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 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 03/12/2007 03:14:16 PM
 REC FEE 86.50

Return to: (enclose self-addressed stamped envelope)

Name: Wendy A. Hornor

Address: Ruden, McClosky
 215 South Monroe Street, Suite 815
 Tallahassee FL 32301

This Instrument Prepared by:
 Mark F. Grant, Esq.
 Ruden, McClosky, Smith,
 Schuster & Russell, P.A.
 200 East Broward Boulevard
 Fort Lauderdale, Florida 33301

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
 OF JACKSON PARK, A CONDOMINIUM**

This instrument ("Amendment") is made as of this 27 day of February, 2007 by JACKSON PARK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit ("Association").

WHEREAS, Association is the association which operates Jackson Park, a Condominium ("Condominium"), pursuant to the declaration of condominium thereof, as recorded in Official Records Book 9029, at Page 4144 ("Declaration"), of the Public Records of Orange County, Florida; and

WHEREAS, the Declaration has been amended by the Amendment to Declaration of Condominium of Jackson Park, a Condominium to Add Phase D, as recorded in Official Records Book 9034, at Page 2857; the Amendment to Declaration of Condominium of Jackson Park, a Condominium to Add Phase E, as recorded in Official Records Book 9034, at Page 2880; the Amendment to Declaration of Condominium of Jackson Park, a Condominium to Add Phase G, as recorded in Official Records Book 9034, at Page 2917; and, the Amendment to Declaration of Condominium of Jackson Park, a Condominium to Add Phases F, K and I, as recorded in Official Records Book 9056, at Page 680, all of the Public Records of Orange County, Florida (collectively, the "Phase Amendments"); and

WHEREAS, Paragraph 28.5 of the Declaration provides that the Association may amend the Declaration and any exhibits thereto in order to correct a scrivener's error or other defect or omission by the affirmative vote of two-thirds (2/3) of the Board of Directors of the Association; and

WHEREAS, Paragraph 28.5 of the Declaration provides that any such amendment to the Declaration made by the Association pursuant to said Paragraph 28.5 does not require the consent of the "Home Owners," provided that such amendment does not materially and adversely affect the rights of said owners or the lienors or mortgagees of the "Homes" (as such terms are defined in the Declaration); and

FTL:2054517:1

WHEREAS, the Association desires to correct the Declaration as to Exhibit B thereto;
and

WHEREAS, the Association desires to correct the Phase Amendments as to the various Exhibits A thereto; and

WHEREAS, pursuant to a Written Consent in Lieu of a Meeting, the Board of Directors affirmatively voted to amend the Declaration to correct Exhibit B thereto to correct the legal descriptions and sketches as to proposed "Subsequent Phases" (as defined in the Declaration) A-1 and B, and to correct the various Exhibits A to the Phase Amendments to correct same; and

WHEREAS, said amendment does not materially and adversely affect the rights of the owners, lienors or mortgagees of the Homes.

NOW, THEREFORE, the Association hereby declares that the Declaration is hereby amended as follows:

1. Sheet 2 of 2 Exhibit B to the Declaration is hereby replaced by Exhibit 1 hereto.
2. Sheets 2, 3 and 4 of 4 of Exhibit B-A-1 to the Declaration are hereby replaced by Exhibit 2 hereto.
3. Sheets 2, 3 and 4 of Exhibit B-B to the Declaration are hereby replaced by Exhibit 3 hereto.
4. Sheet 3 of each of Exhibits B-C through B-Z, inclusive, and B-AA through B-AF, inclusive, to the Declaration, and every Sheet 3 of each of the Phase Amendments, are hereby replaced by Exhibit 4 hereto, but only as to the boundary lines of Phase A-1 and Phase B as shown thereon; otherwise each such Sheet 3 shall remain in effect as recorded.
5. This Amendment does not violate the terms of the Condominium Act or the Declaration.
6. This Amendment shall become effective upon recording amongst the Public Records of Orange County, Florida.
7. As modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

