

PREPARED BY AND RETURN TO:

Jimmy D. Crawford, Esquire
GrayRobinson, P.A.
1635 East State Road 50, Suite 300
Clermont, FL 34711

FIRST AMENDMENT TO
DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
GRASS ROOTS AIRPARK RESIDENTIAL SUBDIVISION

THIS FIRST AMENDMENT is made and entered into on this 9th day of MAY, 2005, by GRASS ROOTS AIRPAK DEVELOPMENT, INC., a Florida corporation (hereinafter referred to as the Declarant).

WITNESSETH:

WHEREAS, Declarant has previously executed a Declaration of Easements, Covenants, Conditions and Restrictions for Grass Roots Airpark Residential Subdivision, dated December 13, 2004, as recorded in O. R. Book 1644 Pages 2356-2394 of the Public Records of Lake County, Florida ("the Declaration"), and

WHEREAS, the Declaration, Exhibit "A", contained an error in the legal description of the Property subject to the Declaration; and

WHEREAS, the Declaration provides that Declarant may amend same in accordance with the provisions therein.

NOW THEREFORE, Declarant desires to amend the Declaration as follows:

1. **Exhibit "A"** is hereby deleted in its entirety and the attached Revised Exhibit "A" is inserted in its place:

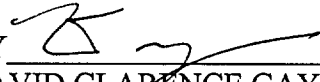
Except to the extent modified herein, all other terms and conditions of the Declaration and First Amendment remain in full force and effect and unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

"DECLARANT"

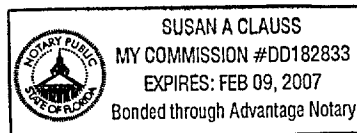

Printed Name: Debbie Fagan

BY 
DAVID CLARENCE GAY
President of Grass Roots Airpark
Development, Inc.


Printed Name: Melanie A. Carrier

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of May, 2005, by DAVID CLARENCE GAY, as President of Grass Roots Airpark Development, Inc., who is personally known to me.



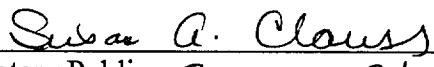

Notary Public Susan A. Clauss
My Commission Expires:

EXHIBIT A
GRASS ROOTS AIRPARK LEGAL DESCRIPTION

THAT PART OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THAT PART OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 23, TOWNSHIP 21 SOUTH RANGE 24 EAST, LYING NORTH OF CENTERLINE DESCRIBED AS FOLLOWS:

START AT THE NW CORNER OF THE SAID WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST, RUN S89°49'50"E ALONG NORTH LINE OF SAID NW 1/4 OF SW 1/4 FOR 662.08 FEET TO THE NE CORNER OF THE WEST 1/2 OF SAID NW 1/4 OF SW 1/4, THENCE S0°01'10"W ALONG SAID EAST LINE OF WEST 1/2 OF NW 1/4 OF SW 1/4 FOR 424.32 FEET FOR POINT OF BEGINNING OF CENTERLINE, THENCE N89°49'50"W FOR 362.40 FEET, THENCE S11°30'10"W FOR 164.67 FEET, THENCE N89°49'50"W FOR 267.04 FEET TO WEST LINE OF NW 1/4 OF SW 1/4, THE END OF THE CENTERLINE DESCRIPTION

SUBJECT TO:

AN ACCESS ROAD AND UTILITIES RIGHT OF WAY UPON, OVER AND ACROSS THE NORTH 25 FEET THEREOF FOR USE BY THE GENERAL PUBLIC.

ALSO SUBJECT TO:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS OF ANY KIND AND CHARACTER WITHOUT RIGHT OF INGRESS TO EXPLORE AND REMOVE THE SAME AS SET FORTH IN THAT CERTAIN MINERAL RIGHT AND ROYALTY TRANSFER FROM DAVE SLOAN AND WIFE, NELIA SLOAN, DATED MARCH 29, 1947, AND RECORDED IN DEED BOOK 240, PAGE 121, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

(ORB 418, PAGE 129 AND ORB 356, PAGE 440)

ALSO:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF LANDS (INDIGO ROAD) DESCRIBED IN OFFICIAL RECORD BOOK 2287, PAGE 1549 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

ALSO:

BEGIN AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN N0°00'54"E 330.00 FEET; THENCE S89°47'06"E 475.00 FEET; THENCE S17°36'59"E 346.65 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SW 1/4; THENCE ALONG SAID LINE N89°47'06"W 580.00 FEET TO THE POINT OF BEGINNING.

