

This instrument prepared by and  
after recording return to:

Robert M. Poppell, Esq.  
Akerman, Senterfitt & Eidson, P.A.  
420 South Orange Avenue, Suite 1200  
Orlando, Florida 32801

DOC# 20120614275 B: 10475 P: 7112  
11/16/2012 03:49:40 PM Page 1 of 8  
Rec Fee: \$69.50  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: AKERMAN SENTERFITT AND EI



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**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
LAKE BURDEN NEIGHBORHOOD ASSOCIATION**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR LAKE BURDEN NEIGHBORHOOD ASSOCIATION ("First  
Amendment")** is made as of this 14<sup>th</sup> day of November, 2012 ("**Effective Date**"), by **K. HOVNANIAN  
AT LAKE BURDEN, LLC**, a Florida limited liability company, whose mailing address is 250 Park  
Avenue South, Suite 380, Winter Park, Florida 32789 ("**Declarant**").

**RECITALS:**

A. Declarant, by virtue of that certain Certificate of Title recorded at Official Records Book 10472, Page 2504, Public Records of Orange County, Florida and that certain Collateral Assignment of Development Rights, Licenses, Contracts, Permits and Warranties recorded at Official Records Book 7205, Page 1586, Public Records of Orange County, Florida, (a) is the owner of the real property and other interests described in Exhibit A attached hereto and by this reference hereby incorporate herein ("**Declarant Property**"), and (b) is the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions for Lake Burden Neighborhood Association, recorded in Official Records Book 9131, Page 0939, Public Records of Orange County, Florida ("**Declaration**") (as such term is defined in the Declaration and Chapter 720 of the Florida Statutes).

B. Unless otherwise defined herein, capitalized terms used herein shall have the meanings ascribed to them in the Declaration.

C. Pursuant to Article XIII of the Declaration, Declarant, as the owner of the Declarant Property, has the right to change or amend any of the covenants, conditions, restrictions or easements of the Declaration.

D. Declarant desires to amend the Declaration as provided herein.

**NOW, THEREFORE**, the Declaration is hereby amended and modified as follows:

1. Recitals. The recitals stated above are true and correct, and hereby incorporated herein by this reference.

2. Article III. The following is added as a new Section 6, Article III to the Declaration:

Section 6. BOARD OF DIRECTORS AND OFFICERS OF THE ASSOCIATION

(a) Notwithstanding anything to the contrary contained herein or in the Articles of Incorporation or in the Bylaws, until such time as ninety percent (90%) of the Lots or Parcels have been sold and the ownership interests therein have been conveyed to Members other than Declarant, Declarant shall have the sole and exclusive right to appoint all of the members of the Board of Directors of the Association. No member of the Board of Directors of the Association appointed by Declarant may be removed from office except by action of Declarant. Notwithstanding anything to the contrary contained herein or in the Articles of Incorporation or in the Bylaws, until such time as ninety percent (90%) of the Lots or Parcels have been sold and the ownership interests therein have been conveyed to Members other than Declarant, Declarant shall have the right to remove any member of the Board of Directors of the Association that was not appointed by Declarant pursuant to the terms hereof.

(b) After ninety percent (90%) of the Lots or Parcels have been sold and the ownership interests therein have been conveyed to Members other than Declarant, then the Board of Directors of the Association shall be elected or appointed pursuant to the applicable provisions of the Articles of Incorporation and the Bylaws.

(c) Notwithstanding anything to the contrary contained herein or in the Articles of Incorporation or in the Bylaws, until such time as ninety percent (90%) of the Lots or Parcels have been sold and the ownership interests therein have been conveyed to Members other than Declarant, Declarant shall have the sole and exclusive right to appoint all of the Officers of the Association. No Officer appointed by Declarant may be removed from office except by action of Declarant. Notwithstanding anything to the contrary contained herein or in the Articles of Incorporation or in the Bylaws, until such time as ninety percent (90%) of the Lots or Parcels have been sold and the ownership interests therein have been conveyed to Members other than Declarant, Declarant shall have the right to remove any Officer of the Association that was not appointed by Declarant pursuant to the terms hereof.

(d) After ninety percent (90%) of the Lots or Parcels have been sold and the ownership interests therein have been conveyed to Members other than Declarant, then the Officers of the Association shall be elected or appointed pursuant to the applicable provisions of the Articles of Incorporation and the Bylaws.

(e) Notwithstanding anything to the contrary contained herein or in the Articles of Incorporation or in the Bylaws, until such time as ninety percent (90%) of the Lots or Parcels have been sold and the ownership interests therein have been conveyed to Members other than Declarant, the Board of Directors of the Association shall only be required to meet as deemed necessary by the majority of the Board of Directors."