WITNESSES:

CENTEX HOMES, a Nevada general partnership

BY: CENTEX REAL ESTATE CORPORATION, a Nevada corporation, as Managing General Partner

By: Patrick J. Knight
Patrick J. Knight, President
Orlando Division

Rosalinda Y. Visnicky
Signature

Rosalinda Y. Visnicky
Printed Name

Thomas A. St. Peter
Signature

THOMAS A. ST. PETER
Printed Name

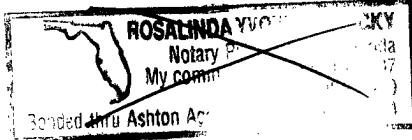
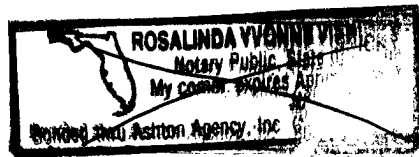
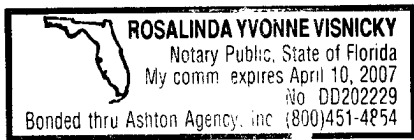
STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Patrick J. Knight, as President of the Orlando Division of CENTEX REAL ESTATE CORPORATION., a Nevada corporation, on behalf of the corporation, as the Managing General Partner of CENTEX HOMES, a Nevada general partnership, freely and voluntarily under authority duly vested in him by said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of February, 2007.

