

This Instrument Prepared By, And
After Recording Return To:

J. Andrew Hagan, Esq.
Intervest Construction, Inc.
2379 Beville Road
Daytona Beach, FL 32119

12/27/2005 08:50 AM
Instrument# 2005-356032 # 1
Book: 5732
Page: 2898

ANNEXATION AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PLANTATION BAY
VOLUSIA COUNTY, FLORIDA
(Section 2E-V, Unit 1A)

This instrument executed this 22ND day of December, 2005, is executed by Prestwick at Plantation Bay, a Florida General Partnership ("Successor Declarant"), to be recorded in the Public Records of Volusia County, Florida. All references to recording data herein are to the Public Records of Volusia County, Florida.

WHEREAS, Prestwick is, by instruments recorded on even date herewith, the Successor Declarant, as to the Property described on Exhibit "A" attached hereto and made a part hereof, under that certain Declaration of Covenants, Conditions and Restrictions for Plantation Bay, Volusia County, Florida, recorded in Official Records Book 2005, Page 74, as amended from time to time (the "Declaration"); and

WHEREAS, Successor Declarant has authority under Section 8.01 of the Declaration to annex additional real property to be subject to the terms of the Declaration; and

WHEREAS, Successor Declarant desires and intends to annex, and to subject to the provisions of the Declaration, as amended, and to the jurisdiction of Plantation Bay Community Association, Inc., (the "Association"), the Property described on Exhibit "A" attached hereto.

NOW, THEREFORE, in consideration of the premises hereinabove set forth and other good and valuable considerations, receipt and sufficiency of which are acknowledged, Prestwick hereby annexes the real Property described on Exhibit "A" attached hereto and declares the same subject to the jurisdiction of the Association, and to all of the terms and conditions of the Declaration, as amended, as if said real Property were originally set forth therein; provided, however, that Successor Declarant hereby reserves the right, in its sole discretion and without the approval of the Association, to revoke this annexation and remove said real Property from the jurisdiction of the Association and from the terms and conditions of the Declaration. Any provision hereof to the contrary notwithstanding, any covenants in favor of or enforceable by the St. Johns River Water Management District (the "SJRWMD") may not be revoked or amended without the prior written consent of the SJRWMD. This exemption from the Successor Declarant's unilateral power to revoke in favor of the SJRWMD shall not be interpreted as preventing the Successor Declarant from revoking covenants in favor of any other party, including, but not limited to, the Association. The real Property described on Exhibit "A" attached hereto shall be held, sold, transferred and conveyed subject to all of the terms, conditions, obligations, covenants, rights, privileges and immunities of the Declaration, and the covenants of the same shall constitute covenants running with the land, subject to the reservation of rights in the Successor Declarant, as hereinabove set forth.

In addition to those terms, conditions, obligations, covenants, rights, privileges and immunities set forth in the Declaration, notice is hereby given that a minimum of one tree per 2,500 square feet of lot area must be planted prior to the issuance of a Certificate of Occupancy. Owners of each residential lot platted within the real Property described on Exhibit "A" shall also be responsible for the maintenance of any grass or landscaping between their respective lot lines and the street curb or any adjoining body of water. Certain lots are subject to drainage easements which allow the Association to enter upon the lot to perform maintenance operations to the drainage facilities. Accordingly, the owner of a residential lot with a drainage easement may not install a fence, tree or any other obstruction to block access or the ability to perform the maintenance operations.

Except as set forth above, Successor Declarant hereby ratifies and confirms all of the terms and conditions of the Declaration.

IN WITNESS WHEREOF, Prestwick has caused these presents to be executed under seal by its Managing Partner.

Signed, sealed and delivered in the presence of:

PRESTWICK AT PLANTATION BAY, a Florida General Partnership

By: MHK of Volusia County, Inc., a Florida Corporation, General Partner

Joanne Schmieder
Printed Name: JOANNE SCHMIEDER

By: *Cynthia C. Jones*
Cynthia C. Jones, President

Jewell L. Fair
Printed Name:

Address: 2379 Beville Road
Daytona Beach, FL 32119

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 22nd day of December 2005, by Cynthia C. Jones, President of MHK of Volusia County, Inc., a Florida Corporation, General Partner of PRESTWICK AT PLANTATION BAY, a Florida General Partnership, on behalf of said Partnership. She is personally known to me or has produced _____ as identification.

My Commission Expires:

Jewell L. Fair
Notary Public
Printed Name:
Commission No.:



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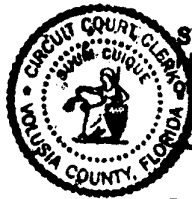
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Book: 5732
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Diane M. Matousek
Volusia County, Clerk of Court

LEGAL DESCRIPTION:

A PORTION OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF TRACT "C", PLANTATION BAY, SECTION 2E-V, UNIT 1 AS RECORDED IN MAP BOOK 50, PAGES 181-187 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PLANTATION BAY SECTION 2E-V, UNIT 1, S53°20'49"E, 285.65 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S65°31'18"W, 26.74 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S24°28'42"E, 310.00 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, S76°27'46"W, 786.12 FEET TO THE EASTERLY LINE OF HAMPSTEAD LANE AS SHOWN ON THE PLAT OF PLANTATION BAY SECTION 1E-V, UNIT 1, AS RECORDED IN MAP BOOK 47, PAGES 149-154, SAID PUBLIC RECORDS; THENCE N00°03'46"E ALONG SAID EASTERLY LINE, 49.88 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 294.84 FEET AND A CENTRAL ANGLE OF 37°03'46"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, 190.72 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE, N37°00'00"W, 6.82 FEET TO THE SOUTHEASTERLY LINE OF LOT 66, PLANTATION BAY SECTION 1D-V, UNIT 2, AS RECORDED IN MAP BOOK 47, PAGES 128-135, SAID PUBLIC RECORDS; THENCE N40°11'55"E ALONG SAID SOUTHEASTERLY LINE, 147.67 FEET TO THE WESTERLY LINE OF LOT 145, PLANTATION BAY, SECTION 1D-V, UNIT 3B, AS RECORDED IN MAP BOOK 50, PAGES 9-12, SAID PUBLIC RECORDS; THENCE S37°00'00"E ALONG THE WESTERLY LINE OF SAID LOT 145, A DISTANCE OF 29.53 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N53°00'00"E ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PLANTATION BAY SECTION 1D-V, UNIT 3B, 280.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 12°48'05"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY BOUNDARY, 170.92 FEET; THENCE N40°11'55"E ALONG SAID SOUTHEASTERLY BOUNDARY, 51.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 6.679 ACRES MORE OR LESS.

UNOFFICIAL



STATE OF FLORIDA, VOLUSIA COUNTY
HEREBY CERTIFY the foregoing is a true copy
of the original filed in this office. This
27th day of Dec, A.D. 2005
Clerk of Circuit and County Court

By: Melba Day
Deputy Clerk