

MARYANNE MORSE, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
BK 08141 Pgs 1815 - 1824; (10pgs)  
CLERK'S # 2013130608  
RECORDED 10/10/2013 02:03:16 PM  
RECORDING FEES 86.50  
RECORDED BY H DeVore

This instrument prepared by and  
after recording return to:

Paul "J.J." Johnson, Jr., Esq.  
Akerman Senterfitt  
420 South Orange Avenue, Suite 1200  
Orlando, Florida 32801

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**COVENTRY SUPPLEMENT  
TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS  
AND RESTRICTIONS FOR HEATHROW**

**THIS COVENTRY SUPPLEMENT TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HEATHROW** (this "Supplemental Declaration") is made as of the Effective Date (as that term is defined below), by **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation ("Owner"), and **HEATHROW MASTER ASSOCIATION, INC.**, a Florida corporation not-for-profit ("Master Association").

**RECITALS:**

**WHEREAS**, Master Association is the homeowners association responsible for governance of the Committed Property under that certain Master Declaration of Protective Covenants and Restrictions for Heathrow, recorded in Official Records Book 4651, Page 598, of the Public Records of Seminole County, Florida, as amended and supplemented (collectively, the "Declaration") (unless otherwise defined, capitalized terms used above or herein shall have the meanings ascribed to them in the Declaration);

**WHEREAS**, Owner is the fee simple owner of that certain real property described in the Plat for Coventry recorded at Plat Book ~~77~~ Page ~~70~~ of the Public Records of Seminole County, Florida, as also described on Exhibit "A" attached hereto and incorporated herein which is being developed as a single family neighborhood ("Coventry");

**WHEREAS**, Owner desires to add Coventry as a Committed Property under and subject to the terms of the Declaration;

**WHEREAS**, Article II of the Declaration provides that the Master Association may approve additional properties to be added to the Committed Property; and

**WHEREAS**, the Board of Directors of the Master Association is in agreement with, and has authority to approve the addition of Coventry to the Committed Property.

**NOW, THEREFORE**, Master Association and Owner, their successors in interest and assigns, by the execution and recording of this Supplement to the Master Declaration of Protective Covenants for Heathrow in the Public Records of Seminole County, Florida, do hereby declare that the Declaration is hereby amended, modified and supplemented as follows:

1. Recitals. The recitals set forth above are incorporated herein by this reference as if the same were fully set forth herein.

2. Committed Property. Effective as of the date on which this Supplemental Declaration is recorded in the Public Records of Seminole County, Florida (the "Effective Date"), the Declaration is hereby supplemented to extend the effect and encumbrance of the Declaration to Coventry as a Committed Property. Commencing as of the Effective Date, Coventry shall be held, transferred, sold, conveyed, improved, and occupied subject to the covenants, conditions, restrictions, easements, and liens set forth in the Declaration and in this Supplemental Declaration. The annexation of Coventry is made pursuant to Article II, Section 2.1 of the Declaration, and also extends the jurisdiction of the Master Association to Coventry.

3. Neighborhood. The property in that certain plat for Coventry recorded at Plat Book ~~77~~, Page ~~78~~ of the Public Records of Seminole County, Florida, and shown as Exhibit "A" attached hereto and known as Coventry shall constitute a new Neighborhood to be named and known as "Coventry" and that property also shall be governed by the Neighborhood Association known as the "Heathrow Lakes Maintenance Association, Inc.", a Florida corporation not-for-profit. The maximum number of Units that may be developed in Coventry is seventy-five (75).

4. Effect of this Supplemental Declaration. Except as modified by this Supplemental Declaration, the Declaration remains unmodified, and in full force and effect. In the event of any inconsistency or conflict between the terms of this Supplemental Declaration and the terms of the Declaration, the terms of this Supplemental Declaration shall control only as necessary to resolve any such inconsistency or conflict.

[Signatures follow]

IN WITNESS WHEREOF, Owner has executed this Supplemental Declaration as of the date hereof.