(ORB 725, PAGE 308)

ALSO:

A PART OF SECTION 23 AND 26, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, RUN N0°01'47"E ALONG THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23 A DISTANCE OF 1324.20 FEET TO THE NW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4; THENCE S89°47'06"E ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 1242.42 FEET; THENCE S0°00'54"W 1220.45 FEET; THENCE S53°22'12"W 174.49 FEET TO A PONT ON THE SOUTH LINE OF SECTION 23; THENCE CONTINUE S53°22'12"W INTO SECTION 26 A DISTANCE OF 549.74 FEET; THENCE S64°22'12"W 219.00 FEET; THENCE N89°44'22"W 465.50 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26; THENCE N0°11'00"E ALONG SAID WEST LINE 425.63 FEET TO THE POINT OF BEGINNING.
(ORB 792, PAGE 730)

AND:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE S89°48'42"E ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4 OF THE NW 1/4 A DISTANCE OF 662.54 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF SAID NW 1/4 OF THE NW 1/4; THENCE N00°11'00"E, ALONG THE WEST LINE OF THE SAID NE 1/4 OF THE NW 1/4 OF THE NW 1/4, 235.08 FEET; THENCE S89°44'22"E 465.00 FEET; THENCE N64°22'12"E 219.00 FEET; THENCE N53°22'12"E 724.23 FEET; THENCE S18°12'51"W 803.32 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26; THENCE N89°48'42"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26 A DISTANCE OF 331.27 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4 OF THE NW 1/4; THENCE S00°12'09"W ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 26 A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH 100.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 26; THENCE NORTH 89°48'42"W ALONG THE SOUTH LINE OF SAID NORTH 100.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 A DISTANCE OF 662.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 100.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4; THENCE S00°11'00"W ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 26 A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH 165.00 FEET OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 26; THENCE N89°48'42"W ALONG THE SOUTH LINE OF SAID NORTH 165.00 FEET OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 662.48 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 165.00 FEET OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4; THENCE N00°09'50"E ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.
(ORB 1081, PAGE 519)

DESCRIPTIONS

CONSERVATION EASEMENT #1

THAT PORTION OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 89°48'49" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23 FOR 651.64 FEET; THENCE SOUTH 00°00'16" EAST FOR 26.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°44'05" EAST FOR 7.99 FEET; THENCE SOUTH 46°05'19" EAST FOR 67.40 FEET; THENCE SOUTH 37°53'08" EAST FOR 60.50 FEET; THENCE SOUTH 16°24'28" EAST FOR 63.18 FEET; THENCE SOUTH 00°57'25" WEST FOR 86.44 FEET; THENCE SOUTH 32°08'08" WEST FOR 98.60 FEET; THENCE SOUTH 61°26'37" WEST FOR 65.60 FEET; THENCE NORTH 00°00'16" WEST FOR 356.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES, MORE OR LESS.

CONSERVATION EASEMENT #2

THAT PORTION OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 89°48'49" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23 FOR 1,324.36 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23 ; THENCE SOUTH 00°00'55" WEST ALONG SAID EAST LINE FOR 303.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'55" WEST ALONG SAID EAST LINE FOR 443.61 FEET; THENCE NORTH 52°48'56" WEST FOR 51.83 FEET; THENCE NORTH 23°11'10" WEST FOR 40.42 FEET; THENCE NORTH 05°27'32" WEST FOR 138.99 FEET; THENCE NORTH 00°19'08" WEST FOR 53.76 FEET; THENCE NORTH 04°33'47" EAST FOR 59.13 FEET; THENCE NORTH 82°23'06" EAST FOR 14.21 FEET; THENCE NORTH 14°56'23" EAST FOR 21.03 FEET; THENCE NORTH 03°40'11" EAST FOR 53.93 FEET; THENCE NORTH 13°37'43" EAST FOR 37.46 FEET; THENCE NORTH 71°16'05" EAST FOR 36.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.56 ACRES, MORE OR LESS.

CONSERVATION EASEMENT #3

THAT PORTION OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 00°10'06" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 26 FOR 659.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26 AND POINT OF BEGINNING; THENCE SOUTH 89°43'54" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26 FOR 662.57 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE NORTH 00°11'01" EAST ALONG SAID WEST LINE FOR 64.37 FEET; THENCE SOUTH 83°48'51" EAST FOR 135.87 FEET; THENCE SOUTH 62°25'55" EAST FOR 115.34 FEET; THENCE SOUTH 61°04'53" EAST FOR 73.34 FEET; THENCE NORTH 70°44'20" EAST FOR 73.23 FEET; THENCE NORTH 62°06'48" EAST FOR 104.47 FEET; THENCE NORTH 70°00'15" EAST FOR 168.38 FEET; THENCE NORTH 63°16'08" EAST FOR 271.45 FEET; THENCE NORTH 68°24'41" EAST FOR 112.19 FEET; THENCE NORTH 71°07'09" EAST FOR 132.16 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1081, PAGE 519 OF THE PUBLIC RECORDS OF LAKE COUNTY; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTH 18°11'59" WEST FOR 318.20 FEET TO SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 ; THENCE NORTH 89°43'54" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26 FOR 331.29 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE SOUTH 00°11'56" WEST ALONG SAID EAST LINE FOR 100.00 FEET; THENCE NORTH 89°43'54" WEST FOR 662.55 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE SOUTH 00°11'01" WEST ALONG SAID EAST LINE FOR 65.00 FEET; THENCE NORTH 89°43'54" WEST FOR 662.53 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 26; THENCE NORTH 00°10'06" EAST ALONG SAID WEST LINE FOR 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.36 ACRES, MORE OR LESS.

NOTE:

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST AS BEING N89°44'22"E, AN ASSUMED MERIDIAN.

12483 v1
15764012 - # 12483 v1

Exhibit "A"
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