

8. 809-1721

This instrument prepared by: Return recorded copies to:
Audrey A. Ellis, Esquire
AKERMAN, SENTERFITT & EIDSON
24th Floor, One Brickell Square
801 Brickell Avenue
Miami, Florida 33131

FOURTH AMENDMENT TO DEED OF RESTRICTIONS
FOR BUENAVENTURA LAKES SUBDIVISION, UNIT 4,
OSCEOLA COUNTY, FLORIDA

ALL FUTURE OWNERS OF LAND IN BUENAVENTURA LAKES SUBDIVISION, UNIT
4, OSCEOLA COUNTY, FLORIDA.

WHEREAS, Real Estate Corporation of Florida, N.V., a
Netherlands Antilles corporation, was the owner and developer of
certain lands situated in Osceola County, Florida, designated as
Buenaventura Lakes, Unit 4 (the "Subdivision"); and

WHEREAS, as owner and developer of the Subdivision, Real
Estate Corporation of Florida recorded a Deed of Restrictions on
January 31, 1977 in Official Records Book 349 at Page 709, to
establish and secure the enforcement of uniform restrictive
covenants upon the usage and development of certain tracts within
the Subdivision (the "Deed of Restrictions"); and

WHEREAS, in accordance with Article I, Paragraph 2, Real
Estate Corporation of Florida, N.V. amended the Deed of
Restrictions by that certain Amendment to Deed Restriction
recorded May 8, 1979 in Official Records Book 433 at Page 362
(the "First Amendment to Deed of Restrictions"); further amended
the Deed of Restrictions by that certain Amendment to Deed of
Restrictions recorded June 14, 1979 in Official Records Book 438
at Page 357 of the Public Records of Osceola County, Florida (the
"Second Amendment to Deed of Restrictions"); and further amended
the Deed of Restrictions by that certain Amendment to Deed of
Restrictions executed by Real Estate Corporation of Florida, N.V.
on December 20, 1983 and recorded March 21, 1984 in Official
Records Book 727 at Page 100 of the Public Records of Osceola
County, Florida (the "Third Amendment to Deed of Restrictions");
and

WHEREAS, subsequent to the filing of the Deed of Restrictions, Real Estate Corporation of Florida, N.V. conveyed Tracts RR and TT of the Subdivision, to Bernard Eckstein and Manuel Stern by Warranty Deeds recorded in the Public Records of Osceola County, Florida; and

WHEREAS, Bernard Eckstein and Manuel Stern conveyed Tracts RR and TT of the Subdivision to Buenaventura Lakes Shopping Center, Ltd., a Florida limited partnership, by Warranty Deed recorded June 16, 1986 in Official Records 807 at Page 1448 of the Public Records of Osceola County, Florida; and

WHEREAS, Article I, Paragraph 6, of the Deed of Restrictions reserves the right to subsequently amend the Deed of Restrictions to Real Estate Corporation of Florida, N.V., its successors and assigns.

NOW, THEREFORE, Buenaventura Lakes Shopping Center, Ltd., hereby amends the Deed of Restrictions and establishes the following restrictions for Buenaventura Lakes Subdivision, Unit 4, Osceola County, Florida.

1. Paragraph 1 of the Second Amendment to Deed of Restrictions is hereby amended to exclude Tract RR from the Permitted Uses set forth therein.
2. Paragraph 11 of the Second Amendment to Deed of Restrictions is hereby amended so as to include Tract RR therein.
3. Except as specifically modified by the terms of this Fourth Amendment to Deed of Restrictions, the Deed of Restrictions and the First, Second and Third Amendments thereto are hereby confirmed and ratified in their entirety, and incorporated herein by this reference.

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IN WITNESS WHEREOF, Buenaventura Lakes Shopping Center, Ltd. has executed this Fourth Addendum to Deed of Restrictions on the date respectively indicated.

Signed, sealed and delivered in the presence of:

BUENAVENTURA LAKES SHOPPING CENTER, LTD., a Florida limited partnership

By: BUENAVENTURA LAKES SHOPPING CENTER, INC., a Florida corporation, its general partner

By: Bernard Eckstein
Bernard Eckstein,
President

STATE OF FLORIDA

(CORPORATE SEAL)

COUNTY OF OSCEOLA

The foregoing Fourth Amendment to Deed of Restrictions was acknowledged before me this 8 day of July, 1986 by Bernard Eckstein, as President of Buenaventura Lakes Shopping Center, Inc., the General Partner of Buenaventura Lakes Shopping Center, Ltd., on behalf of the limited partnership.

James T. Pearce
Notary Public
State of Florida at Large

My Commission Expires:

CONSENT BY MORTGAGEE

BUENAVENTURA LAKES SUBDIVISION, UNIT 4, TRACTS TT AND RR are presently encumbered by a Mortgage to Coral Gables Federal Savings and Loan Association (the "Mortgagee"), which Mortgage was recorded on JUNE 16, 1986, in Official Records 807, Page 1451, Public Records of Osceola County, Florida (the "Mortgage").

Mortgagee hereby certifies that it is the holder of the above referenced Mortgage and agrees to subordinate the Mortgage

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to this Fourth Amendment to Deed of Restrictions. The Mortgagee expressly assumes no responsibility or liability under this Fourth Amendment to Deed of Restrictions.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed this 10th day of July, 1986.

Signed, sealed and delivered in the presence of:

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

[Signature]

By:

F. M. KELLEY, V.P.

Dorothy C. Cantrell

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing Consent by Mortgagee was acknowledged before me this 10th day of July, 1986 by F. M. KELLEY, as Vice President, on behalf of Coral Gables Federal Savings and Loan Association.

Dorothy C. Cantrell
Notary Public
State of Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 10, 1989
Became Notary Public July 10, 1982

BY [Signature]
[Stamp]

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