

This instrument was prepared
by and return to:
John R. Allison, III, Esq.
Allison & Robertson, P.A.
100 S.E. Second Street # 3350
Miami, Florida 33131

RCD Apr 19 2001 03:28PM
DANNY L KOLHAGEN, CLERK

**SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS OF THE KEY WEST GOLF CLUB,
A TOWNHOME PLANNED UNIT DEVELOPMENT**

THIS SECOND AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS OF THE KEY WEST GOLF CLUB, A TOWNHOME PLANNED UNIT DEVELOPMENT ("this Amendment") is made this 5th day of April, 2001 by KEY WEST GOLF CLUB DEVELOPMENT, INC., a Florida corporation, (the "Declarant").

WITNESSETH:

WHEREAS, in order to develop the Project known as "The Key West Golf Club Development" and preserve and enhance the values and amenities of such development, Declarant declared and subjected certain land to the covenants, restrictions, reservations, and regulations pursuant to that certain Declaration of Protective Covenants, Restrictions and Easements of The Key West Golf Club, a Townhome Planned Unit Development, dated November 6, 1995, and recorded November 13, 1995, in Official Records Book 1377 at page 0750, Public Records of Monroe County, (the "Declaration"); and

WHEREAS, Declarant has the right to amend the Declaration unilaterally from time to time and at any time and without the joinder of any Owner to accomplish any of the purposes or objectives set forth in the Declaration; and

WHEREAS, Exhibit A to the Declaration inadvertently described the Key West Golf Course instead of the development property for the project.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein and in the Declaration, Declarant hereby amends the Declaration as follows:

1. Exhibit A attached hereto is hereby substituted in place of Exhibit A as attached to the Declaration as originally recorded.
2. Except as modified herein, Declarant ratifies and confirms the Declaration as originally recorded and previously amended.

IN WITNESS WHEREOF, the undersigned has executed this Amendment on this 5th day of April, 2001.

Witnesses:

Marybeth Sj
Ms Harb

KEY WEST GOLF CLUB DEVELOPMENT,
INC., a Florida corporation

By: Peter Rysman
Peter Rysman, President

STATE OF FLORIDA)
) SS.
COUNTY OF MONROE)

BEFORE ME, a Notary Public, personally appeared Peter Rysman, President of Key West Golf Club Development, Inc., a Florida corporation, who did acknowledge before me that he executed the foregoing instrument for the uses and purposes therein set forth, for and on behalf of said corporation and that he is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the county and state aforesaid, this 6 day of April, 2001.

Marybeth Sj
NOTARY PUBLIC, State of Florida at
Large

My commission expires: April 13, 2001



EXHIBIT A
(1 OF 3)

