

Prepared by and return to:  
Daniel J. Perka, Esq.  
14400 Covenant Way  
Lakewood Ranch, FL 34202

## FIRST AMENDMENT TO DECLARATION OF COVENANTS

This First Amendment to Declaration of Covenants, Conditions and Restrictions of Main Street at Lakewood Ranch (the "Amendment") is made this 16<sup>th</sup> day of June, 2015 by LWR MAIN STREET, LLC, a Florida limited liability company ("Declarant").

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions of Main Street at Lakewood Ranch dated February 14, 2004 that was recorded at Book 1993, Page 7507 of the Official Records of Manatee County, Florida, as supplemented (the "Declaration"); and

WHEREAS, Declarant wishes to amend the Declaration as provided in this Amendment; and

WHEREAS, Section 10.5 of the Declaration authorizes Declarant to amend the Declaration unilaterally, subject to the requirement of consent of the owner of any property that is the subject of such amendment; and

WHEREAS, THE WATERFRONT AT MAIN STREET LLC ("Waterfront"), the owner of Unit 5, has requested that Declarant terminate that certain Water Line Easement created under Section 4.11 of the Declaration because the development plans have changed and the water line will not be located within that area; and

WHEREAS, Waterfront has also requested that Declarant relocate the spur of the Access Easement (described in Declaration Exhibit B) that provides access to Unit 5; and

WHEREAS, LWR-LAKESHORE ASSOCIATES, LLC ("Lakeshore"), the owner of Unit 2, has requested that Declarant relocate the portions of the Access Easement that provide access to Unit 2; and

WHEREAS, Declarant is willing to make the modifications described above;

NOW, THEREFORE, Declarant hereby modifies the Declaration as follows:

1. The Water Line Easement created by Section 4.11 and described in Exhibit D attached to the Declaration is hereby terminated entirely.
2. The Access Easement legal description attached to the Declaration as Exhibit B is hereby deleted and in place of it is substituted the description attached to this Amendment.
3. Any capitalized terms used but not defined herein shall have the meanings ascribed to them in the Declaration.
4. The Declaration, as modified hereby, remains in full force and effect.

IN CONSIDERATION of the benefits to be received by each party as a result of the modifications described above, Declarant has caused this Amendment to be executed by its duly authorized representative and Waterfront and Residential have caused their duly authorized representatives to execute the Consents attached to this Amendment.

LWR MAIN STREET LLC  
By its sole Member,  
LWR-Town, LLC  
By its sole Member  
SMR Investment Properties, LLC  
By its sole Member  
Schroeder-Manatee Ranch, Inc.

By: [Signature]  
Rex E. Jensen, President

WITNESSES

[Signature]  
DANIEL J. PERKA

[Signature]  
Suzanne L. Fugate

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of JUNE, 2015 by Rex E. Jensen, as President of Schroeder-Manatee Ranch, Inc., acting as sole Member of SMR Investment Properties, LLC, as sole Member of LWR-Town, LLC, as sole Member of LWR Main Street LLC, as the act of the company. He is personally known to me or has produced a valid driver's license as identification.

[Signature]  
Notary Public



CONSENT

The undersigned owner of Unit 2 hereby consents to the execution of this Amendment.

LWR-LAKESHORE ASSOCIATES, LLC  
a Florida limited liability company  
By: REALCO SARASOTA PARTNERS II, LLC,  
a Florida limited liability company, as its manager  
By: REALCO FLORIDA LIMITED COMPANY,  
a Florida limited liability company, as its manager

By: Lawrence Pearce  
Lawrence Pearce, as its Manager

WITNESSES

James Harris  
Melody D. Allen

STATE OF ~~FLORIDA~~ Virginia  
~~COUNTY OF~~ Alexandria  
City

The foregoing instrument was acknowledged before me this 14th day of June, 2015  
by Lawrence Pearce as Manager of Realco Florida Limited Company, as Manager of Realco  
Sarasota Partners II, LLC, as Manager of LWR-Lakeshore Associates, LLC, as the act of the  
company. He is personally known to me or has produced a valid driver's license as  
identification.

Arlene L. Clark  
Notary Public

ARLENE L. CLARK  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #274440  
My Commission Expires Nov. 30, 2015

CONSENT

The undersigned owner of Unit 5 hereby consents to the execution of this Amendment.

THE WATERFRONT AT MAIN STREET LLC

WITNESSES

By its sole Member,  
Towne Realty, Inc.