Rosalinda Y. Visnicky
Notary Public

My Commission expires: _____
Typed, printed or stamped name of Notary Public

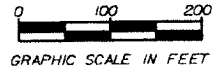


JACKSON PARK, a CONDOMINIUM

Exhibit 1

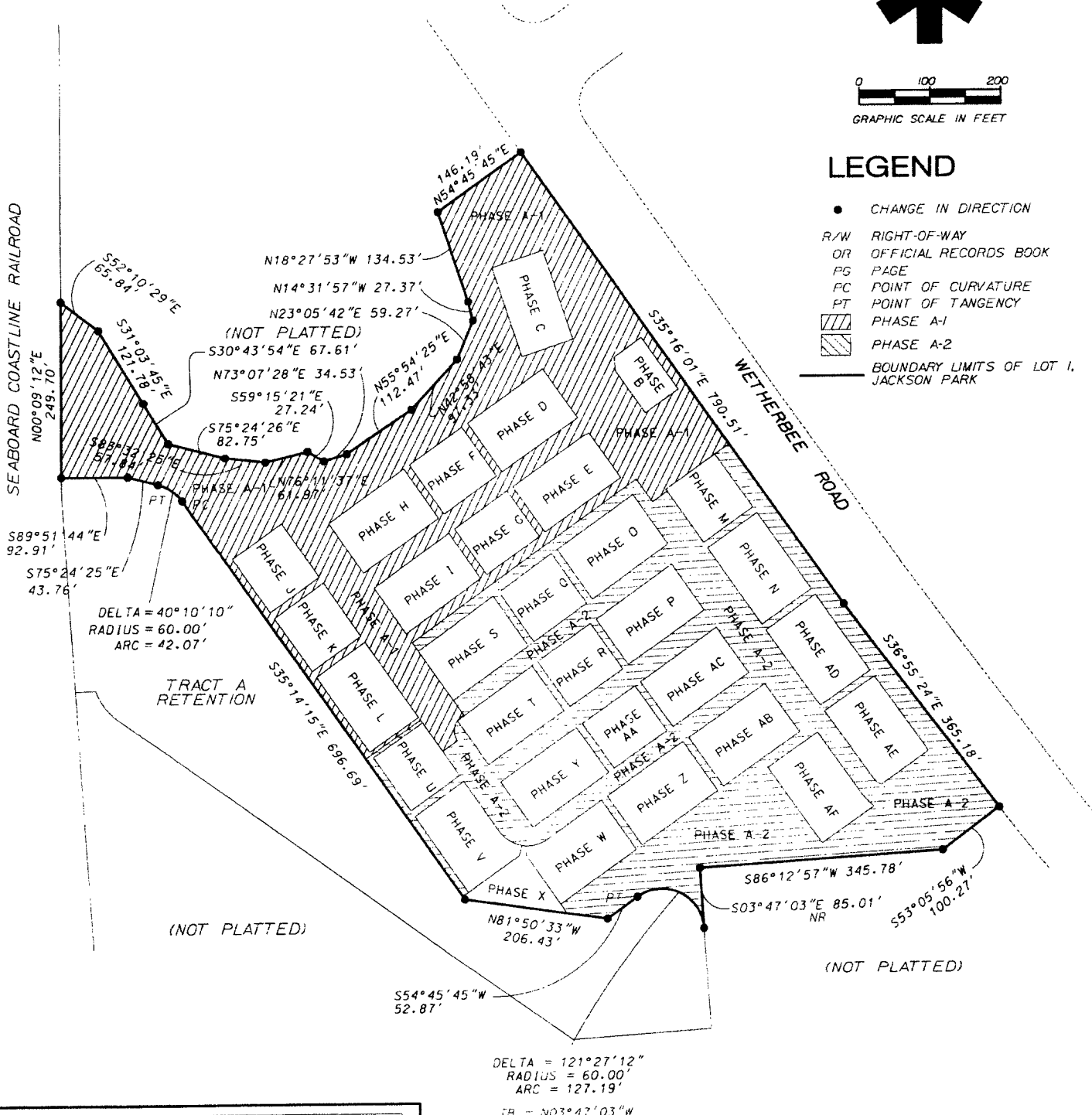
SHEET 1 OF 1

Project Boundary Survey



LEGEND

- CHANGE IN DIRECTION
- R/W RIGHT-OF-WAY
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PHASE A-1
- PHASE A-2
- BOUNDARY LIMITS OF LOT 1, JACKSON PARK



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JACKSON PARK, A CONDOMINIUM

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, JACKSON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGES 105 AND 106 OF THE PUBLIC RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF LOT 1, JACKSON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 105 AND 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S35°16'01"E, ALONG THE EASTERLY LINE OF SAID LOT 1 AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WETHERBEE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3274, PAGE 2446, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 511.05 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE OF LOT 1, RUN S54°43'59"W, A DISTANCE OF 110.75 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 08°02'52" AND A RADIUS OF 25.00 FEET, THENCE FROM A TANGENT BEARING OF S27°13'08"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 3.51 FEET; THENCE DEPARTING SAID CURVE RUN S54°43'59"W, A DISTANCE OF 26.00 FEET; THENCE N35°16'01"W, A DISTANCE OF 39.92 FEET; THENCE S54°43'39"W, A DISTANCE OF 394.66 FEET; THENCE S35°16'01"E, A DISTANCE OF 127.50 FEET; THENCE S54°43'59"W, A DISTANCE OF 4.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, AND HAVING A CENTRAL ANGLE OF 89°58'14" AND A RADIUS OF 25.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.26 FEET; THENCE DEPARTING SAID CURVE, RUN S54°45'45"W, A DISTANCE OF 26.00 FEET; THENCE N35°14'15"W, A DISTANCE OF 55.34 FEET; THENCE S54°45'45"W, A DISTANCE OF 96.00 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY LINE, N35°14'15"W, A DISTANCE OF 451.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 40°10'10" AND A RADIUS OF 60.00 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.07 FEET TO A POINT OF TANGENCY; THENCE N75°24'25"W, A DISTANCE OF 43.76 FEET; THENCE N89°51'44"W, A DISTANCE OF 92.91 FEET; THENCE N00°09'12"E, A DISTANCE OF 249.70 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE THE FOLLOWING FOURTEEN (14) COURSES ALONG THE NORTHERLY LINE OF SAID LOT 1, S52°10'29"E, A DISTANCE OF 65.84 FEET; THENCE S31°03'45"E, A DISTANCE OF 121.78 FEET; THENCE S30°43'54"E, A DISTANCE OF 67.61 FEET; THENCE S75°24'26"E, A DISTANCE OF 82.75 FEET; THENCE S83°32'25"E, A DISTANCE OF 57.84 FEET; THENCE N76°11'37"E, A DISTANCE OF 61.97 FEET; THENCE S59°15'21"E, A DISTANCE OF 27.24 FEET; THENCE N73°07'28"E, A DISTANCE OF 34.53 FEET; THENCE N55°54'25"E, A DISTANCE OF 112.47 FEET; THENCE N42°58'43"E, A DISTANCE OF 97.33 FEET; THENCE N23°05'42"E, A DISTANCE OF 59.27 FEET; THENCE N14°31'57"W, A DISTANCE OF 27.37 FEET; THENCE N18°27'53"W, A DISTANCE OF 134.53 FEET; THENCE N54°45'45"E, A DISTANCE OF 146.19 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.620 ACRES, MORE OR LESS.

