

**SEVENTH AMENDED SUPPLEMENTAL DECLARATION
OF RESTRICTIVE COVENANTS
FOR ALAQUA**

This Seventh Amended Supplemental Declaration of Restrictive Covenants ("Declaration") is made and entered into this 8th day of APRIL, 2008, by Steel Curtain of Central Florida, LLC ("Developer") and Alaqua Property Owner's Association, Inc. ("Association").

WITNESSETH:

WHEREAS, Steel Curtain of Central Florida, LLC is the successor Developer to Alaqua, a Florida Joint Venture ("AFJV"), and the successor to all development rights of AFJV and the owner of certain property legally described in accordance with Exhibit "A" attached hereto ("Additional Lands"), which property is contiguous to the Alaqua Subdivision;

WHEREAS, Developer imposed certain restrictive covenants on real property located in Seminole County, Florida by that certain Declaration of Restrictive Covenants for Alaqua, recorded in Official Records Book 1692, Page 1631, of the Public Records of Seminole County, Florida;

WHEREAS, the Association recorded an original Seventh Amendment to Declaration of Restrictive Covenants for Alaqua on June 30, 2003, in the Public Records of Seminole County, Florida, but this original Seventh Amendment to Declaration of Restrictive Covenants for Alaqua was declared null and void by the Circuit Court for the Eighteenth Judicial Circuit in and for Seminole County, Florida in a Summary Final Judgment, signed on December 22, 2003, as found in Case No. 03-CA-1324-16-L;

WHEREAS, Developer is re-platting Tracts "E", "F" and "G" of Alaqua Phase III, as platted in Plat Book 42, pages 1 through 8 and a portion of Tract "A" of Alaqua Phase II as platted in Plat Book 38, pages 27-29, public records of Seminole County Florida, which is known and hereinafter referred to as "Reserve At Alaqua Country Club", a residential subdivision located in Seminole County, Florida and includes eight (8) additional residential lots ("Lots"), a country club ("Clubhouse") and various common areas;

MARVANA NURSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 07174 Pgs 668 - 674 (7pgs)
FILE NUM 2009044119
RECORDED 04/27/2008 02:34:14 PM
RECORDING FEES 61.00
RECORDED BY B Harford



@ Moran Kidd Lyons Ltd

WHEREAS, Developer reserved the right, from time to time, in its discretion, to cause additional lands to become subject to the Declaration and to modify or add to the covenants established by the Declaration as to additional lands made subject to the Declaration, and Developer has in the past extended the Declaration to include certain additional property in the Alaqua Subdivision, and subjected said property to the Restrictive Covenants for Alaqua;

WHEREAS, Developer, pursuant to the provisions of Article II of the Declaration, wishes to extend the scheme of the covenants and restrictions of the Declaration to the Reserve At Alaqua Country Club; and

WHEREAS, Developer wishes to modify or add to the covenants established by the Declaration to annex the Additional Lands described in Exhibit "A" and subject said property to the terms and provisions of the Declaration.

NOW, THEREFORE, Developer hereby declares the following:

1. The real property in the Reserve At Alaqua Country Club as described in Exhibit "A" shall be held, sold and conveyed subject to the restrictions, covenants and conditions contained in the Declaration, as modified herein, which are for the purpose of protecting the value and desirability and which should run with the land of the Reserve At Alaqua Country Club and all the Properties (as defined in the Declaration) and which shall be binding on all parties having any right, title or interest in the Properties or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

2. The old private road/drive named "Players Point", running from the south westerly line of Alaqua Drive (a private road) servicing the existing county club, located within Tract "F" of Alaqua Phase III as platted in Plat Book 42, pages 1-8 of the Public Records of Seminole County Florida shall be vacated by this Seventh Amended Supplemental Declaration of Restrictive Covenants and the recording of the re-plat of the Reserve At Alaqua Country Club. The Association hereby relinquishes all right, title, interest, easement for maintenance or easement for ingress and egress (together referred to as "interests") over the old "Players Point" road/drive, if any such interests ever existed, by joining in and ratifying this Declaration.

3. The Association acknowledges and agrees that a new private road/drive called "Players Point" will service the Reserve At Alaqua Country Club and connect with Alaqua



Drive. The Developer hereby dedicates this new "Players Point" to the Association. The Association will be responsible for the care and maintenance of this new "Players Point" and any appurtenant common structures or infrastructure in the same manner that it maintains all private roads in the Alaqua Subdivision. The Association further acknowledges and agrees that it shall maintain the common areas located in the Reserve At Alaqua Country Club in the same manner that it maintains all common areas of the Alaqua subdivision.