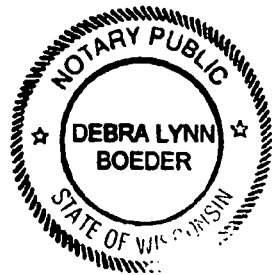
By: *Mark S. Madigan*  
Mark S. Madigan  
Its: Vice President

*Jana Cederholm*  
*Kathleen M. Ciardini*  
Kathleen M. Ciardini

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

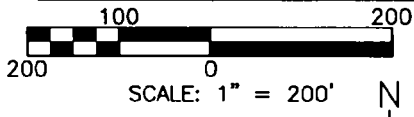
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 2015 by Mark S. Madigan, as Vice President of Towne Realty, Inc., as sole Member of The Waterfront at Main Street LLC, as the act of the company. He is personally known to me ~~or has produced a valid driver's license as identification.~~

*Debra Lynn Boeder*  
Notary Public Debra Lynn Boeder  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES 3/5/2017



SKETCH & DESCRIPTION

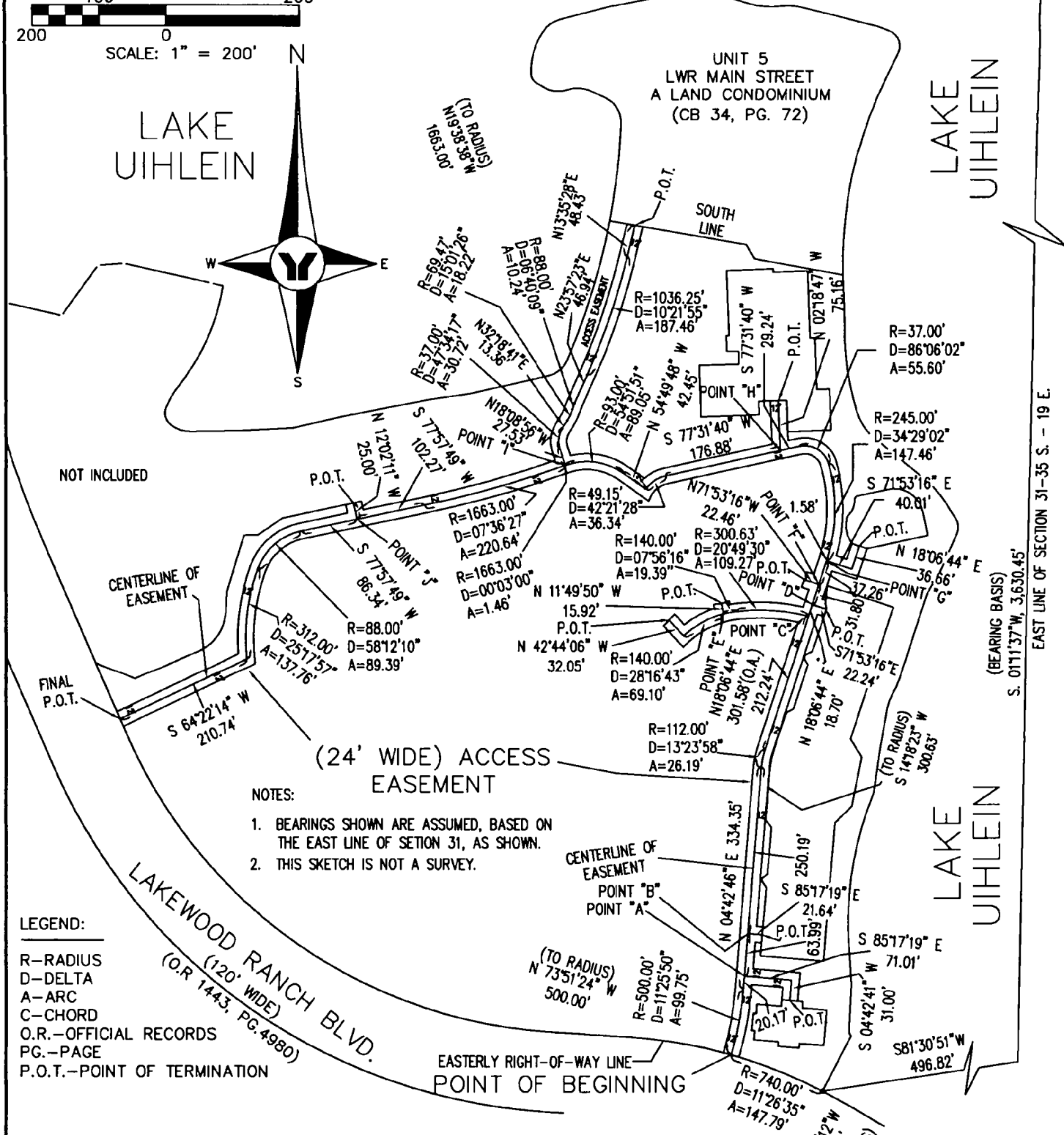
POINT OF COMMENCEMENT  
N.E. CORNER OF SECTION 31-35 S. - 19 E.



