



INSTR 20030213830

OR BK 06873 PG 2289

MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL

04/16/2003 03:56:06 PM
REC FEE 10.50

AMENDMENT TO
ARTICLES OF INCORPORATION
OF

FORESTBROOKE COMMUNITY OWNER'S ASSOCIATION, INC.
(A Corporation Not-for-Profit)

The undersigned, acting as President of the ForestBrooke Community Owner's Association, Inc., does hereby adopt the following amendment to the Articles of Incorporation.

A. Article IV, Item 2., shall be deleted in its entirety and replaced with the following:

"2. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District and the City of Ocoee requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system."

B. Article VI shall be deleted in its entirety and replaced with the following:

"ARTICLE VI
Dissolution

In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C. and be approved by the St. Johns River Water Management District and the City of Ocoee prior to such termination, dissolution or liquidation."

IN WITNESS WHEREOF, the undersigned has signed this Amendment to Articles of Incorporation of ForestBrooke Community Owner's Association, Inc. of this 3rd day of March, 2003.

Witnesses:

ForestBrooke Community Owner's Association, Inc.

Cheryl M. Kirst

By: [Signature]

Cheryl M. Kirst

Print Name: Jay E. Folk

Print Name

As Its: President

Sherry Cooper

Sherry Cooper

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3rd day of March,
2003, by Jay E. Folk, as President of ForestBrooke Community Owner's Association, Inc., who is
personally known to me or who produced N/A as identification
and who ~~did~~ (did not) take an oath.

[Seal]



Cheryl M. Kirst
MY COMMISSION # CC985792 EXPIRES
January 21, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Cheryl M. Kirst
Notary Public
Print Name: Cheryl M. Kirst
My Commission Expires: 1-21-2005



INSTR 20050041924
OR BK 07783 PG 2211 PGS=9
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
01/18/2005 11:45:12 AM
REC FEE 78.00

This document was prepared by and
after recorded should be returned to:

Cheryl M. Kirst
Keewin ForestBrooke LLC
1031 West Morse Blvd., Suite 325
Winter Park, FL 32789

For Recording Purposes Only

**SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR FORESTBROOKE**

This cover sheet is prepared for recording purposes only.

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**SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR FORESTBROOKE**

This SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FORESTBROOKE ("Supplement") is made as of the 26th day of August, 2004, by ForestBrooke Venture, a Florida general partnership, hereinafter referred to as "Declarant or Developer."

WITNESSETH:

WHEREAS, Developer, on March 13, 2003, made and executed that certain Declaration of Covenants, Conditions and Restrictions for ForestBrooke, hereinafter referred to as "Declaration", said Declaration being recorded on April 16, 2003, in Official Records Book 6873, Page 2240, Public Records of Orange County, Florida; and,

WHEREAS, T. Milton West assigned his rights as Declarant pursuant to that certain Assignment of Declarant's Rights executed on February 19, 2003 and recorded May 27, 2003 in Official Records Book 6926, Page 140, Public Records of Orange County, Florida; and

WHEREAS, the Declaration was amended by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for ForestBrooke executed on September 3, 2003 and recorded on October 9, 2003 in Official Records Book 7142, Page 782, Public Records of Orange County, Florida; and,

WHEREAS, the Declarant recorded in the public record those certain By-Laws recorded in Official Records Book 6981, Page 1150, Public Records of Orange County, Florida; and

WHEREAS, pursuant to Article IX, Section 10 of the Declaration, Developer has the right to add Additional Property, as defined in the Declaration, to the Declaration; and

WHEREAS, Declarant is desirous of adding the property described in Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE, the Declarant declares as follows:

1. That the property described in **Exhibit "A"** is hereby added to and made subject to the terms of the Declaration and committed to the covenants contained in the Declaration and shall be considered "Property" as fully as though originally designated as Property in the Declaration.

