

98 34679

SUPPLEMENTAL DECLARATION  
OF COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR WELLINGTON AT KINGS RIDGE

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WELLINGTON AT KINGS RIDGE, made this 12th day of March, 1998, by Lennar Homes, Inc., a Florida corporation, hereinafter referred to as "Developer":

## WITNESSETH:

WHEREAS, Developer is the owner of certain property situated in Lake County, Florida, more particularly described in Exhibit "A" attached hereto; and

WHEREAS, the Developer executed a Declaration of Covenants, Restrictions and Easements for Wellington at Kings Ridge, which was recorded in Official Records Book 1565 at Pages 1556 through 1599 of the Public Records of Lake County, Florida ("Declaration"); and

WHEREAS, Article II, Section 4 of the Declaration provides for annexation of additional lands as follows:

"Annexation of Additional Property. Additional real property may be annexed by the Developer in whole or in part without the consent of Members, the Association or any mortgagees within ten (10) years of the date of this Declaration. Such annexations, if they are made will subject the annexed real property to the terms and conditions of this Declaration. Annexations will become effective upon the recording of a Supplemental Declaration in the Public Records of Lake County, Florida."

WHEREAS, Developer desires to submit, annex and add Wellington at Kings Ridge Phase III, legally described in Exhibit "A" hereto, to the property previously made subject to the Declaration, and

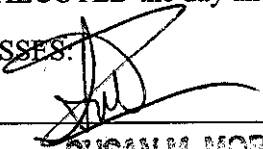
WHEREAS, such annexed lands shall become subject to the provisions of the Declaration, including but not limited to, membership property rights and voting rights in a homeowner's association covenant for maintenance and maintenance assessments, assessment liens and other matters.

NOW, THEREFORE, Developer does hereby declare the following:

1. The Property known as Wellington at Kings Ridge Phase III, legally described in Exhibit "A" attached hereto, is hereby submitted, annexed and added to the property previously made subject to the above-described Declaration and shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions contained in said Declaration, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part hereto, their heirs, successors and assigns and shall inure to the benefit of each owner thereof as though originally submitted thereto.

EXECUTED the day and year first above written.

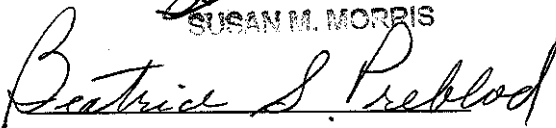
WITNESSES:

  
SUSAN M. MORRIS

BY: LENNAR HOMES, INC.

By   
WAYNE WRIGHT MALCOLM, Vice President

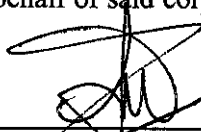
Attest   
MORRIS J. WATSKY, Assistant Secretary

  
BEATRICE S. PREBLOD

RECORDED  
RECORD VERIFIED  
LAKE COUNTY, FL  
MAY 12 10 19 AM '98

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing Amendment to Declaration was acknowledged before me this 12th day of March, 1998 by Waynewright Malcolm and Morris J. Watsky, as Vice President and Assistant Secretary of Lennar Homes, Inc., a Florida corporation, on behalf of said corporation. They are personally known to me and did not take an oath.



\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:



Susan M Morris  
My Commission CC633382  
Expires March 26, 2001

*R. City of Clermont*

**EXHIBIT "A"**

**LEGAL DESCRIPTION - WELLINGTON AT KINGS RIDGE PHASE III**

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 667, WELLINGTON AT KINGS RIDGE PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 66 AND 67, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF AFORESAID PLAT WITH THE FOLLOWING COURSES: S60°16'33"E 100.00 FEET; THENCE S29°43'27"W 4.11 FEET; THENCE S60°16'33"E 50.00 FEET; THENCE S29°43'27"W 98.88 FEET; THENCE S60°16'33"E 362.20 FEET TO THE SOUTHEASTERLY CORNER OF WELLINGTON AT KINGS RIDGE PHASE I; THENCE DEPARTING SAID PLATTED BOUNDARY RUN S00°53'07"W 660.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N89°42'05"W 573.26 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N25°41'52"W 336.31 FEET; THENCE N00°18'16"E 111.02 FEET; THENCE N29°43'27"E 675.56 FEET TO THE POINT OF BEGINNING.

MEMO: Legibility of writing  
typing or printing unsatisfactory  
in this document.