BEING PART OF LAND ON STOCK ISLAND, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT COORDINATES OF WHICH ARE 1251,328.207 AND 1287,107.701 BASED ON THE UNITED STATES COAST AND GEODETIC SURVEY'S MERCATOR GRID COORDINATE SYSTEM WHICH HAS FOR ITS ZERO COORDINATES A POINT AT LATITUDE 24° 20' 00" NORTH AND 500,000.00 FEET WEST OF LONGITUDE 81° 00' 00" WEST, SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF JUNIOR COLLEGE ROAD WITH THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY #1 (STATE ROAD NO. 5) AT THE WESTERLY END OF JUNIOR COLLEGE ROAD AND RUN THENCE NORTH 70° 58' 03" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 A DISTANCE OF 21.39 FEET;
THENCE NORTH 32° 21' 44" EAST A DISTANCE OF 704.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
THENCE NORTH 71° 00' EAST FOR A DISTANCE OF 338.50 FEET TO A POINT;
THENCE NORTH 21° 15' EAST FOR A DISTANCE OF 370.00 FEET TO A POINT;
THENCE NORTH 38° 15' EAST FOR A DISTANCE OF 188.52 FEET TO A POINT;
THENCE NORTH 25° 00' EAST FOR A DISTANCE OF 165.30 FEET TO A POINT;
THENCE NORTH 21° 30' WEST FOR A DISTANCE OF 151.47 FEET TO A POINT;
THENCE NORTH 00° 20' EAST FOR A DISTANCE OF 284.00 FEET TO A POINT;
THENCE NORTH 20° 20' EAST FOR A DISTANCE OF 173.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET;
THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 150.88 FEET TO THE POINT OF REVERSE CURVE;
THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE NORTHEAST AND HAVING RADIUS OF 350.00 FEET, FOR AN ARC DISTANCE OF 189.99 FEET TO THE END OF SAID CURVE;
THENCE SOUTH 15° 30' EAST FOR A DISTANCE OF 545.60 FEET TO A POINT;
THENCE SOUTH 25° 00' WEST FOR A DISTANCE OF 600.00 FEET TO A POINT;
THENCE NORTH 59° 00' EAST FOR A DISTANCE OF 614.00 FEET TO A POINT;
THENCE NORTH 74° 00' EAST FOR A DISTANCE OF 346.60 FEET TO A POINT;
THENCE SOUTH 88° 20' EAST FOR A DISTANCE OF 239.25 FEET TO A POINT;
THENCE NORTH 77° 40' EAST FOR A DISTANCE OF 183.78 FEET TO A POINT;
THENCE SOUTH 25° 40' EAST FOR A DISTANCE OF 201.70 FEET TO A POINT;
THENCE NORTH 65° 30' EAST FOR A DISTANCE OF 284.00 FEET TO A POINT;

EXHIBIT A
(2 OF 3)

THENCE NORTH 24° 30' WEST FOR A DISTANCE OF 223.24 FEET TO A POINT;
THENCE SOUTH 89° 30' WEST FOR A DISTANCE OF 90.85 FEET TO A POINT;
THENCE NORTH 24° 30' WEST FOR A DISTANCE OF 75.00 FEET TO A POINT;
THENCE NORTH 65° 30' EAST FOR A DISTANCE OF 88.00 FEET TO A POINT OF CURVE
CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 500.00 FEET,
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 216.08 FEET TO
THE END OF SAID CURVE;
THENCE NORTH 87° 50' 12" EAST FOR A DISTANCE OF 661.75 FEET TO A POINT;
THENCE SOUTH 55° 40' EAST FOR A DISTANCE OF 461.00 FEET TO A POINT;
THENCE NORTH 38° 00' WEST FOR A DISTANCE OF 400.00 FEET TO A POINT;
THENCE NORTH 48° 00' WEST FOR A DISTANCE OF 510.00 FEET TO A POINT;
THENCE NORTH 40° 11' 41" EAST FOR A DISTANCE OF 194.11 FEET TO THE SOUTH
WESTERLY RIGHT-OF-WAY LINE OF THE JUNIOR COLLEGE ROAD;
THENCE NORTH 57° 18' 04" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE
OF 46.57 FEET TO A POINT OF CURVE; SAID CURVE BEING CONCAVE TO THE SOUTH
WEST AND HAVING A RADIUS OF 3769.72 FEET, THENCE NORTHWESTERLY ALONG SAID
CURVED RIGHT-OF-WAY LINE FOR AN ARC DISTANCE OF 53.45 FEET TO THE END OF
SAID CURVE;
THENCE SOUTH 22° 15' 23" WEST FOR A DISTANCE OF 26.38 FEET TO A POINT;
THENCE NORTH 45° 37' WEST FOR A DISTANCE OF 208.02 FEET TO A POINT;
THENCE NORTH 81° 00' WEST FOR A DISTANCE OF 115.00 FEET TO A POINT;
THENCE SOUTH 26° 10' WEST FOR A DISTANCE OF 465.00 FEET TO A POINT;
THENCE NORTH 86° 11' 18" WEST FOR A DISTANCE OF 238.37 FEET TO A POINT;
THENCE SOUTH 63° 00' WEST FOR A DISTANCE OF 202.50 FEET TO A POINT;
THENCE SOUTH 02° 20' EAST FOR A DISTANCE OF 77.00 FEET TO A POINT;
THENCE SOUTH 33° 02' 52" WEST FOR A DISTANCE OF 279.48 FEET TO A POINT;
THENCE SOUTH 70° 00' WEST FOR A DISTANCE OF 140.00 FEET TO A POINT;
THENCE NORTH 34° 15' WEST FOR A DISTANCE OF 567.00 FEET TO A POINT;
THENCE NORTH 75° 15' WEST FOR A DISTANCE OF 655.58 FEET TO A POINT;
THENCE SOUTH 34° 41' 34" WEST FOR A DISTANCE OF 405.25 FEET TO A POINT;
THENCE SOUTH 38° 50' WEST FOR A DISTANCE OF 251.36 FEET TO A POINT;
THENCE SOUTH 33° 20' WEST FOR A DISTANCE OF 573.00 FEET TO A POINT;
THENCE SOUTH 03° 40' 22" WEST FOR A DISTANCE OF 549.25 FEET BACK TO THE
POINT OF BEGINNING, CONTAINING 46.16 ACRES, MORE OR LESS.