LESS PHASE B CONTAINING 0.118 ACRES MORE OR LESS
LESS PHASE C CONTAINING 0.235 ACRES MORE OR LESS
LESS PHASE D CONTAINING 0.262 ACRES MORE OR LESS
LESS PHASE E CONTAINING 0.242 ACRES MORE OR LESS
LESS PHASE F CONTAINING 0.183 ACRES MORE OR LESS
LESS PHASE G CONTAINING 0.169 ACRES MORE OR LESS
LESS PHASE H CONTAINING 0.262 ACRES MORE OR LESS
LESS PHASE I CONTAINING 0.242 ACRES MORE OR LESS
LESS PHASE J CONTAINING 0.183 ACRES MORE OR LESS
LESS PHASE K CONTAINING 0.183 ACRES MORE OR LESS
LESS PHASE L CONTAINING 0.262 ACRES MORE OR LESS
CONTAINING A NET TOTAL AREA OF 4.279 ACRES MORE OR LESS.

NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LOT 1, AS BEING S35°16'01"E, PER PLAT.
- 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.

SHEET 1 OF 2

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

Phase A-1 Legal.dgn

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEET THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

David I. Peck 1/31/07
DAVID I. PECK DATE

PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 6460

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 1221



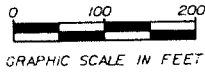
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY FLORIDA

