

Amendments to Beacon Woods East Recreation Association, Inc.

Amendment to Recreation Declaration and Assignment of Declarant's Rights for Beacon Woods East (Annexing Additional Property)	1809	1077
All Rights are applied to Exhibit A		1078
Signed by Beacon Homes Ltd. And Sam Rodgers Enterprises, Inc. 5/17/89		1078
Exhibit " A " (same as above)		1079
		1080

These Amendments were compiled from the files of the Estates of Beacon Woods Golf and Country Club.
Additional amendments may exist in the Pasco County records and interested parties should
use due diligence.

17.00
2.50
19.50

AMENDMENT TO RECREATION DECLARATION
AND
ASSIGNMENT OF DECLARANT'S RIGHTS
FOR BEACON WOODS EAST
(ANNEXING ADDITIONAL PROPERTY)

Ac. 14.50
Sq. _____
Tot. 14.50

THIS AMENDMENT AND ASSIGNMENT TO THE RECREATION DECLARATION FOR BEACON WOODS EAST (this "Amendment") is made this 17 day of May, 1989, by BEACON HOMES, LTD., a Florida limited partnership ("Declarant") and TAM RODGERS ENTERPRISES, INC., a Florida corporation ("Rodgers").

RECITALS

(a) Declarant has filed that certain Recreation Declaration for Beacon Woods East ("Recreation Declaration") in which various use and maintenance requirements and restrictions for the property subject to the Recreation Declaration are set forth.

(b) The Recreation Declaration is first recorded in Official Records Book 1710, beginning at Page 215, Public Records of Pasco County, Florida, and is subject to various amendments subjecting additional property to the terms of the Recreation Declaration.

(c) Pursuant to the terms and conditions of the Recreation Declaration, additional property may be added to the Recreation Declaration pursuant to the terms and conditions of the Recreation Declaration.

(d) Declarant is the owner of the property described on Exhibit "A" attached hereto and made a part hereof (the "Annexed Property") and desires to amend the Recreation Declaration and to add the Annexed Property to the Recreation Declaration.

(e) Rodgers is purchasing the Annexed Property and desires to acknowledge its consent and declare the addition of the Annexed Property to the Recreation Declaration.

NOW THEREFORE, in consideration of the above recitals and other good and valuable consideration, the Recreation Declaration is hereby amended as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. To the extent necessary, Declarant hereby assigns to Rodgers any and all rights that Declarant may have in order to have Rodgers subject the Annexed Property to the provisions of the Recreation Declaration. Anything herein to the contrary notwithstanding, Rodgers shall not be deemed the "Declarant" as said term is used in the Recreation Declaration and Rodgers shall not have any liability for any acts of the Declarant or any prior declarant of the Recreation Declaration.

3. Declarant, and Rodgers, as their interests may appear, hereby amend the Recreation Declaration, as the same may have been previously amended, to add thereto the Annexed Property as property being subject to the Recreation Declaration.

4. The Recreation Declaration shall include the Annexed Property and the term "Subject Property", as said term is defined and used in the Recreation Declaration, shall be deemed to include the Annexed Property.

This Instrument Prepared by (& Return to):
ROBERT S. SCHUMAKER, ESQ.
Robbins, Gaynor & Bronstein, P.A.
Post Office Box 14034
St. Petersburg, FL 33713

R

O.R. 1809 PG 1077

The Annexed Property shall be, and is hereby, subject to all of the terms and provisions of the Recreation Declaration, as the same may have been previously amended.

IN WITNESS WHEREOF, Declarant and Rodgers have executed this Assignment the date written above.

WITNESSES:

BEACON HOMES, LTD., a Florida limited partnership

BY: BEACON UNITED, INC., a Florida corporation, General Partner

Katherine C. Baurap
K. Baurap

By: Robinson G. Lapp
Its: Exec. Vice Pres.

SAM RODGERS ENTERPRISES, INC., a Florida corporation

Katherine C. Baurap
K. Baurap

BY: S.R. Rodgers
Its: Pres.

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 17 day of May, 1989, by Robinson G. Lapp as Exec. Vice President of BEACON UNITED, INC., a Florida corporation, as General Partner of BEACON HOMES, LTD., a Florida limited partnership, on behalf of the partnership.

Katherine C. Baurap
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES SEPT. 15, 1990.
BONDED THIS NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 17 day of May, 1989, by Sam R. Rodgers as President of SAM RODGERS ENTERPRISES, INC., a Florida corporation, on behalf of the corporation.

