

- 3) The Association shall be required to allocate sufficient funds in its budget for monitoring and maintenance of any wetland mitigation areas, in Phase 2 Property, each year until the District determines that any such area(s) are successful in accordance with any Environmental Resource Permit.
- 4) Commercial vehicles no larger than three-quarter (3/4) ton shall be permitted on the concrete driveways.
- 5) Vinyl and/or PVC fences shall be allowed, provided it meets architectural review and complies with other fence requirements.
- 6) Any mailboxes approved by and meeting the requirements of the U.S. Postal Service shall be allowed.
- 7) No permanent basketball structures shall be allowed.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day and year first above written.

Signed, sealed and delivered in the presence of:

Merium C. Dorado
 Print: Merium C. Dorado

Rachel L. Goldizen
 Print: Rachel L. Goldizen

DECLARANT:

LAKE SEARS, L.L.C., a Florida Limited Liability Company

By: PAUL SEAN HARPER
As: Manager

Seal
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 25th day of September, 2002, by PAUL SEAN HARPER, as Manager of Lake Sears, L.L.C., a Florida Limited Liability Company, on behalf of the company. He is personally known to me or has produced Florida Driver License as identification.



Rachel L. Goldizen
Notary Public

R-
office
box

Prepared by and return to:
Benjamin W. Hardin, Jr., Esquire
Benjamin W. Hardin, Jr. & Associates, P.A.
3001 Bartow Road
Lakeland, Florida 33803

INSTR # 2002172598

BK 05122 PG 2106

RECORDED 09/25/2002 03:59:09 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 18.50
RECORDED BY M Johnson

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SUNSET COVE**

WHEREAS Lake Sears, L.L.C., a Florida Limited Liability Company (hereafter referred to as "Declarant") imposed certain Declaration of Covenants, Conditions and Restrictions on the following described real property located in Polk County, Florida:

Lots 1 through 41, inclusive, and tracts "A" and "B", Sunset Cove Phase One as recorded in Plat Book 113 at pages 41 and 42, Public Records of Polk County, Florida.

WHEREAS said Declaration of Covenants, Conditions and Restrictions, were recorded at O.R. Book 4646, page 0254, Public Records of Polk County, Florida and subsequently amended, said first amendment being recorded in O.R. Book 4800, page 0311, Public Records of Polk County, Florida;

WHEREAS said Declaration of Covenants, Conditions and Restrictions, as amended, provides for adding and extending said Declaration of Covenants, Conditions and Restrictions to additional lands lying in the vicinity of the Phase 1 Property described therein;

WHEREAS Declarant owns real property adjacent to said Phase 1 Property described as follows:

Lot 42 through 82, inclusive, and Tract "C", Sunset Cove Phase Two as recorded in Flat Book 120 at pages 5 and 6, Public Records of Polk County, Florida (hereafter referred to as "Phase 2 Property");

WHEREAS Declarant desires to extend said Declaration of Covenants, Conditions and Restrictions, as amended, referenced above to said Phase 2 Property;

By this document, Declarant hereby extends and imposes said Declaration of Covenants, Conditions and Restrictions, as amended, pursuant to Article II therein, to the Phase 2 Property and hereby extends jurisdiction of the Association to said Phase 2 Property with the following additional terms:

- 1) Tract "C" of the Phase 2 Property shall be designated and deemed to be Common Property.
- 2) The District shall have the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association to compel it to correct any outstanding problems with the surface water management systems facilities of Phase 2 Property.