PROPOSED SKETCH AND DESCRIPTION FOR PHASE A-1

DATE: 01/30/07
SCALE: N/A

DRAWN BY: GLG
CHECKED BY: DIP

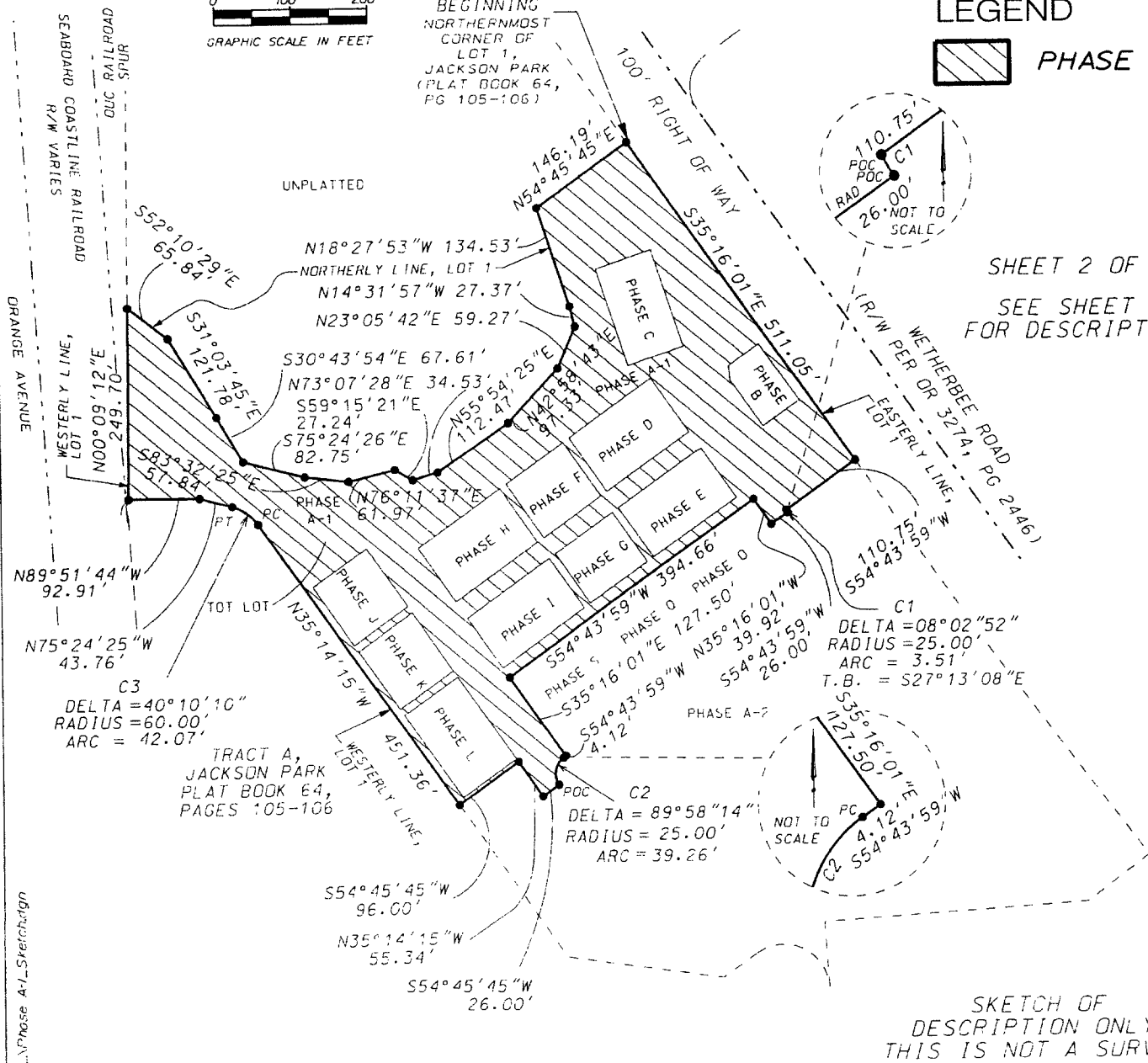


POINT OF BEGINNING
NORTHERNMOST
CORNER OF
LOT 1,
JACKSON PARK
(PLAT BOOK 64,
PG 105-106)

LEGEND



SHEET 2 OF 2
SEE SHEET 1
FOR DESCRIPTION



SKETCH OF
DESCRIPTION ONLY.
THIS IS NOT A SURVEY.

CERTIFICATE OF AUTHORIZATION NO LB 1221

ORANGE COUNTY FLORIDA

- LEGEND
- DELTA - CENTRAL ANGLE
 - PC - POINT OF CURVATURE
 - P.L.S. - PROFESSIONAL LAND SURVEYOR
 - POC - POINT ON CURVE
 - PT - POINT OF TANGENCY
 - RAD. - RADIAL
 - R/W - RIGHT OF WAY
 - SEC. - SECTION
 - TAN. - TANGENT
 - T.B. - TANGENT BEARING
 - - CHANGE IN DIRECTION