4. The owners of the Lots, members of the Country Club, guests and invitees, shall have permanent and perpetual rights of ingress and egress over the roads and common areas of the Reserve at Alaqua Country Club.

5. All residential lots shall be subject to all rules and regulations and the provisions of the original Declaration and the First, Second, Third, Fourth, Fifth, and Sixth Supplemental Declarations, including an obligation to the Association dues and other obligations of the Association documents.

6. The Clubhouse is not a part of the lands being dedicated by the Declaration.

IN WITNESS WHEREOF, the Developer, Steel Curtain of Central Florida, LLC, and the Association have caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Kim Demanche
Kim Demanche
Angela H
Angela Harms

Steel Curtain of Central Florida, LLC

By [Signature]
Print Name: John H. Rivarone
As its: MANAGING MEMBER



STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN K. RITENOUR, as managing member for Steel Curtain of Central Florida, LLC, who acknowledged executing the foregoing Seventh Supplemental Declaration of Restrictive Covenants for Alaqua in the presence of two subscribing witnesses for the purpose therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 8TH day of April, 2008.

(SEAL) CAROL MUSSELWHITE
Notary Public, State of Florida
My comm. exp. May 10, 2010
Comm. No. DD 521539

Carol Musselwhite
Notary Public - State of Florida
My Commission Expires:

IN WITNESS WHEREOF, the Developer, Steel Curtain of Central Florida, LLC, and the Association have caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Alaqua Property Owner's Association, Inc.

Kim Demancke
Kim Demancke
Argela Harm Argela Harm

By [Signature]
Print Name: John K. Ritenour
As its: President

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN K. RITENOUR, as president of Alaqua Property Owner's Association, Inc. who acknowledged executing the foregoing Seventh Supplemental Declaration of Restrictive Covenants for Alaqua in the presence of two subscribing witnesses for the purpose therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 8TH day of April, 2008.

(SEAL) CAROL MUSSELWHITE
Notary Public, State of Florida
My comm. exp. May 10, 2010
Comm. No. DD 521539

Carol Musselwhite
Notary Public - State of Florida
My Commission Expires:



EXHIBIT "A"

LEGAL DESCRIPTION
THE RESERVE AT ALAQUA COUNTRY CLUB
(LOTS 1 THRU 8 and TRACTS D, E and F)

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT F, ALAQUA PHASE III, AS RECORDED IN PLAT BOOK 42, PAGES 1 - 8, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, RUN S36°14'07"E, ALONG THE NORTHERLY LINE OF SAID TRACT "F", A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S53°45'53"W, A DISTANCE OF 155.31 FEET FOR A POINT OF BEGINNING; THENCE S36°14'07"E, A DISTANCE OF 298.32 FEET; THENCE S53°45'53"W, A DISTANCE OF 147.37 FEET; THENCE S09°12'22"E, A DISTANCE OF 168.97 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "F", OF THE AFORESAID PLAT OF ALAQUA PHASE III; THENCE RUN ALONG THE SOUTHERLY LINE OF TRACT "F" AND TRACT "G", ALAQUA PHASE III THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE N87°30'22"W, A DISTANCE OF 80.86 FEET; THENCE S56°45'58"W, A DISTANCE OF 174.09 FEET; THENCE S31°11'31"W, A DISTANCE OF 175.48 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN N39°55'27"W, A DISTANCE OF 55.02 FEET; THENCE S50°04'33"W, A DISTANCE OF 207.21 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID TRACT "G"; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE N60°10'44"W, A DISTANCE OF 16.29 FEET; THENCE N21°41'01"W, A DISTANCE OF 75.42 FEET; THENCE N01°02'27"E, A DISTANCE OF 86.57 FEET; THENCE N46°31'46"W, A DISTANCE OF 46.06 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN N15°38'57"W, A DISTANCE OF 186.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "G"; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "G" AND THE WESTERLY LINE OF TRACT "F" OF THE AFORESAID ALAQUA PHASE III FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; THENCE N07°31'48"E, A DISTANCE OF 70.77 FEET; THENCE N36°58'09"W, A DISTANCE OF 64.03 FEET; THENCE N00°49'04"E, A DISTANCE OF 72.56 FEET; THENCE N02°19'12"W, A DISTANCE OF 56.71 FEET; THENCE N17°27'18"E, A DISTANCE OF 93.38 FEET; THENCE N80°42'08"E, A DISTANCE OF 70.23 FEET; THENCE N48°27'16"E, A DISTANCE OF 156.21 FEET; THENCE DEPARTING THE WESTERLY LINE OF SAID TRACT "F", RUN S39°55'27"E, A DISTANCE OF 75.25 FEET; THENCE S79°57'29"E, A DISTANCE OF 185.59 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 15°29'26" AND A RADIUS OF 175.00 FEET; THENCE FROM A TANGENT BEARING OF S14°29'28"W, RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 51°04'31" AND A RADIUS OF 125.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.43 FEET TO THE POINT OF TANGENCY; THENCE S50°04'33"W, A DISTANCE OF 202.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 51°19'04" AND A RADIUS OF 25.00 FEET; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 282°38'08" AND A RADIUS OF 55.00 FEET; THENCE