2. That the property described in **Exhibit "A"** will be platted as ForestBrooke Phase 3.

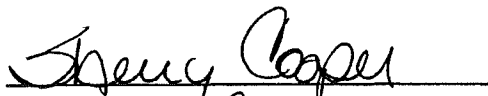
3. That the plat of ForestBrooke Phase 3 will include common areas designated on the plat as Tracts A and B.
 - A. Tract A is a recreation tract and is owned and maintained by the Association.
 - B. Tract B is a conservation tract to be owned and maintained by the Association.
 - C. Tract B shall be subject to a separately recorded Conservation Easement in favor of St. Johns River Water Management District recorded in O.R. Book 6769, Page 1785 as amended by that Amended Conservation Easement recorded in O.R. Book 6850, Page 3971.
 - D. Tract B shall also be subject to a separately recorded Conservation and Drainage Easement in favor of the City of Ocoee.
 - E. Tracts C, D and E are internal streets and are subject to the provisions of Article XI of the Declaration.

4. All of the terms and provisions of said Declaration, except as modified and amended hereby, shall remain in full force and effect.

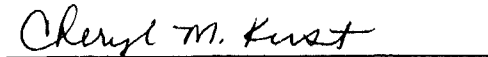
5. This Supplement is made, filed and recorded by the Declarant so that from the effective date hereof the property described in **Exhibit "A"** hereof is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the restrictions, conditions, easements, assessments, affirmative obligations and liens as set forth in said Declaration, as modified and amended by this Supplement. This Supplement shall become effective as of the time it is recorded in the Public Records of Orange County, Florida.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed in its name as of the day and year first above written.

Signed, sealed and delivered
in the presence of:



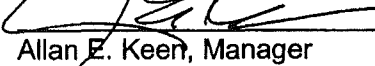
Sherry Cooper
Print or Type Name



Cheryl M. KUST
Print or Type Name

FORESTBROOKE VENTURE, a Florida
general partnership

By: Keewin ForestBrooke, LLC, a Florida
limited liability company
Its: managing general partner

By: 
Allan E. Keen, Manager

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 26th day of August, 2004, by Allan E. Keen, as Manager of Keewin ForestBrooke, LLC, a Florida limited liability company, managing general partner of ForestBrooke Venture, a Florida general partnership. He is personally known to me and did not take an oath.



Cheryl M. Kirst
MY COMMISSION # CC985792 EXPIRES
January 21, 2005
BONDED THRU TROY FARM INSURANCE, INC.

Cheryl M. Kirst
Notary Public

Cheryl M. Kirst
Print or Type Name

MY COMMISSION EXPIRES 1/21/05

NOTARY SEAL

After Recording Return to:

Keewin ForestBrooke, LLC
1031 W. Morse Boulevard, Suite 325
Winter Park, FL 32789

Exhibit "A"
(Page 1 of 2)

Forestbrooke Phase 3

Legal Description:

A parcel of land being a portion of the Northwest 1/4 and a portion of the Southwest 1/4 of Section 32, Township 21 South, Range 28 East, Orange County, Florida and a portion of the Southeast 1/4 of Section 31, Township 21 South, Range 28 East, Orange County, Florida.

More particularly described as follows:

COMMENCE at the Northeast Corner of the Southeast 1/4 of Section 31, Township 21 South, Range 28 East, Orange County, Florida and run North 89°27'30" West, along the North line of said Southeast 1/4, for a distance of 418.15 feet; thence departing said North line run South 00°32'30" West for a distance of 175.00 feet; thence run North 89°27'30" West for a distance of 61.98 feet; thence run South 00°50'42" West for a distance of 168.36 feet to the POINT OF BEGINNING; thence continue South 00°50'42" West for a distance of 37.28 feet; thence run South 09°34'34" West for a distance of 80.94 feet; thence run South 08°28'15" West for a distance of 35.99 feet; thence run South 00°50'42" West for a distance of 204.18 feet; thence run South 17°52'10" West for a distance of 299.10 feet; thence run South 00°42'14" West for a distance of 234.70 feet; thence run South 03°34'11" West for a distance of 50.00 feet to a point on a non-tangent curve concave Southerly and having a radius of 276.25 feet, a central angle of 03°52'44"; thence from a tangent bearing of North 85°48'46" West run Westerly along the arc of said curve 18.70 feet to a point on a non-tangent line; thence, departing said curve, run South 00°29'58" West for a distance of 132.14 feet; thence run South 80°35'00" East for a distance of 18.43 feet; thence run South 89°30'02" East for a distance of 587.50 feet to the East line of the Southeast 1/4 of said Section 31 and the West line of the Southwest 1/4 of said Section 32; thence run North 00°42'14" East, along the West line of the Southwest 1/4 of said Section 32, for a distance of 328.68 feet; thence run North 88°20'13" East, along the South line of the North 3/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 32, for a distance of 1323.85 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 32; thence run North 00°42'37" East, along said East line, for a distance of 1033.65 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 32; thence run North 00°48'53" East, along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 32, for a distance of 687.88 feet; thence run North 89°13'07" West for a distance of 171.70 feet; thence run South 81°40'04" West for a distance of 76.79 feet; thence run South 66°56'26" West for a distance of 99.35 feet; thence run South 56°51'21" West for a distance of 131.17 feet; thence run South 46°31'48" West for a distance of 122.20 feet; thence run South 66°35'54" West for a distance of 96.48 feet; thence run South 14°40'26" East for a distance of 176.51 feet to a point on a non-tangent curve concave Northerly, having a radius of 390.00 feet; thence, from a tangent bearing of