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(407) 843-5120

**PROPOSED
SKETCH AND DESCRIPTION
FOR
PHASE A-I**

DATE: 01/30/07 DRAWN BY: GLG
SCALE: N/A CHECKED BY: DIF

JACKSON PARK, A CONDOMINIUM

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, JACKSON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 105 THROUGH 106, PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF LOT 1, JACKSON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 104 THROUGH 105 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S35°16'01"E, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 314.08 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN S54°43'59"W, A DISTANCE OF 13.42 FEET TO THE POINT OF BEGINNING; THENCE S35°16'01"E, A DISTANCE OF 90.52 FEET; THENCE S54°43'59"W, A DISTANCE OF 57.63 FEET; THENCE N35°16'01"E, A DISTANCE OF 73.91 FEET; THENCE N04°16'43"E, A DISTANCE OF 19.39 FEET; THENCE N54°43'59"E, A DISTANCE OF 47.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.118 ACRE, MORE OR LESS.

SHEET 1 OF 3

SKETCH OF DESCRIPTION ONLY.
THIS IS NOT A SURVEY.

..Phase B..Legal.dgn

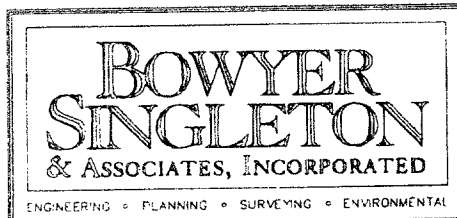
CERTIFICATE OF AUTHORIZATION NO. LB 1221

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEET THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61: 617-6, PURSUANT TO SECTION 477.027, FLORIDA STATUTES

David I. Peck 1/31/07

DAVID I. PECK DATE
PROFESSIONAL SURVEYOR &
MAPPER LICENSE NUMBER 6460

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



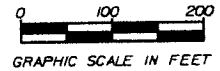
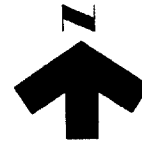
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY FLORIDA

PROPOSED
SKETCH AND DESCRIPTION
FOR
PHASE B

DATE: 01/30/07 DRAWN BY: GLS
SCALE: N/A CHECKED BY: DIP

JACKSON PARK, a CONDOMINIUM PROPOSED PHASE B



LEGEND



POINT OF COMMENCEMENT
NORTHERNMOST CORNER
OF LOT 1, JACKSON PARK
PLAT BOOK 64, PAGES 104 - 105

(NOT PLATTED)

55°43'59"W 13.42'

POINT OF BEGINNING

SEABOARD COASTLINE RAILROAD

S35°16'01"E 314.08'

WETHERBEE ROAD

(NOT PLATTED)

