

THIS DOCUMENT PREPARED
BY AND RETURN TO:

THOMAS M. JENKS, ESQ.
PAPPAS METCALF JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FL 32202

SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS
FOR PRESTWICK TOWNHOMES AT PLANTATION BAY
(Plantation Bay Section 2E-V, Unit 1A)

THIS SUPPLEMENTAL DECLARATION is made effective January 18th, 2006 by PRESTWICK AT PLANTATION BAY, a Florida general partnership (the "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Prestwick Townhomes at Plantation Bay has been recorded in Official Records Book 5313, at page 2762 of the public records of Volusia County, Florida, (the "Declaration"); and

WHEREAS, the Developer desires to subject the Property to all of the terms, conditions and provision contained in the Declaration and to designate additional Common Area as provided for under the terms of Sections 3.2 and 5.3 of the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. All capitalized terms contained in this Supplemental Declaration shall have the same meanings as such terms are defined by the Declaration.
2. All of the Property and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all other matters as set forth in the Declaration as amended from time to time. The real property described on Exhibit B attached hereto and made a part hereof is hereby designated as Common Area.
3. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded. In the event of conflict between the Declaration and this Supplemental Declaration, this Supplemental Declaration shall control.
4. This Supplemental Declaration shall become effective upon its recordation in the public records of Volusia County, Florida.

IN WITNESS WHEREOF, the Developer has caused this instrument to be duly executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

PRESTWICK AT PLANTATION BAY,
a Florida general partnership

Nicole Keagy
NICOLE KEAGY
(Print Name)

By: MHK of Volusia County, Inc., a
Florida corporation, as Managing General
Partner

Jewell L. Fair
JEWELL L. FAIR
(Print Name)

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

STATE OF FLORIDA)
)
COUNTY OF VOLUSIA)

The foregoing instrument was acknowledged before me this 18th day of
January, 2006, by Cynthia C. Jones, the President of MHK of Volusia County,
Inc., a Florida corporation, as Managing General Partner of **PRESTWICK AT
PLANTATION BAY**, a Florida general partnership, on behalf of the partnership.



Jewell L. Fair
(Print Name _____)
NOTARY PUBLIC, State of Florida
Commission # _____
My Commission Expires: _____
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced

Instrument# 2006-043312 # 3
Book: 5770
Page: 4042

EXHIBIT A

The Property

Lots 1 through 18 and Tracts C and D of Plantation Bay Section 2E-V, Unit 1A according to the plat thereof recorded in Map Book 53, Pages 11 through 12 of the public records of Volusia County, Florida.

Instrument# 2006-043312 # 4
Book: 5770
Page: 4043
Diane M. Matousek
Volusia County, Clerk of Court

EXHIBIT B

Tracts C and D of Plantation Bay Section 2E-V, Unit 1A according to the plat thereof recorded in Map Book 53, Pages 11 through 12 of the public records of Volusia County, Florida.