

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07954 Pgs 1473 - 1475; (3pgs)
CLERK'S # 2013015572
RECORDED 01/31/2013 02:29:48 PM
RECORDING FEES 27.00
RECORDED BY J Eckenroth(all)

This Instrument Prepared By
And Return To:

R. Travis Rentz
Clark, Albaugh & Rentz, L.L.P.
700 West Morse Blvd.
Suite 101
Winter Park, Florida 32789

AMENDMENT/PARTIAL RELEASE TO ACCESS EASEMENT AGREEMENT

THIS AMENDMENT/PARTIAL RELEASE TO ACCESS EASEMENT is executed this 29 day of January, 2013, by ALAQUA PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Association"), whose address is 2180 West SR 434, Suite 5000, Longwood, Florida 32779, and ALAQUA GROUP, LLLP, a Florida limited liability limited partnership ("Alaqua Group"), successor by merger to Alaqua Mortgage Company, a Florida corporation, whose address is 1855 W. State Road 434, Longwood, Florida 32779 (collectively, the "**Parties**").

WHEREAS, the Parties entered into that certain Access Easement Agreement dated August 11, 2004, recorded in Official Records Book 5444, Page 1589, of the Public Records of Seminole County, Florida ("**Access Easement**").

WHEREAS, the expressed intent of the Access Easement was to grant to the Association an easement for ingress/egress over and across real property owned by Alaqua Group as described in the Access Easement ("**Alaqua Group Property**") in order to allow the Association to maintain certain golf course ponds located on the Alaqua Group Property.

WHEREAS, simultaneously herewith Alaqua Group is conveying a portion of the Alaqua Group Property that is encumbered by the Access Easement and identified on Exhibit "A" attached hereto and incorporated herein (the "**Released Lands**") to Steel Curtain of Central Florida, L.L.C., a Florida limited liability company.

WHEREAS, the Parties desire to amend the Access Easement to remove and release the Released Lands from the lands encumbered by the Access Easement.

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby amend the Access Easement to remove and release the Released Lands from the encumbrance and the operation and effect of the Access Easement.

IN WITNESS WHEREOF, the Parties have caused these presents to be executed in its name and affixed its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

ALAQUA PROPERTY OWNERS ASSOCIATION, INC.

Carol Musselwhite
Print Name: CAROL MUSSELWHITE

BY: [Signature]
John K. Ritenour, President

[Signature]
Print Name: G.A. Tatum

Signed, sealed and delivered in the presence of:

ALAQUA GROUP, LLLP

Carol Musselwhite
Print Name: CAROL MUSSELWHITE

BY: Alaqua Management, LLC, a Florida liability company, its general partner

[Signature]
Print Name: G.A. Tatum

BY: [Signature]
John K. Ritenour, Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 29th day of January, 2013, by John K. Ritenour, as President of Alaqua Property Owners Association, Inc., a Florida not-for-profit corporation, and as Manager of Alaqua Management, LLC, a Florida limited liability company as general partner of Alaqua Group, LLLP, a Florida limited liability limited partnership, who is personally known to me and duly sworn, acknowledged that as such officers, and pursuant to authority from the aforementioned entities, he executed the foregoing instrument and affixed the corporate seal for and on behalf of said entities, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Carol Musselwhite
Notary Public, State of Florida

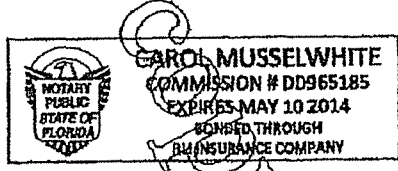


EXHIBIT "A"

Real Property

Lots 1 through 44, inclusive, and Tracts A, F, G and H, **RESERVE AT ALAQUA**, according to the Plat there of as recorded in Plat Book 77, Pages 11 through 15, inclusive, of the Public Records of Seminole County, Florida.

This is not a certified copy

WRITTEN CONSENT
BY THE BOARD OF DIRECTORS
OF
ALAQUA PROPERTY OWNERS ASSOCIATION, INC.