3. Definitions. The following definitions are hereby amended or added as set forth below:

(a) "Lot" shall mean and refer to each residential building site created by any recorded plat of the Property, or reflected in the PSP for the Property, including any Dwelling located thereon once constructed.

(b) "PSP" shall mean and refer to the Lake Burden South, Preliminary Subdivision Plan, Lake Burden Neighborhood PD, approved by The Orange County Board of County Commissioners, Orange County, Florida, September 16, 2003.

4. Turnover. Notwithstanding anything to the contrary set forth in Article V, Section 1 of the Declaration, Turnover of the Association by the Declarant shall occur upon the earlier of (a) voluntary conversion to Class A membership by the Declarant, or (b) three months after ninety percent (90%) of the Lots have been conveyed to Members other than Declarant.

5. Conflict of Terms/No Further Amendments. The Declaration is hereby fully ratified and affirmed by Declarant and shall remain in full force and effect, unmodified and unamended, except as set forth in this First Amendment. In the event of any conflict between the terms of the Declaration and this First Amendment, the terms of this First Amendment shall prevail and control over the terms of the Declaration only as necessary to resolve such conflict. From and after the Effective Date, any and all references to the Declaration shall be deemed to refer to the Declaration as amended by this First Amendment.

[Remainder of Page Intentionally Blank – Signatures Begin on Page 4]

IN WITNESS WHEREOF, Declarant has caused this First Amendment to be executed as of the Effective Date.

WITNESSES:

Charlotte Beecham

Print Name: Charlotte Beecham

Cassandra L. Thomas

Print Name: CASSANDRA L. THOMAS

DECLARANT:

**K. HOVNANIAN AT LAKE BURDEN, LLC**, a Florida limited liability company

By: [Signature]  
Scott South, Division President

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2012, by Scott South, Division President on behalf of K. HOVNANIAN AT LAKE BURDEN, LLC, a Florida limited liability. He is:

- ☒ personally known to me; or
- ☐ produced a driver's license issued by the \_\_\_\_\_ Department of Highway Safety and Motor Vehicles as identification; or
- ☐ produced the following identification: \_\_\_\_\_

Charlene L. Beecham  
NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)



**EXHIBIT A**  
(Declarant Property)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

ALL OF LAKE BURDEN SOUTH, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 64 THROUGH 77, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FORMERLY DESCRIBED AS:

PARCEL 2:

A PORTION OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 27 EAST AND SECTIONS 30 AND 31 OF TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE S88°53'29"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 1494.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WINTER GARDEN-VINELAND ROAD PER RIGHT-OF-WAY MAP PHASE 1 (NORTH SECTION) COUNTY ROAD 535 PROJECT NO YO-808B, PREPARED BY KIMLEY-HORN, DATED FEBRUARY 8, 1993; THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: RUN S.21°51'35"W. FOR 258.05 FEET; THENCE S.13°34'05"W. FOR 157.06 FEET; THENCE S.07°20'32"W. FOR 61.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1041.74 FEET, THROUGH A CENTRAL ANGLE OF 12°08'43", FOR 220.82 FEET TO THE POINT OF BEGINNING; THENCE N.89°02'40"E. DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR 321.15 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE N.89°02'40"E. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR 1316.30 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE N.89°26'17"E. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, FOR 1335.08 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE S.00°50'41"W. ALONG SAID EAST LINE AND THE WEST LINE OF THE PLAT OF "KEENE'S POINTE UNIT 2", AS RECORDED IN PLAT BOOK 42, PAGES 116 THROUGH 128, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE WEST LINE OF THE PLAT OF "KEENE'S POINTE UNIT 1", AS RECORDED IN PLAT BOOK 39, PAGES 74 THROUGH 89, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR 2007.52 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE S.00°09'10"E. ALONG THE EAST LINE OF WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31 AND THE WEST LINE OF SAID PLAT OF "KEENE'S POINT UNIT 1" AND THE WEST LINE OF THE PLAT OF "KEENE'S POINTE UNIT 4, AS RECORDED IN PLAT BOOK 48, PAGES 82 THROUGH 85, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR 1613.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID WINTER GARDEN-VINELAND ROAD; THENCE N.70°54'40"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 602.82 FEET; THENCE N.71°40'30"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 252.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N.19°05'25"E. FOR 252.41 FEET; THENCE N.89°50'50"E. FOR 94.66 FEET; THENCE N.00°09'10"W. FOR 126.15 FEET; THENCE S.89°50'50"W. FOR 5.00 FEET; THENCE N.00°09'10"W. FOR 426.04 FEET; THENCE S.89°50'50"W. FOR 5.00 FEET; THENCE N.00°09'10"W. FOR 129.96 FEET; THENCE S.89°50'50"W. FOR 250.96 FEET; THENCE N.00°05'20"W FOR 56.03 FEET; THENCE S.89°55'32"W. FOR 333.00 FEET; THENCE

