

THIRD AMENDMENT
TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

Rec Fee \$ 21.00 MARTHA O. HAYNIE,
Add Fee \$ 3.00 Orange County
Doc Tax \$ _____ Comptroller
Int Tax \$ _____ By mgf
Total \$ 24.00 Deputy Clerk

3544969 ORANGE CO. FL.
09:53:20AM 06/27/90

OR 4 | 95 PG 2 | 40

This Third Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill ("Third Amendment") is made this 29 day of May, 1990, by UNIWES, INC., a Florida corporation ("Declarant").

WHEREAS, Declarant previously executed that certain Declaration of Covenants, Conditions and Restrictions of Sawmill (the "Restrictions") on March 14, 1989; and

WHEREAS, the Restrictions were recorded on March 17, 1989, at Official Records Book 4064, Page 2681, Public Records of Orange County, Florida; and

WHEREAS, Declarant previously executed that certain First Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill (the "First Amendment"), dated March 9, 1990, and recorded March 14, 1990, in Official Records Book 4165, Page 2046, Public Records of Orange County, Florida; and

WHEREAS, Declarant previously executed that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill (the "Second Amendment"), dated March 9, 1990, and recorded March 14, 1990, in Official Records Book 4165, Page 2049, Public Records of Orange County, Florida; and

WHEREAS, the Declarant is the fee simple owner of certain real property situate in Orange County, Florida, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("Annexed Property"); and

WHEREAS, the Annexed Property will be platted into lots, said Plat to be known as Sawmill Phase III; and

WHEREAS, the Declarant wishes to amend the Restrictions to include the Annexed Property as Declaration Property.

NOW, THEREFORE, the Declarant, UNIWES, INC., a Florida corporation, hereby declares as follows:

1. All of the foregoing recitals are acknowledged to be true and correct and are hereby incorporated herein, all as set forth above.
2. Pursuant to Article IX of the Restrictions, Declarant hereby amends the Restrictions to include the Annexed Property as Declaration Property.
3. This Third Amendment shall only be effective upon the recording of this Third Amendment in the Public Records of Orange County, Florida.

Prepared by/Return to:
Jean Gardner, City Clerk
City of Orange
160 N. Lakeshore Drive
Orange, FL 34761

IN WITNESS WHEREOF, the Declarant has caused this Third Amendment to be executed on the day and year first above written.

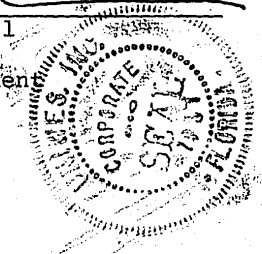
"DECLARANT"

UNIWES, INC.
a Florida corporation

By: Gary Russell

As Its: President

Jan Rendleton
Witness
Gene D. Hall
Witness

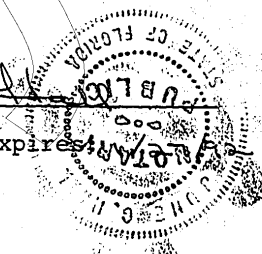


STATE OF FLORIDA)
) SS.
COUNTY OF ORANGE)

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared GARY RUSSELL, well known to me to be the President of UNIWES, INC., a Florida corporation, named as Declarant in the foregoing Third Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill, and that he acknowledged executing same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of May, 1990.

