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SEMINOLE CO. FL.

This Instrument Prepared By and  
Should Be Returned To:

Harold L. Downing, Esquire, of  
TATICH, DOWNING,  
& SHIRLEY

(P)

Post Office Drawer 7540  
Suite 200  
601 South Lake Destiny Road  
Maitland, Florida 32794-7540  
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CLERK OF CIRCUIT COURT  
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**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR THE GLADES ON SYLVAN LAKE**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE  
GLADES ON SYLVAN LAKE (the "Declaration") is made this 27 day of October, 1995, by  
CENTEX REAL ESTATE CORPORATION, a Nevada corporation, whose address is 151  
Southhall Lane, Suite 230, Maitland, Florida 32751 ("Declarant").

**RECITALS:**

- A. Declarant owns the Property located in Seminole County, Florida and described on Exhibit "A" attached hereto.
- B. Declarant intends to develop the Property as a residential community to be known as "The Glades on Sylvan Lake" and to be comprised of building lots, streets, sidewalks, street lights and a Surface Water Management System, for the benefit of the residents of The Glades on Sylvan Lake.
- C. Declarant desires to preserve and enhance the values and quality of life in The Glades on Sylvan Lake and the health, safety and welfare of the residents thereof, and to provide for the maintenance of certain areas and improvements which benefit the community.
- D. Declarant has incorporated a non-profit corporation to which will be conveyed title to certain property, and to which will be delegated the powers of and responsibility for maintaining and administering certain property and improvements, administering and enforcing this Declaration, and collecting and disbursing the monies derived from the assessments hereafter levied.

NOW, THEREFORE, Declarant declares that the Property is and shall be improved, held, transferred and occupied subject to this Declaration.