martha O. Haynie

Legal Description

PEBBLE CREEK - PHASE 2

A portion of Section 36, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the southerly corner of Tract "C", "PEBBLE CREEK - PHASE 1", according to the plat thereof, as recorded in Plat Book 38, Pages 97 and 98, Public Records of Orange County, Florida, said point being a point on the westerly boundary of Tract "H", "HIDDEN LAKES - PHASE 1", according to the plat thereof, as Recorded in Plat Book 37, Pages 1 through 4, Public Records of Orange County, Florida; thence along said westerly boundary of Tract "H", the following three (3) courses and distances; thence run S 39°37'25" W, a distance of 454.67 feet; thence run S 49°32'08" W, a distance of 592.08 feet; thence run S 22°04'53" W, a distance of 20.08 feet; thence run N 49°49'19" W, a distance of 1203.94 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 705.00 feet and a central angle of 41°11'13"; thence on a chord bearing of N 34°45'39" E, run 506.79 feet along the arc of said curve to the point of tangency thereof; thence run N 14°10'03" E, a distance of 200.67 feet to a point of curvature of a curve, concave southeasterly, having a radius of 630.00 feet and a central angle of 32°01'27"; thence run northeasterly, along the arc of said curve, a distance of 352.13 feet to the point of compound curvature with a curve, concave southerly, having a radius of 35.00 feet and a central angle of 92°51'43", said point being a point on the southwesterly boundary of said "PEBBLE CREEK - PHASE 1"; thence along said southwesterly boundary, the following courses and distances; thence run easterly, along the arc of said curve, a distance of 56.73 feet to the point of tangency thereof; thence run S 40°56'47" E, a distance of 149.26 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 370.00 feet and a central angle of 11°57'38"; thence on a chord bearing of S 43°04'24" W, run 77.24 feet along the arc of said curve to the point of compound curvature with a curve, concave northeasterly, having a radius of 25.00 feet and a central angle of 93°10'44"; thence run southeasterly, along the arc of said curve, a distance of 40.66 feet to the point of reverse curvature with a curve, concave southwesterly, having a radius of 275.00 feet and a central angle of 10°12'51"; thence run southeasterly, along the arc of said curve, a distance of 49.02 feet to a point; thence run N 49°03'13" E, a distance of 111.02 feet; thence run S 40°56'47" E, a distance of 141.20 feet to a point of curvature of a curve, concave northeasterly, having a radius of 930.00 feet and a central angle of 17°12'46"; thence run southeasterly, along the arc of said curve, a distance of 279.39 feet to the point of tangency thereof; thence run S 58°09'33" E, a distance of 288.53 feet; thence run S 50°21'54" E, a distance of 503.88 feet to the POINT OF BEGINNING.

Containing 31.63 acres, more or less.