Gene D. Hall
Notary Public
My Commission Expires 11/18/92



COPY

OR4195 PG2141

EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA; THENCE N00°15'40"E ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, A DISTANCE OF 249.66 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF BEGINNING; THENCE CONTINUE N00°15'40"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1071.33 FEET TO A CONCRETE MONUMENT; THENCE S89°45'20"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 332.19 FEET TO A CONCRETE MONUMENT; THENCE N00°13'55"E ALONG THE WEST BOUNDARY OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 1336.12 FEET TO A POINT LYING ON THE NORTH BOUNDARY OF SECTION 3; THENCE S89°53'00"E ALONG SAID NORTH BOUNDARY OF SECTION 3 A DISTANCE OF 858.45 FEET TO THE NORTHWEST CORNER OF TRACT G AS SHOWN ON THE PLAT OF SAWMILL PHASE I AS RECORDED IN PLAT BOOK 23 PAGES 32-35 ORANGE COUNTY, FLORIDA; THENCE S00°07'00"W ALONG THE WEST BOUNDARY OF TRACT G, A DISTANCE OF 450.00 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID TRACT G; THENCE S89°53'00"E ALONG THE SOUTH BOUNDARY OF TRACT G A DISTANCE OF 225.00 FEET TO THE NORTHWEST CORNER OF LOT 21, SAWMILL PHASE I; THENCE S00°07'00"W A DISTANCE OF 185.00 FEET TO A CONCRETE MONUMENT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF MILL STREAM ROAD; THENCE S89°53'00"E A DISTANCE OF 51.66 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 22, SAWMILL PHASE I; THENCE S00°16'40"W ALONG THE WEST BOUNDARY OF LOTS 22 AND 26 A DISTANCE OF 333.36 FEET TO A CONCRETE MONUMENT LYING ON THE NORTH RIGHT-OF-WAY LINE OF CROSS CUT ROAD; THENCE N89°43'20"W ALONG THE NORTH RIGHT-OF-WAY LINE OF CROSS CUT ROAD A DISTANCE OF 225.00 FEET TO A CONCRETE MONUMENT; THENCE S00°16'40"W ALONG THE WEST BOUNDARY OF LOTS 27 THROUGH 29 A DISTANCE OF 284.66 FEET TO A CONCRETE MONUMENT; THENCE S11°34'29"E ALONG THE WEST BOUNDARY OF LOTS 30 AND 31 A DISTANCE OF 183.46' TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 31; THENCE S15°23'00"E ALONG THE WEST BOUNDARY OF LOTS 32 THROUGH 36 A DISTANCE OF 415.91 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 36; THENCE S76°07'39"W ALONG THE NORTH BOUNDARY OF LOTS 99 AND 100 A DISTANCE OF 129.96 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 100, SAID MONUMENT ALSO LYING ON A CURVE SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 1906.33 FEET, A CENTRAL ANGLE OF 03°08'09", A CHORD OF 104.33 AND A CHORD BEARING OF S13°34'59"E; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION AN ARC DISTANCE OF 104.34 FEET TO A CONCRETE MONUMENT; THENCE S75°29'05"W A DISTANCE OF 50.05 FEET TO A CONCRETE MONUMENT SAID MONUMENT LYING ON A CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 1856.33, A CENTRAL ANGLE OF 03°16'17" A CHORD OF 105.97' AND A CHORD BEARING OF N13°35'00"W; THENCE ALONG SAID CURVE IN A NORTHERLY DIRECTION AN ARC DISTANCE OF 105.99 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 289 SAWMILL PHASE II; THENCE S80°21'01"W ALONG THE NORTH BOUNDARY OF LOTS 286 THROUGH 289, SAWMILL PHASE II A DISTANCE OF 331.62 FEET TO A CONCRETE MONUMENT; THENCE S59°06'46"W ALONG THE NORTH BOUNDARY OF LOTS 282 THROUGH 285 SAWMILL PHASE II A DISTANCE OF 343.47 FEET TO A CONCRETE MONUMENT MARKING TO THE NORTHWEST CORNER OF LOT 282; THENCE S37°16'10"E ALONG THE WEST BOUNDARY OF LOT 282 A DISTANCE OF 135.94 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 282 AND LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD SAID MONUMENT LYING ON A CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 978.93 FEET A CENTRAL ANGLE OF 07°22'49", A CHORD OF 126.01 FEET AND A CHORD BEARING OF S49°02'25"W; THENCE SOUTHWESTERLY ALONG SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD AN ARC DISTANCE OF 126.09 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF REVERSE CURVE SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 45°00'00" A CHORD OF 287.01 FEET AND A CHORD BEARING OF S67°51'01"W; THENCE WESTERLY ALONG SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD 294.52 TO A CONCRETE MONUMENT; THENCE N89°38'59"W A DISTANCE OF 320.09 FEET TO THE POINT OF BEGINNING.

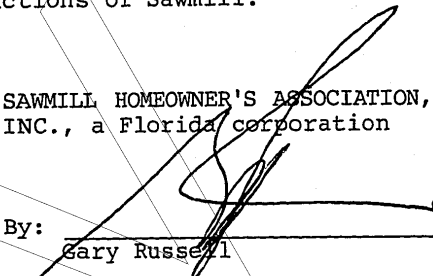
CONTAINING 54.796 ACRES MORE OR LESS.

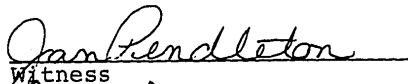

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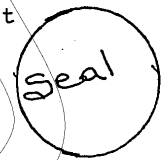
JOINDER AND CONSENT
TO
THIRD AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF SAWMILL

The undersigned hereby certifies that he is the President of Sawmill Homeowner's Association, Inc., a Florida corporation, and that the undersigned Sawmill Homeowner's Association, Inc. hereby joins in and consents to this Third Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill.

SAWMILL HOMEOWNER'S ASSOCIATION,
INC., a Florida corporation

By: 
Gary Russell
As Its: President

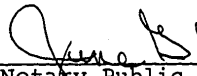
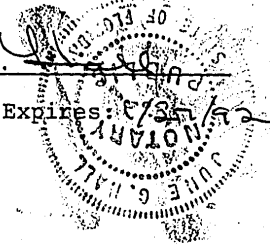

Witness

Witness



STATE OF FLORIDA)
) SS.
COUNTY OF ORANGE)

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared GARY RUSSELL, well known to me to be the President of SAWMILL HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, named in the foregoing Joinder and Consent to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill, and that he acknowledged executing same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of May, 1990.


Notary Public
My Commission Expires: 6/30/92


JOINDER AND CONSENT
TO
THIRD AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF SAWMILL

The undersigned hereby certifies that it is the owner and holder of that certain Mortgage recorded August 30, 1988, in Official Records Book 4009, Page 4639; that certain Assignment of Leases and Rents recorded August 30, 1988, in Official Records Book 4009, Page 4665; and that certain UCC Financing Statement recorded August 30, 1988, in Official Records Book 4009, Page 4677, all being recorded in the Public Records of Orange County, Florida, encumbering the real property affected by this Third Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill. The undersigned hereby joins in and consents to this Third Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill.

SOUTHEAST BANK, N.A.,
a national banking association

Witness *Joseph K. Coenen*
Frank M. Peerce
Witness

By: *J. Todd South*
J. Todd South

As Its: Vice President

STATE OF FLORIDA)
)SS.
COUNTY OF ORANGE)

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared J. TODD SOUTH, well known to me to be the Vice President of SOUTHEAST BANK, N.A., a national banking association, executing the foregoing Joinder and Consent to Third Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill, and that he acknowledged executing same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of May, 1990.

Janet E. Munn
Notary Public
My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 11, 1994
BONDED THRU HUCKLEBERRY & ASSOCIATES

OR4195 PG2144

WP-21619/88001.CLH
05/08/90.v11

RECORDED & RECORD VERIFIED
Martha D. Boyce
County Comptroller, Orange Co., FL