EXHIBIT A
(3 OF 3)

LESS AND EXCEPT THE FOLLOWING PROPERTY DEEDED BY DECLARANT TO JOHN J. BEHMKE AND KAY D. BEHMKE BY THAT CERTAIN SPECIAL WARRANTY DEED, DATED JUNE 26, 1995, AND RECORDED IN OFFICIAL RECORDS BOOK 1361 AT PAGE 767, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA:

LEGAL DESCRIPTION

Being part of land on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at coordinates of which are X251, 328,207 and Y87,107.701 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at latitude 24°20'00" North and 500,000 feet West of longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way boundary line of Junior College Road with the Northerly Right-of-Way boundary line of U.S. Highway #1 (State Road 5) at the Westerly end of Junior College Road and run thence North 70°58'03" East along the Northerly Right-of-Way line of U.S. Highway #1 a distance of 21.39 feet; thence N 32°21'44" E for 704.35 feet; thence N 03°40'22" E for 549.85 feet; thence N 33°20'00" E for 573.00 feet; thence N 38°50'00" E for 251.36 feet; thence N 34°41'34" E for 405.85 feet; thence S 75°15'00" E for 655.58 feet; thence S 34°15'00" E for 567.00 feet; thence N 70°00'00" E for 140.00 feet; thence N 33°02'52" E for 273.48 feet; thence N 02°20'00" W for 77.00 feet; thence N 63°00'00" E for 202.50 feet; thence S 86°11'18" E for 238.37 feet; thence N 26°10'00" E, a distance of 341.31 feet to the Point of Beginning; thence N 26°10'00" E, a distance of 123.69 feet; thence S 81°00'00" E, a distance of 115.00 feet; thence S 43°37'00" E, a distance of 239.11 feet; thence S 37°21'41" W, a distance of 15.36 feet to the point of curvature of a curve to the right, having a radius of 200.00 feet, a central angle of 41°33'24", a chord bearing of S 58°08'23" W, and a chord length of 141.90 feet; thence along the arc of said curve, an arc length of 143.06 feet to a point on a curve to the left, having a radius of 275.00 feet, a central angle of 12°16'47", a chord bearing of S 72°58'43" W, and a chord length of 58.83 feet; thence along the arc of said curve, an arc length of 58.94 feet to the end of said curve; thence N 22°56'13" E, a distance of 112.55 feet; thence N 67°03'47" W, a distance of 207.23 feet to the Point of Beginning.

Parcel contains 45080 square feet or 1.03 acres, more or less.

MONROE COUNTY
OFFICIAL RECORDS