RUN WESTERLY, SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 271.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 51°19'04" AND A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.39 FEET TO THE POINT OF TANGENCY; THENCE N50°04'33"E, A DISTANCE OF 202.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 51°04'31" AND A RADIUS OF 175.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 54°45'51" AND A RADIUS OF 125.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.48 FEET TO THE POINT OF TANGENCY; THENCE N53°45'53"E, A DISTANCE OF 50.59 FEET TO THE POINT OF BEGINNING.

AND ALSO

A PORTION OF TRACTS "E" AND "F", ALAQUA PHASE III, AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 8, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT "F", ALAQUA PHASE III, AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 8, PUBLIC RECORDS OF SEMINOLE COUNTY, RUN S36°14'07"E, ALONG THE NORTHERLY LINE OF SAID TRACT "F" A DISTANCE OF 55.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S36°14'07"E, ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF TRACT "E" OF SAID ALAQUA PHASE III, A DISTANCE OF 217.57 FEET; THENCE DEPARTING THE NORTHERLY LINE OF SAID TRACT "E", RUN S61°12'42"W, A DISTANCE OF 12.86 FEET; THENCE S32°16'32"W, A DISTANCE OF 69.92 FEET; THENCE S17°31'28"W, A DISTANCE OF 96.09 FEET; THENCE N36°14'07"W, A DISTANCE OF 298.32 FEET; THENCE N53°45'53"E, A DISTANCE OF 155.31 FEET TO THE POINT OF BEGINNING.

AND ALSO

A PORTION OF TRACTS "F" AND "G", ALAQUA PHASE III, AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 8, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT "F", ALAQUA PHASE III, AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 8, PUBLIC RECORDS OF SEMINOLE COUNTY, THENCE RUN S36°14'07"E, ALONG THE NORTHERLY LINE OF SAID TRACT "F", A DISTANCE OF 5.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S36°14'07"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING FROM SAID NORTHERLY LINE, RUN S53°45'53"W, A DISTANCE OF 205.90 FEET TO THE POINT OF CURVATURE OF A



CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 54°45'51" AND A RADIUS OF 125.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 51°04'31" AND A RADIUS OF 175.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.00 FEET TO THE POINT OF TANGENCY; THENCE S50°04'33"W, A DISTANCE OF 202.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 51°19'04" AND A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 282°38'08" AND A RADIUS OF 55.00 FEET; THENCE RUN SOUTHWESTERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 271.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 51°19'04" AND A RADIUS OF 25.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.39 FEET TO THE POINT OF TANGENCY; THENCE N50°04'33"E, A DISTANCE OF 202.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 51°04'31" AND A RADIUS OF 125.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 54°45'51" AND A RADIUS OF 175.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 167.27 FEET TO THE POINT OF TANGENCY; THENCE N53°45'53"E, A DISTANCE OF 205.90 FEET TO THE POINT OF BEGINNING.

AND ALSO

A PORTION OF TRACTS "A" AND "G", ALAQUA PHASE III, AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 8, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHWEST CORNER OF LOT 10, ALAQUA PHASE II, AS RECORDED IN PLAT BOOK 38, PAGES 27 THROUGH 29, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, RUN S20°56'51"E, ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 245.45 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN N60°38'28"W, A DISTANCE OF 185.40 FEET; THENCE N60°10'44"W, A DISTANCE OF 127.63 FEET; THENCE N50°04'33"E, A DISTANCE OF 207.21 FEET; THENCE S39°55'27"E, A DISTANCE OF 55.02 FEET TO A POINT ON THE WESTERLY LINE OF LOT 11 OF THE AFORESAID ALAQUA PHASE II; THENCE S31°11'31"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 18.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.64 ACRES MORE OR LESS.