N.00°00'00"E. FOR 396.71 FEET; THENCE N.22°23'58"W. FOR 104.36 FEET; THENCE S.68°28'24"W. FOR 25.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 576.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'52", FOR 76.05 FEET TO THE POINT OF TANGENCY; THENCE S76°02'16"W FOR 36.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, THROUGH A CENTRAL ANGLE OF 16°09'24", FOR 138.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'47", FOR 141.78 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 294.00 FEET, THROUGH A CENTRAL ANGLE OF 39°44'50", FOR 203.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET, THROUGH A CENTRAL ANGLE OF 65°30'34", FOR 75.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 119.00 FEET, THROUGH A CENTRAL ANGLE OF 75°00'40", FOR 155.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 336.50 FEET, THROUGH A CENTRAL ANGLE OF 50°31'54", FOR 296.77 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY THENCE; NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 81.00 FEET, THROUGH A CENTRAL ANGLE OF 48°45'21", FOR 68.93 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 163.50 FEET, THROUGH A CENTRAL ANGLE OF 44°40'40", FOR 127.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 18°58'51", FOR 14.91 FEET; THENCE N.41°33'36"W. FOR 29.85 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET AND A CHORD BEARING OF N.04°15'36"E., THROUGH A CENTRAL ANGLE OF 88°21'23", FOR 15.42 FEET TO THE POINT OF TANGENCY; THENCE N.39°55'06"W. FOR 27.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 497.00 FEET, THROUGH A CENTRAL ANGLE OF 32°24'58", FOR 281.19 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 90°35'18", FOR 15.81 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 487.00 FEET AND A CHORD BEARING OF N.76°48'45"W., THROUGH A CENTRAL ANGLE OF 06°36'12", FOR 56.13 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET AND A CHORD BEARING OF N35°59'48"W., THROUGH A CENTRAL ANGLE OF 90°35'18", FOR 15.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 497.00 FEET, THROUGH A CENTRAL ANGLE OF 21°41'02", FOR 188.09 FEET TO THE POINT OF TANGENCY; THENCE S.77°01'31"W. FOR 105.69 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF WINTER GARDEN-VINELAND ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: RUN N.12°53'14"W. FOR 281.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 602.94 FEET, THROUGH A CENTRAL ANGLE OF 29°30'12", FOR 310.47 FEET TO THE POINT OF TANGENCY; THENCE N.42°23'26"W. FOR 333.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 543.48 FEET, THROUGH A CENTRAL ANGLE OF 11°09'55", FOR 105.91 FEET; THENCE N.14°47'01"W. FOR 84.83 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1041.74 FEET AND A CHORD BEARING OF N.09°19'24"W., THROUGH A CENTRAL ANGLE OF 09°02'25", FOR 164.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1 THROUGH 16, INCLUSIVE, LOT 33, LOTS 37 THROUGH 52, INCLUSIVE, LOTS 54 THROUGH 71, INCLUSIVE, LOTS 72 THROUGH 82, INCLUSIVE, LOTS 83 THROUGH 159, INCLUSIVE, AND TRACT 28, AND RIGHT-OF-WAYS FOR STREETS AND PUBLICLY DEDICATED AREAS, LAKE BURDEN SOUTH, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 64 THROUGH 77, INCLUSIVE, ORANGE COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPT:

