

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF ISLAND WALK AND ISLAND WALK EAST HOMEOWNERS ASSOCIATION, INC.

WHEREAS, SUN STATE DEVELOPMENT CORP., A FLORIDA CORPORATION, JOHN R. BUDD AND
PHYLLIS BUDD, HIS WIFE, AND MARC L. BONEY, (HEREINAFTER COLLECTIVELY CALLED "DEVELOPER"),
IMPOSED CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS UNDER AN INSTRUMENT DATED
OCTOBER 19, 1988, RECORDED IN OFFICIAL RECORDS BOOK 2684, PAGES 0823-0835 AND AMENDED
COVENANTS, CONDITIONS AND RESTRICTIONS DATED DECEMBER 15, 1988, RECORDED IN OFFICIAL
RECORDS BOOK 2704, PAGE 2180, PUBLIC RECORDS OF POLK COUNTY FLORIDA, AND

WHEREAS, DEVELOPER OWNS 100 PERCENT OF THE LOTS AND HAS RESERVED THE RIGHT TO
AMEND THE COVENANTS AND RESTRICTIONS OF THE DECLARATION UNDER ARTICLE VII, SECTION 3.

NOW, THEREFORE, THE DEVELOPER HEREBY AMENDS THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AS FOLLOWS:

ARTICLE VIII

THE COMMON AREA MAY NOT BE MORTGAGED OR CONVEYED WITHOUT THE CONSENT OF 2/3
OF THE LOT OWNERS EXCLUDING THE DEVELOPER, PROVIDED HOWEVER, COMMON AREAS CANNOT BE
MORTGAGED OR CONVEYED WITHOUT THE DEVELOPERS CONENT SO LONG AS THE DEVELOPER IS A CLASS
B MEMBER.

ARTICLE IX

ANNEXATION OF ADDITIONAL PROPERTIES, DEDICATION OF COMMON AREA, AND AMENDMENT
OF THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL REQUIRE HUD/VA PRIOR
APPROVAL AS LONG AS THERE IS A CLASS B MEMBERSHIP.

ALL OTHER COVENANTS, CONDITIONS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND
EFFECT.

IN WITNESS WHEREOF, SUN STATE DEVELOPMENT CORP. HAS EXECUTED THIS AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THIS 15TH DAY OF FEBRUARY,
1989.

SIGNED IN THE PRESENCE OF:

SUN STATE DEVELOPMENT CORP.

M. G. Zedd
Camille Stephens
Camille Stephens

BY: Donald K. Stephens
DONALD K. STEPHENS, PRESIDENT
(CORPORATE SEAL)
John R. Budd
JOHN R. BUDD
Phyllis Budd
PHYLLIS BUDD
Marc L. Boney
MARC L. BONEY

THIS DOCUMENT PREPARED BY:
D. K. STEPHENS
SUN STATE DEVELOPMENT CORP.
4110 S. FLORIDA AVENUE
LAKELAND, FL 33813

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF
FEBRUARY, 1989 BY DONALD K. STEPHENS, PRESIDENT OF SUN STATE DEVELOPMENT CORP., A FLORIDA
CORPORATION, ON BEHALF OF THE CORPORATION.

(NOTARIAL SEAL)

M. G. Zedd
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large
My Commission Expires October 10, 1989
Bonded thru Agent's Notary Brokerage

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POLK OFF. REC. PAGE

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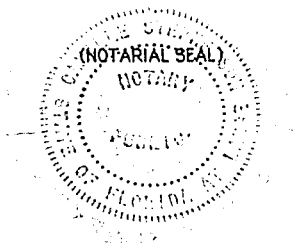
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R-4110 So. Florida Ave.
Lakeland, FL. 33813

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STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF
FEBRUARY, 1989 BY JOHN R. BUDD AND PHYLLIS BUDD, HIS WIFE.



Camille Stephenson

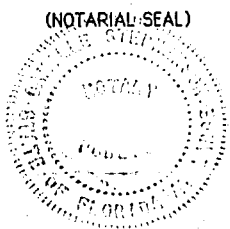
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires February 02, 1990

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF
FEBRUARY, 1989 BY MARC L. BONEY.



Camille Stephenson

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires February 02, 1990

DEPT 15 9.00
DEPT 91 1.50
1376 H
CHECKS 10.50
1668A

03/14/89

FILED, RECORDED AND
RECORD VERIFIED
E. D. "Bud" DIXON, Clk. & Cl.
POLK COUNTY, FLA.
BY [Signature] D.C.