Katherine C. Baurap
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES SEPT. 15, 1990.
BONDED THIS NOTARY PUBLIC UNDERWRITERS.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 - VILLAGES 20, 21 AND 22:

A parcel of land being in Section 25, 26, and 35, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northeasterly corner of said Section 35; thence S 00°39'09" W along the Easterly boundary of said Section 35, for 415.01 feet, to the Northerly boundary of HUDSON AVENUE PHASE 2 (a 120.00 foot right-of-way) as recorded in Plat Book 15, Pages 128 through 131, Public Records of said Pasco County; thence N 89°42'55" W along said Northerly boundary for 603.59 feet to the POINT OF BEGINNING; thence continue along said Northerly boundary by the following two (2) courses; (1) N 89°42'55" W for 233.46 feet to a point of curve; (2) thence along the arc of said curve concave to the Southeast, having for its elements a radius of 1,492.39 feet, a central angle of 15°24'11", an arc length of 401.21 feet, a chord bearing of S 82°34'59" W, and a chord length of 400.00 feet; thence departing said Northerly boundary on a radial line N 15°07'06" W for 150.00 feet; thence N 19°23'14" E for 563.84 feet; thence N 06°37'55" E for 226.99 feet; thence N 04°35'38" W for 213.38 feet; thence N 07°43'58" W for 146.26 feet; thence N 73°22'52" E for 110.00 feet to a point on the arc of a non-tangent curve from which a radial line bears S 73°22'52" W to the center of said curve; thence along the arc of said curve concave to the Southwest, having for its elements a radius of 475.00 feet, a central angle of 06°16'53", an arc length of 52.08 feet, a chord bearing of N 19°45'35" W, and a chord length of 52.05 feet; thence departing said arc on a radial line S 67°05'59" W for 109.92 feet; thence N 24°04'39" W for 178.22 feet; thence N 16°59'32" W for 372.41 feet; thence N 82°00'45" E for 115.34 feet to a point on the arc of a non-tangent curve; thence along the arc of said curve concave to the East, having for its elements a radius of 325.00 feet, a central angle of 06°01'27", an arc length of 34.17 feet, a chord bearing of N 05°04'30" W, and a chord length of 34.15 feet; thence departing said arc on a non-tangent line N 70°57'40" W for 278.36 feet; thence N 58°36'20" W for 89.44 feet; thence S 20°39'20" W for 132.00 feet; thence S 03°26'15" E for 307.00 feet; thence S 59°53'04" W for 173.45 feet; thence N 78°49'44" W for 714.05 feet; thence N 43°26'28" W for 693.84 feet; thence N 05°47'03" E for 260.00 feet; thence N 64°29'57" W for 15.00 feet; thence N 17°25'59" E for 156.65 feet; thence N 26°58'38" E for 301.87 feet; thence N 34°06'08" E for 180.28 feet; thence N 43°33'53" E for 219.32 feet to the East-West centerline of said Section 26, said line also being the Southerly boundary of GULF COAST ACRES INT. 4, according to the plat thereof as recorded in Plat Book 7, Page 87, Public Records of said County, and 15 feet South of and parallel with the Southerly line of Lots 11 and 12 in Section 26, PORT RICHEY LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Pages 60 and 61, Public Records of said County; thence S 59°35'16" E along said line for 2,470.00 feet to the West quarter corner of said Section 25; thence S 00°56'15" W along the westerly boundary of said Section for 693.31 feet; thence S 49°04'27" E for 48.51 feet to a point on the arc of a non-tangent curve from which a radial line bears S 60°57'37" E to the center of said curve; thence along the arc of said curve concave to the Southeast, having for its elements a radius of 1,205.92 feet, a central angle of 23°29'47", an arc length of 494.54 feet, a chord bearing of S 17°17'30" W, and a chord length of 491.08 feet; thence departing said arc on a non-tangent line N 80°50'05" W for 181.40 feet; thence S 88°46'40" W for 150.12 feet; thence S 78°50'00" W for 150.22 feet; thence S 74°23'04" W for 293.67 feet; thence S 87°10'22" W for 110.58 feet; thence N 84°34'24" W for 88.09 feet; thence N 78°42'26" W for 100.33 feet to a point on the arc of a non-tangent curve from which a radial line bears N 83°51'28" E, to the center of said curve; thence along the arc of said curve concave to the East, having for its elements a