PART OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, RUN N 00° 14' 50" E ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 676.32 FEET; THENCE RUN N 89° 45' 10" W, A DISTANCE OF 457.66 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING, SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 18° 58' 51" AND A CHORD OF 14.84 FEET THAT BEARS N 63° 15' 08" W; THENCE RUN NORTHWESTERLY A DISTANCE OF 14.91 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 163.50 FEET, A CENTRAL ANGLE OF 44° 40' 40" AND A CHORD OF 124.29 FEET THAT BEARS N 76° 06' 03" W; THENCE RUN NORTHWESTERLY A DISTANCE OF 127.49 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 08° 55' 19" AND A CHORD OF 12.60 FEET THAT BEARS S 77° 06' 03" W; THENCE RUN SOUTHWESTERLY A DISTANCE OF 12.61 FEET ALONG THE ARC OF SAID CURVE; THENCE RUN N 11° 04' 39" W, A DISTANCE OF 66.51 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 229.50 FEET, A CENTRAL ANGLE OF 01° 06' 16" AND A CHORD OF 4.42 FEET THAT BEARS N 78° 13' 35" E; THENCE RUN EASTERLY A DISTANCE OF 4.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 80° 52' 13" AND A CHORD OF 12.97 FEET THAT BEARS N 38° 20' 37" E; THENCE RUN NORTHERLY A DISTANCE OF 14.11 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE RUN N 02° 05' 30" W, A DISTANCE OF 20.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 58° 07' 11" AND A CHORD OF 45.66 FEET THAT BEARS N 31° 09' 05" W, THENCE RUN NORTHWESTERLY A DISTANCE OF 47.68 FEET, ALONG THE ARC OF SAID CURVE TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 497.00 FEET, A CENTRAL ANGLE OF 20° 17' 35" AND A CHORD OF 175.11 FEET THAT BEARS S 50° 03' 53" E; THENCE RUN SOUTHEASTERLY A DISTANCE OF 176.03 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE RUN S 39° 55' 06" E, A DISTANCE OF 27.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 88° 21' 23" AND A CHORD OF 13.94 FEET THAT BEARS S 04° 15' 36" W; THENCE RUN SOUTHERLY A DISTANCE OF 15.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN S 41° 33' 36" E, A DISTANCE OF 29.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

LOTS 17 THROUGH 32, INCLUSIVE, LOTS 34, 35 AND 36, LOT 53, TRACTS 1 THROUGH 27, INCLUSIVE, AND TRACTS 29 THROUGH 31, INCLUSIVE; AND FUTURE DEVELOPMENT TRACTS 1 THROUGH 9, LAKE BURDEN SOUTH, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 64 THROUGH 77, INCLUSIVE, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

PART OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, RUN N 00° 14' 50" E ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 676.32 FEET; THENCE N 89° 45' 10" W, A DISTANCE OF 457.66 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING, SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 18° 58' 51" AND A CHORD OF 14.84 FEET THAT BEARS N 63° 15' 08" W; THENCE RUN NORTHWESTERLY A DISTANCE OF 14.91 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 163.50 FEET, A CENTRAL ANGLE OF 44° 40' 40" AND A CHORD OF 124.29 FEET THAT BEARS N 76° 06' 03" W; THENCE RUN NORTHWESTERLY A DISTANCE OF 127.49 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 08° 55' 19" AND A CHORD OF 12.60 FEET THAT BEARS S 77° 06' 03" W; THENCE RUN SOUTHWESTERLY A DISTANCE OF 12.61 FEET ALONG THE ARC OF SAID CURVE; THENCE RUN N 11° 04' 39" W, A DISTANCE OF 66.51 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 229.50 FEET, A CENTRAL ANGLE OF 01° 06' 16" AND A CHORD OF 4.42 FEET THAT BEARS N 78° 13' 35" E; THENCE RUN EASTERLY A DISTANCE OF 4.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 80° 52' 13" AND A CHORD OF 12.97 FEET THAT BEARS N 38° 20' 37" E; THENCE RUN NORTHERLY A DISTANCE OF 14.11 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE RUN N 02° 05' 30" W, A DISTANCE OF 20.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 58° 07' 11" AND A CHORD OF 45.66 FEET THAT BEARS N 31° 09' 05" W, THENCE RUN NORTHWESTERLY A DISTANCE OF 47.68 FEET, ALONG THE ARC OF SAID CURVE TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 497.00 FEET, A CENTRAL ANGLE OF 20° 17' 35" AND A CHORD OF 175.11 FEET THAT BEARS S 50° 03' 53" E; THENCE RUN SOUTHEASTERLY A DISTANCE OF 176.03 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE RUN S 39° 55' 06" E, A DISTANCE OF 27.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 88° 21' 23" AND A CHORD OF 13.94 FEET THAT BEARS S 04° 15' 36" W; THENCE RUN SOUTHERLY A DISTANCE OF 15.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN S 41° 33' 36" E, A DISTANCE OF 29.85 FEET TO THE POINT OF BEGINNING.

AND IN ADDITION TO AND TOGETHER WITH THE ABOVE DESCRIBED PROPERTY: ALL BLANKET EASEMENTS BENEFITING PARCEL 2, AS GRANTED IN THAT CERTAIN DEVELOPMENT AGREEMENT AND GRANT OF EASEMENTS BY AND BETWEEN ASHTON WOODS ORLANDO LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND L.B.K. DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 21, 2003, IN OFFICIAL RECORDS BOOKS 7205, PAGE 1523, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.