

**SECOND AMENDMENT  
TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF SAWMILL**

OR 4 165 PG 2049

This Second Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill ("Second Amendment") is made this 9<sup>th</sup> day of March, 1990, by UNIWES, INC., a Florida corporation ("Declarant").

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

WHEREAS, the Declaration was 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 "Amendment") on March 9, 1990; and

WHEREAS, the Amendment was recorded on March   , 1990, at Official Records Book 4165, Page 2046, Public Records of Orange County, Florida; and

WHEREAS, the Declaration submitted certain real property more particularly described in Sawmill Phase I, as recorded in Plat Book 23, Page 32, Public Records of Orange County, Florida (the "Declaration Property") to the jurisdiction of the Declaration; and

WHEREAS, the Amendment submitted certain real property more particularly described in Sawmill Phase II, as recorded in Plat Book 25, Pages 86-88, Public Records of Orange County, Florida (the "Annexed Property") to the jurisdiction of the Declaration; and

WHEREAS, a portion of the Annexed Property ("Tract J") is designated on the Plat of Sawmill Phase II to be owned and maintained by the Sawmill Homeowner's Association, Inc., a Florida not-for-profit corporation (the "Association"); and

WHEREAS, Declarant has deemed it desirous of dedicating Tract J to the Association and said Tract J shall be used for vehicular ingress and egress for emergency purposes only; and

WHEREAS, Declarant has deemed it desirous of granting an easement in favor of the City of Ocoee, Florida over Tract J for vehicular ingress and egress for emergency purposes to and from the Declaration Property and Annexed Property as reflected in the Plats of Sawmill Phases I and II, said ingress and egress to be limited to emergency vehicles only; and

WHEREAS, the Association shall be responsible for the maintenance of Tract J for the purposes described above.

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. That portion of the Annexed Property known as Tract J as described on the Plat of Sawmill Phase II shall be designated as "Common Area" and shall be owned and maintained by the Association, which Common Area shall be defined in the

Rec Fee \$ 17.00 MARTHA O. HAYNIE,  
Add Fee \$ 2.50 Orange County  
Doc Tax \$      Comptroller  
Int Tax \$      By       
Total \$ 19.50 Deputy Clerk

Return to:  
Jean Gratton, City Clerk  
City of Ocoee  
150 N. Lakeshore Drive  
Ocoee, FL 32761

Declaration and subject to the provisions regarding Common Areas as set forth in the Declaration; provided, however, that Tract J is to be used for ingress and egress for emergency purposes only.

3. Declarant hereby declares and grants to the City of Ocoee, Florida a perpetual, exclusive easement for emergency vehicular ingress and egress over, upon and through Tract J for emergency purposes to the Declaration Property and Annexed Property as reflected in the Plats of Sawmill Phases I and II. Said vehicular ingress and egress shall be limited to emergency vehicles only.

4. The Association shall be responsible for and be required to maintain Tract J in such a manner so as to ensure its continued and perpetual use for the purposes described above. Such maintenance by the Association shall be in accordance with the provisions regarding Common Areas as set forth in the Declaration.

5. This Second Amendment shall only be effective upon the recording of this Second Amendment in the Public Records of Orange County, Florida.

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

"DECLARANT"

UNIWES, INC., a Florida corporation

Jane B. Hall  
Witness

By: Gary Russell

Jan Pendleton  
Witness

As Its: President

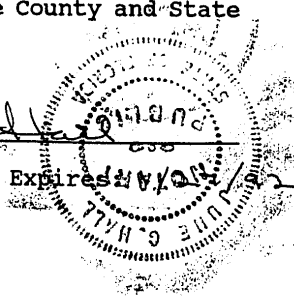


STATE OF FLORIDA )  
                          ) SS.  
COUNTY OF ORANGE )

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared GARY RUSSELL, well known to me to be the President of UNIWES, INC., a Florida corporation, named as Declarant in the foregoing Second 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 9 day of March, 1990.

Jane B. Hall  
Notary Public  
My Commission Expires 12/31/91



**JOINDER AND CONSENT**  
**TO**  
**SECOND 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, that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees to maintain the subject property in a manner sufficient to allow emergency ingress and egress from Hackney-Prairie Road to Sawmill Phase II, according to the Plat thereof, as recorded in Plat Book 25, Pages 8688, Public Records of Orange County, Florida.

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

Jan Pendleton  
Witness  
James B. Hill  
Witness

By: [Signature]  
Gary Russell  
As Its: 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 GARY RUSSELL, well known to me to be the President of SAWMILL HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, named in the Joinder and Consent to the foregoing Second 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 9 day of March, 1990.

James B. Hill  
Notary Public  
My Commission Expires 11/01/92

OR4165PG2051

JOINDER AND CONSENT  
TO  
SECOND 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 Second Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill. The undersigned hereby joins in and consents to this Second Amendment to Declaration of Covenants, Conditions and Restrictions of Sawmill.

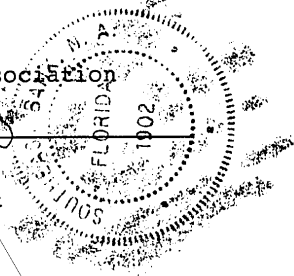
Lisa M. Bott  
Witness

Jan Pendleton  
Witness

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

By: J. Todd South  
J. Todd South

As Its: Vice President



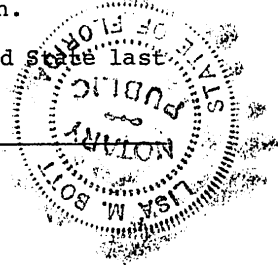
STATE OF FLORIDA     )  
                                  )SS.  
COUNTY OF ORANGE    )

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 Second 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 9th day of March, 1990.

Lisa M. Bott  
Notary Public

My Commission Expires:  
2-28-93



OR4165PG2052

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