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MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
11/17/2004 11:37:27 AM  
REC FEE 35.50

Prepared by and return to:  
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17th Floor  
Orlando, Florida 32801



**FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS FOR EAGLE CREEK**

**(Phase 1B)**

**THIS FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR EAGLE CREEK** made as of this 15<sup>th</sup> day of November, 2004, by **EAGLE CREEK DEVELOPMENT CORPORATION**, a Florida corporation, having an address of 370 Center Point Circle, Suite 1136, Altamonte Springs, Florida 32701 (the "Declarant") and **HOMEOWNERS ASSOCIATION OF EAGLE CREEK, INC.**, a Florida not for profit corporation having an address of 370 Center Point Circle, Suite 1136, Altamonte Springs, Florida 32701 ("Association").

**WITNESSETH:**

**WHEREAS**, Declarant executed the Declaration of Covenants, Conditions, Easements and Restrictions For Eagle Creek, recorded January 7, 2004, in Official Records Book 07254, Page 4027, in the Public Records of Orange County, Florida (collectively, the "Declaration");

**WHEREAS**, the Declaration sets forth certain easements, restrictions, covenants and conditions applicable to the property described therein and provides for certain membership property rights and voting rights in an association, a covenant for assessments and other matters; and

**WHEREAS**, Article II of the Declaration provides that the Declaration and the jurisdiction of the Homeowners Association of Eagle Creek, Inc. ("Association") may be imposed upon additional real property without the consent or joinder of any person or entity by filing a Supplement to the Declaration describing the real property to be annexed; and

**WHEREAS**, annexation of additional real property shall become effective when the Supplement is recorded in the Public Records of Orange County, Florida; and

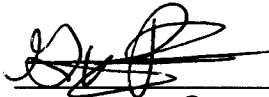
**WHEREAS**, the Declarant and the Association desire to annex the real property described on the attached **Exhibit "A"** ("Eagle Creek Phase 1B") to the Declaration and thereby


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make all of Eagle Creek Phase 1B subject to the terms and conditions of the Declaration and to governance by the Association.

**NOW, THEREFORE,** the undersigned hereby declare that Eagle Creek Phase 1B is hereby annexed to the Property (as defined in the Declaration) and made subject to the Declaration and the Association.

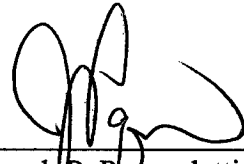
WITNESSES:

  
Print Name: Ginger Parkinson

  
Print Name: BT Reynolds

"DECLARANT"

EAGLE CREEK DEVELOPMENT CORPORATION, a Florida corporation

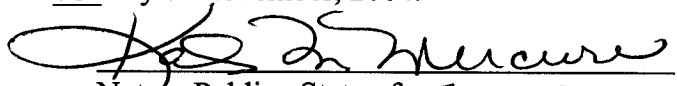
By:   
Joseph P. Pasqualetti, as its President

STATE OF FLORIDA

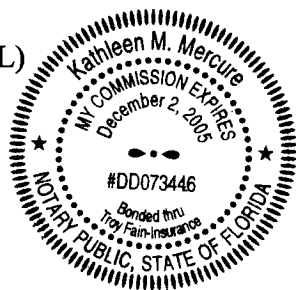
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day personally appeared before me, Joseph P. Pasqualetti, as the President of Eagle Creek Development Corporation, a Florida corporation, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of the corporation.

WITNESS my hand and official seal this 15<sup>th</sup> day of November, 2004.

  
Notary Public, State of FLORIDA  
My commission expires: 12-02-05

(NOTARY SEAL)



WITNESSES:

[Signature]  
Print Name: Gringer Parkinson

[Signature]  
Print Name: R T REYNOLDS

"ASSOCIATION"

HOMEOWNERS ASSOCIATION OF  
EAGLE CREEK, INC., a Florida not for  
profit corporation

By: [Signature]  
Joseph P. Pasqualetti, as its President

By: [Signature]  
Neil Kynaston, as its Secretary

STATE OF FLORIDA

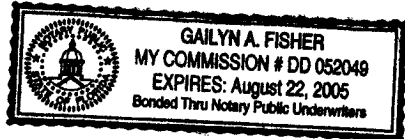
COUNTY OF Orange

I HEREBY CERTIFY that on this day personally appeared before me, Joseph P. Pasqualetti and Neil Kynaston, as the President and Secretary, respectively, of Homeowners Association of Eagle Creek, Inc., a Florida not for profit corporation, to me well known to be the people described in and who executed the foregoing instrument and who acknowledged before me that they executed the same on behalf of the corporation.

WITNESS my hand and official seal this 15<sup>th</sup> day of November, 2004.

[Signature]  
Notary Public, State of Florida  
My commission expires: 8/22/05

(NOTARY SEAL)



**EXHIBIT "A"**

ALL OF TRACTS Y AND AB OF EAGLE CREEK PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 137-153, AND A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ALL OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 31 EAST, THENCE S89°29'59"E, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 29, A DISTANCE OF 48.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF TYSON ROAD AS RECORDED IN DEED BOOK 808, PAGE 163, ORANGE COUNTY, FLORIDA, PUBLIC RECORDS AND THE EAST RIGHT OF WAY LINE OF NARCOOSSEE ROAD AS RECORDED IN O.R. BOOK 6495, PAGE 2755, ORANGE COUNTY, FLORIDA PUBLIC RECORDS, THENCE CONTINUE ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 29, SAME BEING THE SOUTH RIGHT OF WAY LINE OF SAID TYSON ROAD, S89°29'59"E, A DISTANCE OF 2,603.93 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29, SAME BEING THE SOUTH RIGHT OF WAY LINE OF SAID TYSON ROAD, S89°59'31"E, A DISTANCE OF 667.43 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S89°59'31"E, A DISTANCE OF 663.89 FEET; THENCE S00°37'10"W, A DISTANCE OF 1,335.50 FEET; THENCE N89°40'58"W, A DISTANCE OF 150.06 FEET; THENCE S02°03'32"W, A DISTANCE OF 114.02 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,448.60 FEET AND A CHORD BEARING OF N70°35'19"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°58'24"; A DISTANCE OF 176.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N30°02'51"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°03'20"; A DISTANCE OF 38.42 FEET; THENCE N13°58'49"E, A DISTANCE OF 27.11 FEET; THENCE N89°40'58"W, A DISTANCE OF 51.46 FEET; THENCE S13°58'49"W, A DISTANCE OF 14.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF S58°00'29"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°03'20"; A DISTANCE OF 38.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,448.60 FEET AND A CHORD BEARING OF N82°53'02"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°50'21"; A DISTANCE OF 248.76 FEET; THENCE N00°33'00"E, A DISTANCE OF 1,335.60 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN ORANGE COUNTY, FLORIDA CONTAINING 20.75 ACRES, MORE OR LESS.

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