LAKE UIHLEIN

LAKE UIHLEIN

UNIT 5  
LWR MAIN STREET  
A LAND CONDOMINIUM  
(CB 34, PG. 72)



NOT INCLUDED

CENTERLINE OF EASEMENT

FINAL P.O.T.

(24' WIDE) ACCESS EASEMENT

NOTES:

1. BEARINGS SHOWN ARE ASSUMED, BASED ON THE EAST LINE OF SETION 31, AS SHOWN.
2. THIS SKETCH IS NOT A SURVEY.

LEGEND:

- R-RADIUS
- D-DELTA
- A-ARC
- C-CHORD
- O.R.-OFFICIAL RECORDS
- PG.-PAGE
- P.O.T.-POINT OF TERMINATION

LAKEWOOD RANCH BLVD.  
(120' WIDE)  
(O.R. 1443, PG.4980)

EASTERLY RIGHT-OF-WAY LINE  
POINT OF BEGINNING

LAKE UIHLEIN

EAST LINE OF SECTION 31-35 S. - 19 E.  
(BEARING BASIS)  
S. 0111'37"W, 3,630.45'

BY	DATE	Q.C.	DESCRIPTION
P.L.	05/19/15	WEB	REVISE ACCESS EASEMENT TO UNIT 5 PER SMR REQUEST
P.L.	04/20/15	WEB	REVISE ACCESS EASEMENT TO NEW UNIT 2 BOUNDARY
R.L.W.	08/09/05	D.R.H.	REVISE ACCESS EASEMENT TO UNIT 7

BY	DATE	Q.C.	DESCRIPTION
R.L.W.	07/26/05	D.R.H.	REVISE ACCESS EASEMENT TO BUILDING "T" (7-15-05)
R.L.W.	04/13/05	D.R.H.	REVISE ACCESS EASEMENT TO BUILDING "T"
R.L.W.	04/13/05	D.R.H.	REVISE CURVE INFORMATION WEST OF POINT "E"
R.L.W.	03/17/05	D.R.H.	REVISE SKETCH & DESC. PER BUILDING CHANGES
P.L.	01/24/05	D.R.H.	REVISE SKETCH & DESC. PER BOUNDARY CHANGE
P.L.	11/03/04	D.R.H.	SKETCH & DESCRIPTION (JOB No. 00730144-06)

George F. Young, Inc.

ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE ARCHITECTURE • PLANNING • SURVEYING  
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JOB No. 00730144-06  
SHEET 1 OF 2