Exhibit "A"
(Page 2 of 2)

South 75°19'34" West, through a central angle of 04°25'24", run Westerly along the arc of said curve for a distance of 30.11 feet to a point on a non-tangent line; thence, departing said curve, run South 00°50'18" West for a distance of 129.61 feet; thence run North 59°27'36" East for a distance of 23.47 feet; thence run South 33°26'30" East for a distance of 91.59 feet; thence run South 45°09'11" East for a distance of 32.46 feet; thence run South 27°32'03" West for a distance of 203.22 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 350.00 feet; thence, from a tangent bearing of South 64°07'07" East, through a central angle of 01°39'10", run Southeasterly along the arc of said curve for a distance of 10.10 feet to a point of tangency; thence run South 62°27'57" East for a distance of 30.12 feet; thence run South 27°32'03" West for a distance of 50.00 feet; thence run North 62°27'57" West for a distance of 19.42 feet; thence run South 27°32'03" West for a distance of 126.25 feet; thence run South 08°36'47" West for a distance of 73.92 feet; thence run North 84°33'33" West for a distance of 175.72 feet; thence run North 63°52'25" West for a distance of 50.00 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 205.00 feet; thence, from a tangent bearing of North 26°07'35" East, through a central angle of 12°38'50", run Northeasterly along the arc of said curve for a distance of 45.25 feet to a point of reverse curvature with a curve concave Westerly, having a radius of 25.00 feet; thence run Northerly, through a central angle of 89°02'44", along the arc of said curve for a distance of 38.85 feet to a point of tangency; thence run North 50°16'19" West for a distance of 64.86 feet to a point of curvature of a curve concave Southerly, having a radius of 175.00 feet; thence run Westerly, through a central angle of 39°11'11", along the arc of said curve for a distance of 119.69 feet to a point of tangency; thence run North 89°27'30" West for a distance of 156.88 feet; thence run South 00°32'30" West for a distance of 92.50 feet; thence run North 89°27'30" West for a distance of 142.30 feet; thence run South 00°50'42" West for a distance of 24.98 feet; thence run North 89°09'18" West for a distance of 50.00 feet; thence run North 00°50'42" East for a distance of 17.21 feet; thence run North 89°27'30" West for a distance of 120.00 feet; thence run South 00°50'42" West for a distance of 59.39 feet; thence run South 08°36'37" West for a distance of 18.29 feet; thence run North 89°27'30" West for a distance of 121.20 feet; thence run South 08°36'37" West for a distance of 30.05 feet; thence run North 81°23'23" West for a distance of 50.00 feet; thence run North 08°36'37" East for a distance of 31.52 feet; thence run North 89°09'18" West for a distance of 126.19 feet to the POINT OF BEGINNING.

Contains 49.462 acres, more or less.

H:\Hadley\1 CLIENTS\Guan\Magnolia Springs\Forestbrooke Phase 3 Legal.doc

JOINDER AND CONSENT OF MORTGAGEE

Project: 59 ForestBrooke Phase 3
Plat Book: 59 Page(s): 105

THE UNDERSIGNED HEREBY CERTIFIES, that it is the owner and holder of a deed, mortgage, lien or other encumbrance upon the above described property, which encumbrances or mortgages are recorded in Official Records Book 6571, Page 6359, Official Records Book 6604, Page 6516, Official Records Book 7401, Page 3539, Official Records Book 7470, Page 2713 and Official Records Book 7561, Page 1330 and those certain UCC-1 Financing Statements recorded in Official Records Book 6571, Page 6382, Official Records Book 7470, Page 2738 and Official Records Book 7561, Page 1353 all of the Public Records of Orange County, Florida and that the undersigned hereby joins in and consents to the dedication of the lands described above by the Declarant thereof, and agrees that its mortgage, lien or other encumbrance shall be subordinated to the above dedication.