Effective as of January 24, 2013, the undersigned, constituting all of the members of the Board of Directors of ALAQUA PROPERTY OWNERS ASSOCIATION, INC, a Florida non-profit corporation (the "Association"), pursuant to the applicable provisions of Florida Law hereby consents to and takes the following action and adopts and approves the following resolutions as if the same had been done at a meeting of the Directors duly called and held:

WHEREAS, the Association desires to convey its interest in certain real property identified on Exhibit "A" ("Real Property") attached hereto to Steel Curtain of Central Florida, LLC, a Florida limited liability company ("Steel Curtain"), pursuant to that certain Agreement for the Sale and Purchase (Reserve at Alaquá) with an effective date of March 13, 2012, as amended by that certain First, Second, Third, and Fourth Amendment (the "Transaction").

WHEREAS, the undersigned has reviewed copies of all of the Transaction documents including without limitation, all documents, deeds, easements, license agreements, contracts, instruments, affidavits, closing statements, and other writings requested by either Steel Curtain or Standard Pacific of Florida ("Standard Pacific") with respect to the Transaction (collectively, the "Transaction Documents") that bind the Association and the Transaction parties.

WHEREAS, the Association believes it to be in the best interest of the Association to enter into and consummate the Transaction and to carry out the obligations set forth in the Transaction Documents, in addition to ratifying certain actions previously taken by the Association and the Officers. The Transaction will not result in the Association conveying all of substantially all of the Association's assets.

WHEREAS, the Association believes it is receiving adequate consideration for the conveyance of the Real Property in the form of the following: (i) the development of Association common area into 44 single-family lots which will mean 44 new members of the Association paying \$3200 per year in annual assessments; (ii) Steel Curtain's agreement to install recreational improvements on the new Tract "A", which will be conveyed to the Association by Standard Pacific; and (iii) the future conveyance by Standard Pacific of the common area tracts depicted on the Reserve at Alaquá plat.

NOW THEREFORE BE IT RESOLVED that John K. Ritenour, as the President of the Association (the "Authorized Officer") is hereby authorized on behalf of and in the name of the Association, to execute the Transaction Documents, in addition to, negotiate and finalize, amend and/or modify such Transaction Documents to the extent he deems reasonably appropriate and such determination shall be conclusively evidenced by his respective signature on any Transaction Document.

FURTHER RESOLVED, that all agreements entered into, actions taken, and all decisions and statements made by the Authorized Officer through the date hereof with respect to or in connection with the Association and the Transaction, is hereby ratified, confirmed, and approved in all respects, provided such agreements entered into, actions taken or decisions or statements made were in good faith and believed to be in the best interest of the Association.

FURTHER RESOLVED, that the Authorized Officer be, and is hereby, authorized to do and perform such acts and things and to execute and deliver such other instruments and documents required by or in connection with the Transaction Documents, and to take such other steps as may be necessary to perform and comply therewith, and to consummate the transactions contemplated thereby.


FURTHER RESOLVED, that the authority conferred on the Authorized Officer by these resolutions shall remain in full force and effect until written action of revocation by further resolution of the Board of Directors of the Association.

FURTHER RESOLVED, that, the undersigned believe that the undersigned have complied with all provisions of the Association's By Laws and Articles of Incorporation and to the extent the Association's By Laws or Articles of Incorporation conflicts with or restricts this written consent, the By Laws and Articles of Incorporation shall be deemed amended to conform to this written consent.


FURTHER RESOLVED, that for purposes of executing this Consent, a copy signed and transmitted by facsimile or other form of electronic transmission is to be treated as an original. The signature of any party thereon, for purposes hereof, is to be considered as an original signature, and the copy transmitted is to be considered to have the same binding effect as an original signature on an original consent. At the request of any Officer, any copy transmitted by facsimile, telecopy or other form of electronic transmission must be executed in original form. No party may raise the fact that any signature was transmitted through the use of a facsimile or other form of electronic transmission as a defense to the enforcement of this Consent.

IN WITNESS WHEREOF, the undersigned Board of Directors of the Association have executed this Consent effective as of the Effective Date first above written.

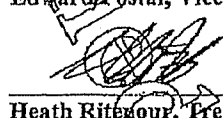
BOARD OF DIRECTORS:



John K. Ritenour, President



Edward Postal, Vice President



Heath Ritenour, Treasure/Secretary

EXHIBIT "A"

LOTS 1 THROUGH 44, INCLUSIVE AND TRACTS A, F, G, AND H, AS SHOWN ON THAT CERTAIN PLAT "RESERVE AT ALAQUA" RECORDED IN PLAT BOOK 77, PAGES 11 THROUGH 15, INCLUSIVE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

This is not a certified copy