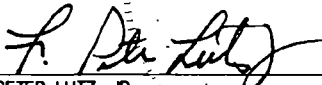
DESCRIPTION

A (24' WIDE) NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS LYING IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S.01°11'37"W., ALONG THE EAST LINE OF SAID SECTION 31, 3,630.45 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 31, RUN S.81°30'51"W., 496.82 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LAKEWOOD RANCH BOULEVARD, (120.00 FEET WIDE), AS RECORDED IN OFFICIAL RECORD BOOK 1443, PAGE 4980 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN IN A NORTHWESTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALSO BEING THE ARC OF A CURVE, WHOSE CENTER BEARS S.27°28'12"W., A DISTANCE OF 740.00 FEET, HAVING A CENTRAL ANGLE OF 11°26'35", 147.79 FEET TO THE POINT OF BEGINNING; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND LYING 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; SAID POINT LYING ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N. 73°51'24"W, 500.00 FEET; THENCE, IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 11°25'50", 99.75 FEET TO THE POINT OF TANGENCY; THENCE N. 04°42'46"E, 20.17 FEET TO POINT "A"; THENCE S. 85°17'19"E, 71.01 FEET; THENCE S. 04°42'41"W, 31.00 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "A" AND CONTINUING ALONG SAID EASEMENT CENTERLINE, N. 04°42'46"E, 63.99 FEET TO POINT "B", THENCE S. 85°17'19"E, 21.64 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "B" AND CONTINUING ALONG SAID EASEMENT CENTERLINE, N. 04°42'46"E, 250.19 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 112.00 FEET AND A CENTRAL ANGLE OF 13°23'58", 26.19 FEET TO THE POINT OF TANGENCY; THENCE N. 18°06'44"E, 212.24 FEET TO POINT "C"; THENCE CONTINUE N 18°06'44" E, 18.70 FEET TO POINT "D"; THENCE S. 71°53'16"E, 22.24 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "C", SAID POINT LYING ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS: S. 14°18'23"W, 300.63 FEET; THENCE, IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.63 FEET AND A CENTRAL ANGLE OF 20°49'30", 109.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT; THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 07°56'16", 19.39 FEET TO POINT "E"; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 28°16'43", 69.10 FEET; THENCE, LEAVING THE ARC OF SAID CURVE N. 42°44'06"W, 32.05 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "E" AND CONTINUING ALONG SAID EASEMENT CENTERLINE, N. 11°49'50"W, 15.92 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "D" AND CONTINUING ALONG SAID EASEMENT CENTERLINE, N. 18°06'44"E, 31.80 FEET TO POINT "F"; THENCE N. 71°53'16"W, 22.46 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "F" AND CONTINUING ALONG THE CENTERLINE OF SAID EASEMENT, N. 18°06'44"E, 37.26 FEET TO POINT "G"; THENCE S71°53'16"E, 40.01 FEET; THENCE N18°06'44"E, 36.66 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "G" AND CONTINUING ALONG SAID EASEMENT CENTERLINE N18°06'44"E, 1.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE, IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 34°29'02", 147.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT; THENCE, IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 86°06'02", 55.60 FEET TO THE POINT OF TANGENCY; THENCE, CONTINUING ALONG SAID EASEMENT CENTERLINE, S. 77°31'40"W, 29.24 TO POINT H ; THENCE, CONTINUING ALONG SAID EASEMENT CENTERLINE, N. 02°18'47"W, 75.16 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "H" AND CONTINUING ALONG SAID EASEMENT CENTERLINE, S. 77°31'40"W, 176.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 49.15 FEET AND A CENTRAL ANGLE OF 42°21'28", 36.34 FEET; THENCE, LEAVING SAID CURVE, N. 54°49'48"W, 42.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE, IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 54°51'51", 89.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1663.00 FEET AND A CENTRAL ANGLE OF 00°03'00", 1.46 FEET TO POINT "I"; THENCE, LEAVING SAID CURVE AND CONTINUING ALONG SAID EASEMENT CENTERLINE, N. 18°08'56" W, 27.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 47°34'17", 30.72 FEET TO A POINT OF TANGENCY; THENCE N. 32°18'41"E, 13.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 69.47 FEET AND A CENTRAL ANGLE OF 15°01'26", 18.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 06°40'09", 10.24 FEET TO THE POINT OF TANGENCY; THENCE N. 23°57'23" E, 46.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1036.25 FEET AND A CENTRAL ANGLE OF 10°21'55", 187.46 FEET TO THE POINT OF TANGENCY; THENCE N. 13°35'28" E, 48.43 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF UNIT 5, LWR MAIN STREET, A LAND CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 34, PAGE 72 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR A POINT OF TERMINATION; THENCE REBEGINNING AT SAID POINT "I", SAID POINT LYING ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N. 19°38'38" W, 1663.00 FEET; THENCE CONTINUE ALONG SAID EASEMENT CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 1663.00 FEET AND A CENTRAL ANGLE OF 07°36'27", 220.64 FEET TO THE POINT OF TANGENCY; THENCE S. 77°57'49"W, 102.27 FEET TO POINT "J"; THENCE N. 12°02'11"W, 25.00 FEET TO A POINT OF TERMINATION; THENCE REBEGINNING AT POINT "J" AND CONTINUING ALONG SAID EASEMENT CENTERLINE S. 77°57'49"W, 86.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 58°12'10", 89.39 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT; THENCE, IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 312.00 FEET AND A CENTRAL ANGLE OF 25°17'57", 137.76 FEET; THENCE, LEAVING SAID CURVE, S. 64°22'14"W, 210.74 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SAID LAKEWOOD RANCH BOULEVARD FOR A POINT OF FINAL TERMINATION OF THE CENTERLINE OF SAID EASEMENT.

THE SIDE LINES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO MEET ANY BOUNDARY OR RIGHT-OF-WAY LINE THAT THE CENTERLINE MAY INTERSECT.

GEORGE F. YOUNG, INC.  
(L.B. No. 021)  
10540 PORTAL CROSSING, #105  
BRADENTON, FLORIDA 34211

  
F. PETER LUTZ, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE No. 5506

NOTE : THIS SKETCH IS NOT A SURVEY.