Witnesses:

FEDERAL TRUST BANK

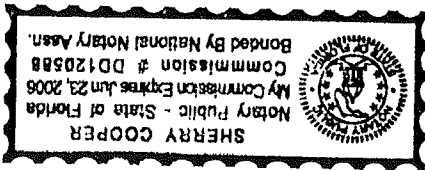
[Signature]
ALLAN E. KEEN
Print Name

By: [Signature]
Print Name: Cynthia Tremblay
Its: Assistant Vice President

[Signature]
Sherry Cooper
Print Name

STATE OF FLORIDA)
COUNTY OF Orange) ss.

The foregoing instrument was acknowledged before me this 17th day of Sept, 2004, by CYNTHIA TREMBLAY, as AVP of Federal Trust Bank. He/She is personally known to me or produced N/A as identification and did/did not take an oath.



[Signature]
Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____

JOINDER AND CONSENT OF MORTGAGEE

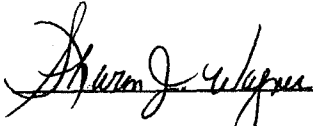
Project: ForestBrooke Phase 3
Plat Book: 59

Page(s): 105

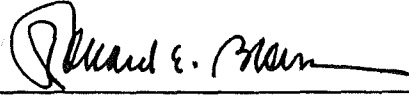
THE UNDERSIGNED HEREBY CERTIFIES, that it is the owner and holder of a deed, mortgage, lien or other encumbrance upon the above described property, which encumbrance or mortgage is recorded in Official Records Book 6571, Page 6395 together with the Subordination Agreement recorded in Official Records Book 7470, Page 2731 and Collateral Assignment thereof, recorded in official Records Book 6620, Page 4455 all of the Public Records of Orange County, Florida and that the undersigned hereby joins in and consents to the dedication of the lands described above by the Declarant thereof, and agrees that its mortgage, lien or other encumbrance shall be subordinated to the above dedication.

Witnesses:

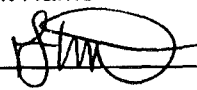
Donald E. Brown, Trustee and Donald E. Brown, Trustee of the Land Trust dated the 17th day of April 2002.



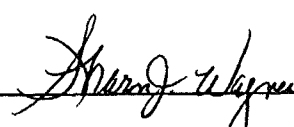
SHARON J. WAGNER
Print Name

By: 

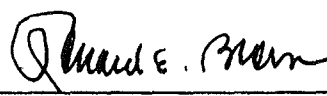
Donald E. Brown, Trustee



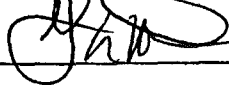
Glenn Deussen
Print Name



SHARON J. WAGNER
Print Name

By: 

Donald E. Brown, Trustee of the Land Trust dated the 17th day of April 2002



Glenn Deussen
Print Name

STATE OF FLORIDA)
COUNTY OF ORANGE) SS.

The foregoing instrument was acknowledged before me this 30th day of August, 2004, by Donald E. Brown, ~~Trustee and~~ Donald E. Brown, Trustee of the Land Trust dated the 17th day of July, 2002. He is personally known to me or produced _____ as identification and did/did not take an oath.



Stacy Sullivan
Print Name: STACY SULLIVAN
Notary Public, State of Florida
My Commission Expires: April 27, 2007

INSTR 20030632850
OR BK 07174 PG 0581
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
10/30/2003 11:38:56 AM
REC FEE 42.00

**SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR FORESTBROOKE**

This SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FORESTBROOKE ("Supplement") is made as of the 9th day of October, 2003, by ForestBrooke Venture, a Florida general partnership, hereinafter referred to as "Declarant or Developer."