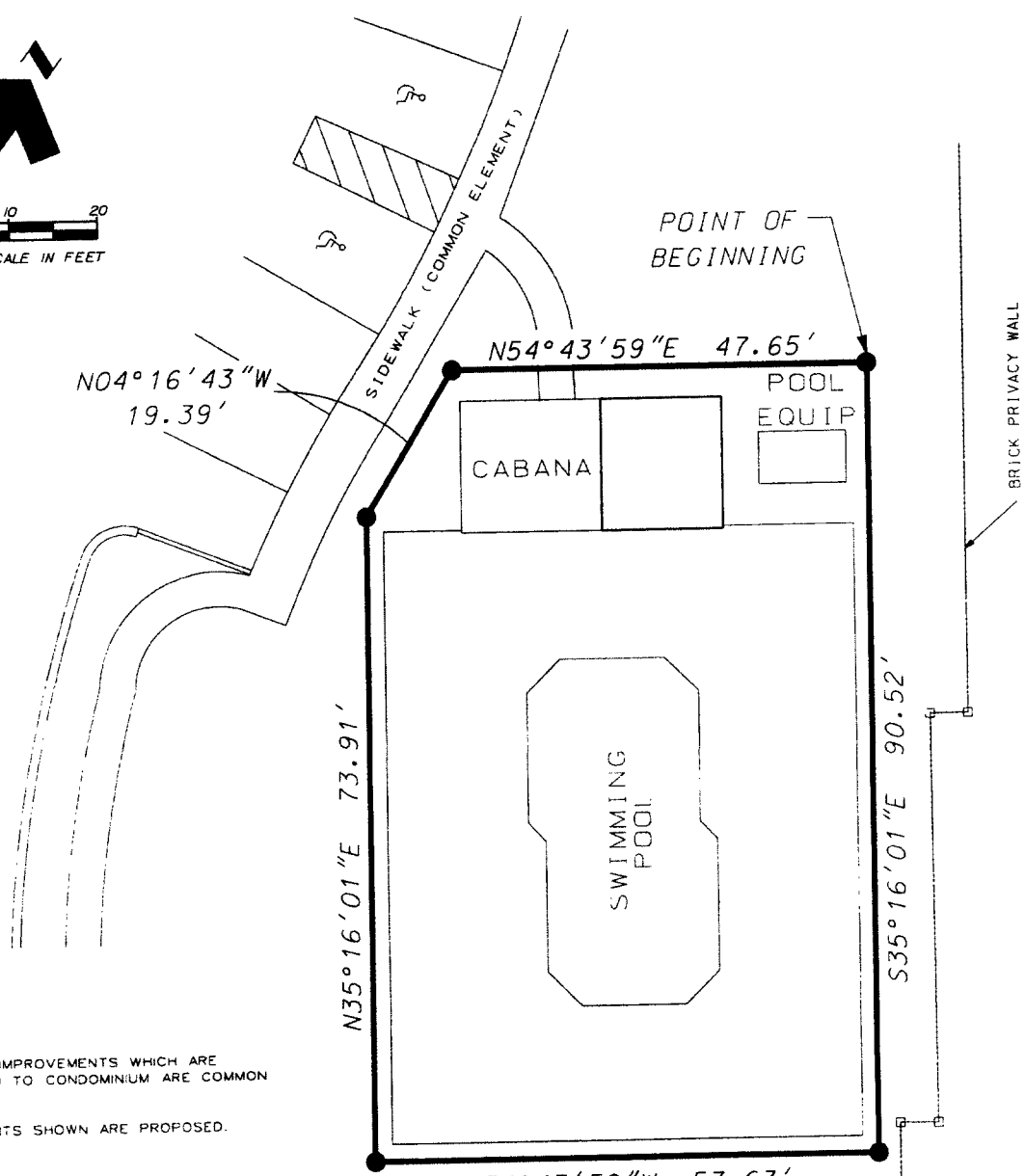
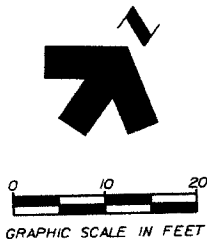
(NOT PLATTED)

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LOCATION PLAN

JACKSON PARK, a CONDOMINIUM PROPOSED PHASE B



NOTES:

- 1) ALL AREAS AND IMPROVEMENTS WHICH ARE BEING DEDICATED TO CONDOMINIUM ARE COMMON ELEMENTS.
- 2) ALL IMPROVEMENTS SHOWN ARE PROPOSED.

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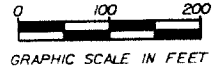
SEE SHEET 2 FOR LEGAL DESCRIPTION POOL & CABANA