WITNESSETH:

WHEREAS, Developer, on March 13, 2003, made and executed that certain Declaration of Covenants, Conditions and Restrictions for ForestBrooke, hereinafter referred to as "Declaration", said Declaration being recorded on April 16, 2003, in Official Records Book 6873, Page 2240, which Declaration was amended by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for ForestBrooke executed on September 3, 2003 and recorded on October 9, 2003 in Official Records Book 7142, Page 782 and By-Laws recorded in Official Records Book 6981, Page 1150, all in the Public Records of Orange County, Florida; and

WHEREAS, pursuant to Article IX, Section 10 of the Declaration, Developer has the right to add Additional Property, as defined in the Declaration, to the Declaration; and

WHEREAS, Declarant is desirous of adding the property described in Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE, the Declarant declares as follows:

1. That the property described in **Exhibit "A"** is hereby added to and made subject to the terms of the Declaration and committed to the covenants contained in the Declaration and shall be considered "Property" as fully as though originally designated as Property in the Declaration.
2. That the property described in **Exhibit "A"** will be platted as ForestBrooke Phase 2.
3. That the plat of ForestBrooke Phase 2 will include common areas designated on the plat as Tracts A, B, C, D, E, F and G.

Tract A is a dry retention and recreation park area tract and Tract B is a dry retention area tract. Tract A and B are dedicated to and are to be maintained by the Association. The Association will be responsible for all above ground maintenance and maintenance and repair of all structures associated with the stormwater management system, including, but not limited to, mowing, weed control, aesthetic maintenance, and all other activities necessary to maintain the system in a manner consistent with approved design.

Tracts C and D are recreation tracts and are owned and maintained by the Association.
Tract E is a conservation tract to be owned and maintained by the Association.

Tract E shall be subject to a separately recorded Conservation Easement in favor of St. Johns River Water Management District recorded in O.R. Book 6769, Page 1785 as amended by that Amended Conservation Easement recorded in O.R. Book 6850, Page 3971.

Tract E shall also be subject to a separately recorded Conservation and Drainage Easement in favor of the City of Ocoee.

Tract F are internal streets and are subject to the provisions of Article XI of the Declaration.

Tract G is an access tract to Tract A, dry retention and recreation park area, and Tract G is dedicated to and is maintained by the Association.

4. All of the terms and provisions of said Declaration, except as modified and amended hereby, shall remain in full force and effect.

5. This Supplement is made, filed and recorded by the Declarant so that from the effective date hereof the property described in **Exhibit "A"** hereof is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the restrictions, conditions, easements, assessments, affirmative obligations and liens as set forth in said Declaration, as modified and amended by this Supplement. This Supplement shall become effective as of the time it is recorded in the Public Records of Orange County, Florida.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed in its name as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

FORESTBROOKE VENTURE, a Florida
general partnership

By: Keewin ForestBrooke, LLC, a Florida
limited liability company
Its: managing general partner

Susann Malatino Price
Susann Malatino Price
Print or Type Name

By: *Allan E. Keen*
Allan E. Keen, Manager

Cheryl M. Kirst
Cheryl M. Kirst
Print or Type Name

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 9th day of October, 2003, by Allan E. Keen, as Manager of Keewin ForestBrooke, LLC, a Florida limited liability company, managing general partner of ForestBrooke Venture, a Florida general partnership. He is personally known to me and did not take an oath.



Cheryl M. Kirst
MY COMMISSION # CC985792 EXPIRES
January 21, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Cheryl M. Kirst
Notary Public

Cheryl M. Kirst
Print or Type Name

NOTARY SEAL

MY COMMISSION EXPIRES

After Recording Return to:

Keewin ForestBrooke, LLC
1031 W. Morse Boulevard, Suite 325
Winter Park, FL 32789

Exhibit "A"
(Page 1 of 2)

Forestbrooke – Phase 2

A parcel of land being a portion of the Northwest ¼ and a portion of the Southwest ¼ of Section 32, Township 21 South, Range 28 East, Orange County, Florida and a portion of the Southeast ¼ of Section 31, Township 21 South, Range 28 East, Orange County, Florida

More particularly described as follows:

BEGIN at the Northeast Corner Southeast ¼ of Section 31, Township 21 South, Range 28 East, Orange County, Florida, point also being the Southwest corner of the Northwest ¼ Section 32, Township 21 South, Range 28 East, Orange County, Florida; thence run North 00°50'42" East, along the West line of the Northwest ¼ of said Section 32, for a distance of 1313.03 feet to the South right-of-way line of McCormick Road (a 60 foot wide right-of-way); thence run South 89°35'03" East, along said South right-of-way line, for a distance of 88.62 feet; thence run South 00°24'57" West for a distance of 67.00 feet; thence run South 89°35'03" East for a distance of 64.00 feet; thence run North 00°24'57" East for a distance of 67.00 feet to said South right of way line; thence run South 89°35'03" East, along said South right of way line, for a distance of 1168.76 feet to the East line of the Southwest ¼ of the Northwest ¼ of said Section 32; thence run South 00°46'53" West, along said East line, for a distance of 619.49 feet; thence run North 89°13'07" West for a distance of 171.70 feet; thence run South 81°40'04" West for a distance of 76.79 feet; thence run South 66°56'26" West for a distance of 99.35 feet; thence run South 56°51'21" West for a distance of 131.17 feet; thence run South 46°31'48" West for a distance of 122.20 feet; thence run South 66°35'54" West for a distance of 96.48 feet; thence run South 14°40'26" East for a distance of 176.51 feet to a point on a non-tangent curve concave Northerly, having a radius of 390.00 feet; thence, from a tangent bearing of South 75°19'34" West, through a central angle of 04°25'24", run Westerly along the arc of said curve for a distance of 30.11 feet to a point on a non-tangent line; thence, departing said curve, run South 00°50'18" West for a distance of 129.61 feet; thence run North 59°27'36" East for a distance of 23.47 feet; thence run South 33°26'30" East for a distance of 91.59 feet; thence run South 45°09'11" East for a distance of 32.46 feet; thence run South 27°32'03" West for a distance of 203.22 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 350.00 feet; thence, from a tangent bearing of South 64°07'07" East, through a central angle of 01°39'10", run Southeasterly along the arc of said curve for a distance of 10.10 feet to a point of tangency; thence run South 62°27'57" East for a distance of 30.12 feet; thence run South 27°32'03" West for a distance of 50.00 feet; thence run North 62°27'57" West for a distance of 19.42 feet; thence run South 27°32'03" West for a distance of 126.25 feet; thence run South 08°36'47" West for a distance of 73.92 feet; thence run North

Exhibit "A"
(Page 2 of 2)

84°33'33" West for a distance of 175.72 feet; thence run North 63°52'25" West for a distance of 50.00 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 205.00 feet; thence, from a tangent bearing of North 26°07'35" East, through a central angle of 12°38'50", run Northeasterly along the arc of said curve for a distance of 45.25 feet to a point of reverse curvature with a curve concave Westerly, having a radius of 25.00 feet; thence run Northerly, through a central angle of 89°02'44", along the arc of said curve for a distance of 38.85 feet to a point of tangency; thence run North 50°16'19" West for a distance of 64.86 feet to a point of curvature of a curve concave Southerly, having a radius of 175.00 feet; thence run Westerly, through a central angle of 39°11'11", along the arc of said curve for a distance of 119.69 feet to a point of tangency; thence run North 89°27'30" West for a distance of 156.88 feet; thence run South 00°32'30" West for a distance of 92.50 feet; thence run North 89°27'30" West for a distance of 142.30 feet; thence run South 00°50'42" West for a distance of 24.98 feet; thence run North 89°09'18" West for a distance of 50.00 feet; thence run North 00°50'42" East for a distance of 17.21 feet; thence run North 89°27'30" West for a distance of 120.00 feet; thence run South 00°50'42" West for a distance of 59.39 feet; thence run South 08°36'37" West for a distance of 18.29 feet; thence run North 89°27'30" West for a distance of 121.20 feet; thence run South 08°36'37" West for a distance of 30.05 feet; thence run North 81°23'23" West for a distance of 50.00 feet; thence run North 08°36'37" East for a distance of 31.52 feet; thence run North 89°09'18" West for a distance of 126.19 feet; thence run North 00°50'42" East for a distance of 168.36 feet; thence run South 89°27'30" East for a distance of 61.98 feet; thence run North 00°32'30" East for a distance of 175.00 feet to the North line of the Southeast ¼ of said Section 31; thence run South 89°27'30" East, along said North line, for a distance of 418.15 feet to the POINT OF BEGINNING.

Contains 39.044 acres, more or less.