JACKSON PARK, a CONDOMINIUM

Exhibit 4

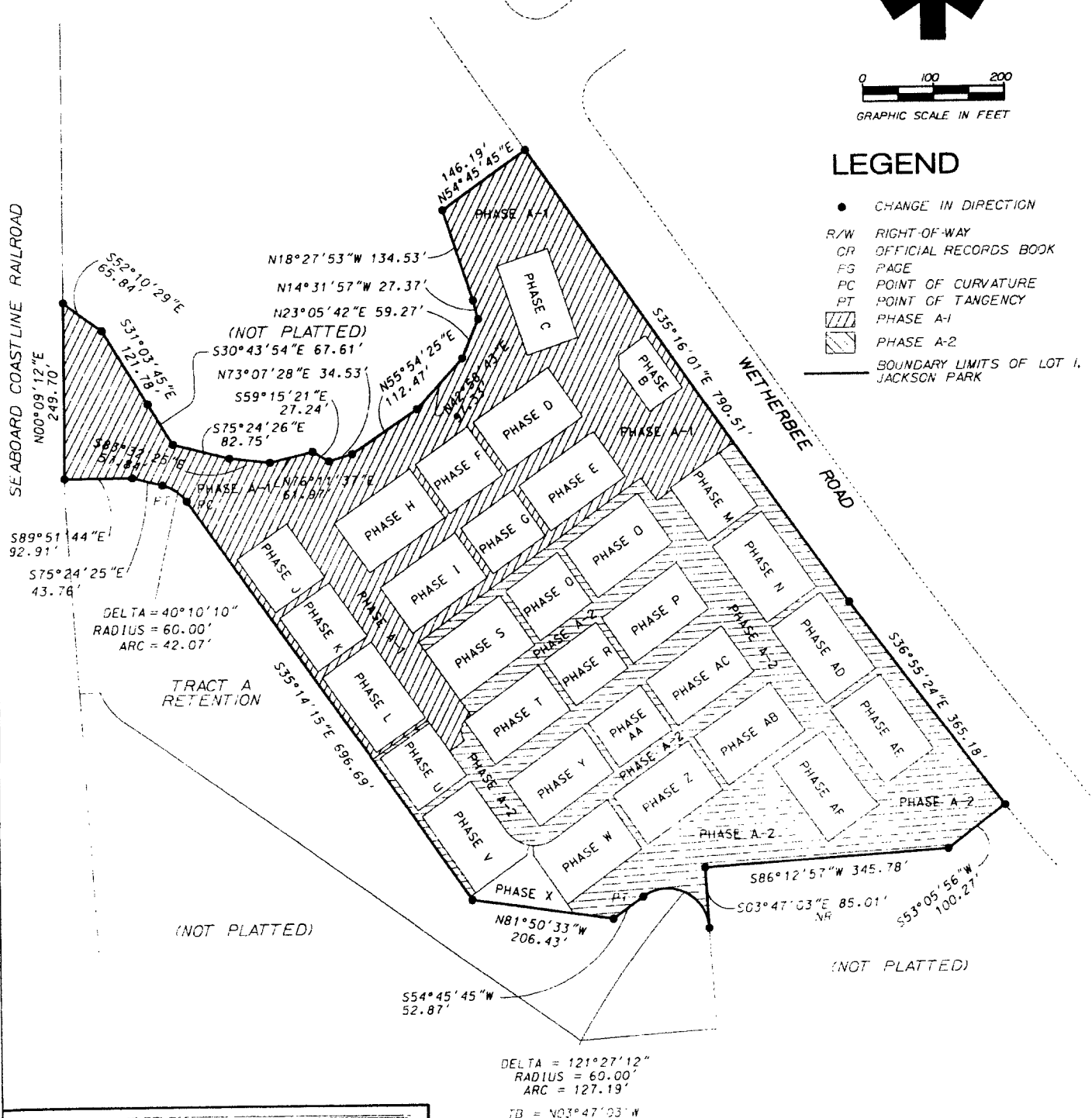
SHEET 1 OF 1

LOCATION PLAN



LEGEND

- CHANGE IN DIRECTION
- R/W RIGHT-OF-WAY
- CR OFFICIAL RECORDS BOOK
- FG PAGE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PHASE A-1
- PHASE A-2
- BOUNDARY LIMITS OF LOT 1, JACKSON PARK



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