JOINDER AND CONSENT OF MORTGAGEE

Project: ForestBrooke Phase 2
Plat Book: 55 Page(s): 56-59

THE UNDERSIGNED HEREBY CERTIFIES, that it is the owner and holder of a deed, mortgage, lien or other encumbrance upon the above described property, which encumbrance or mortgage is recorded in Official Records Book 6571, Page 6359 and as modified in that certain Mortgage Modification Agreement recorded in Official Records Book 6604, Page 6516 of the Public and that certain UCC-1 Financing Statement recorded in Official Records Book 6571, Page 6382 Records of Orange County, Florida and that the undersigned hereby joins in and consents to the dedication of the lands described above by the Declarant thereof, and agrees that its mortgage, lien or other encumbrance shall be subordinated to the above dedication.

Witnesses:

FEDERAL TRUST BANK

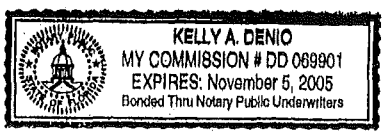
Kelly A. Denio
Print Name: Kelly A. Denio

By: [Signature]
Print Name: STEPHEN C. GREEN
Its: EVP/COO

Mary Lou Rainey
Print Name: Mary Lou Rainey

STATE OF FLORIDA)
COUNTY OF Seminole) SS.

The foregoing instrument was acknowledged before me this 19th day of August, 2003, by Stephen C. Green, as Executive Vice President of Federal Trust Bank. He/She is personally known to me or produced _____ as identification and did/did not take an oath.



Kelly A. Denio
Print Name: Kelly A. Denio
Notary Public, State of Florida
My Commission Expires: 11/05/05

JOINDER AND CONSENT OF MORTGAGEE

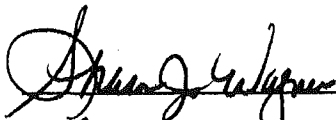
Project: ForestBrooke Phase 2
Plat Book: 55

Page(s): 56-59

THE UNDERSIGNED HEREBY CERTIFIES, that it is the owner and holder of a deed, mortgage, lien or other encumbrance upon the above described property, which encumbrance or mortgage is recorded in Official Records Book 6571, Page 6388 together with the Subordination Agreement recorded in Official Records Book 6602, Page 3371; Modification Agreement, recorded in Official Records Book 6604, Page 6521 and Collateral Assignment thereof, recorded in official Records Book 6620, Page 4455 as partially released in Official Records Book 6768, Page 3964, Official Records Book 6768, Page 3971, Official Records Book 6821, Page 2638 and Official Records Book 6873, Page 2203 all of the Public Records of Orange County, Florida and that the undersigned hereby joins in and consents to the dedication of the lands described above by the Declarant thereof, and agrees that its mortgage, lien or other encumbrance shall be subordinated to the above dedication.

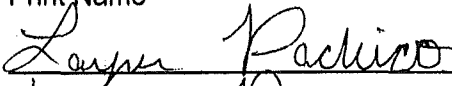
Witnesses:

Donald E. Brown, Trustee and Donald E. Brown,
Trustee of the Land Trust dated the 17th day of
April 2002.



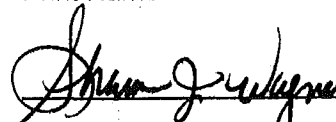
SHARON J. WAGNER

Print Name



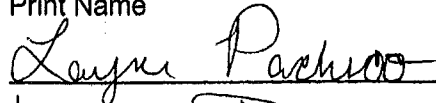
Layne Pachico

Print Name



SHARON J. WAGNER

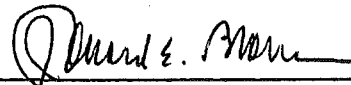
Print Name



Layne Pachico

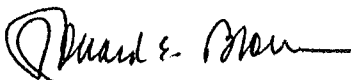
Print Name

By:



Donald E. Brown, Trustee

By:



Donald E. Brown, Trustee of the Land
Trust dated the 17th day of April 2002

STATE OF FLORIDA)
) SS.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 29 day of August, 2003, by Donald E. Brown, Trustee and Donald E. Brown, Trustee of the Land Trust dated the 17th day of July, 2002. He is personally known to me or produced _____ as identification and did/did not take an oath.

Stacy Sullivan
Print Name: STACY SULLIVAN
Notary Public, State of Florida
My Commission Expires: April 27, 2007