Signed, sealed and delivered in the presence of:

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

Print Name: Chris Tree  
Print Name: Justin Campbell

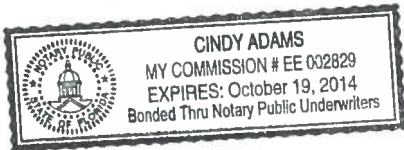
By: [Signature]  
Name: GREGORY CLARK  
Title: VP  
DATED: 7/26/13

STATE OF Florida )  
COUNTY OF Orange )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July 2013 by Gregory Clark, the VP of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of said entity. He/She (check appropriate box)  is personally known to me or  has produced his/her State of \_\_\_\_\_ driver's license as identification.

[Signature]  
Name: \_\_\_\_\_  
Title: Notary Public  
My Commission Expires: \_\_\_\_\_

(NOTARY SEAL OR STAMP)



Signed, sealed and delivered in the presence of:

**HEATHROW MASTER ASSOCIATION, INC.,**  
a Florida corporation not-for-profit

Deanna Sims  
Print Name: DEANNA SIMS

G. Blaine Darrah III  
Print Name: G. BLAINE DARRAH III

By: [Signature]  
Name: John B. McKee

Title: President

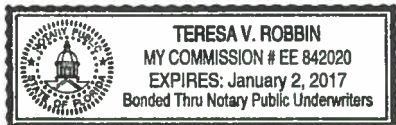
DATED: 7-25-13

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 25 day of July, 2013 by John B. McKee, the PRESIDENT of Heathrow Master Association, Inc., a Florida corporation not-for-profit, on behalf of said entity. He/She (check appropriate box) [] is personally known to me or [] has produced his/her State of \_\_\_\_\_ driver's license as identification.

Teresa V. Robbin  
Name: TERESA V. ROBBIN  
Title: Notary Public  
My Commission Expires: 1/2/2017

(NOTARY SEAL OR STAMP)

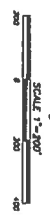




LOCATED IN SECTION 1 TOWNSHIP 20 SOUTH RANGE 29 EAST  
 AS RECORDED IN PLAT BOOK 1 PAGE 9, AND TRACT C HEATHROW BOULEVARD EXTENSION PHASE 2  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE  
 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

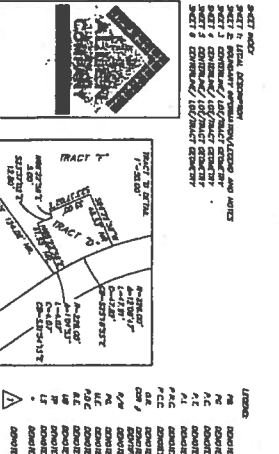
COVENANT

SHEET 2 OF 8  
 PLAT 71  
 PAGE 71

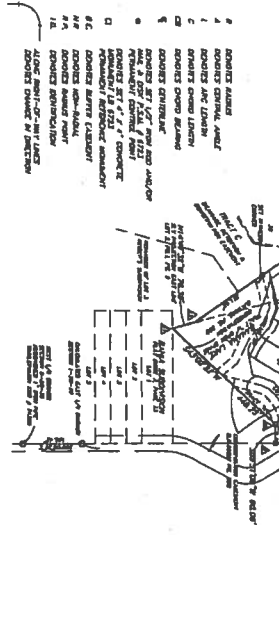


DEFINITIONS

- 1) ALL UNIMPROVED LANDS, UNIMPROVED AND IMPROVED, ON THE NORTH EAST CORNER OF LOT 1 OF TRACT A, SEMINOLE COUNTY, FLORIDA, SHALL BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 2) UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 3) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 4) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 5) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 6) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 7) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 8) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 9) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 10) ALL UNIMPROVED ACCESS ROADS TO BE CONSIDERED TO BE PART OF THE TRACT A, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 35 PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



- LEGEND
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FOR COPIES OF THIS PLAT, CONTACT:

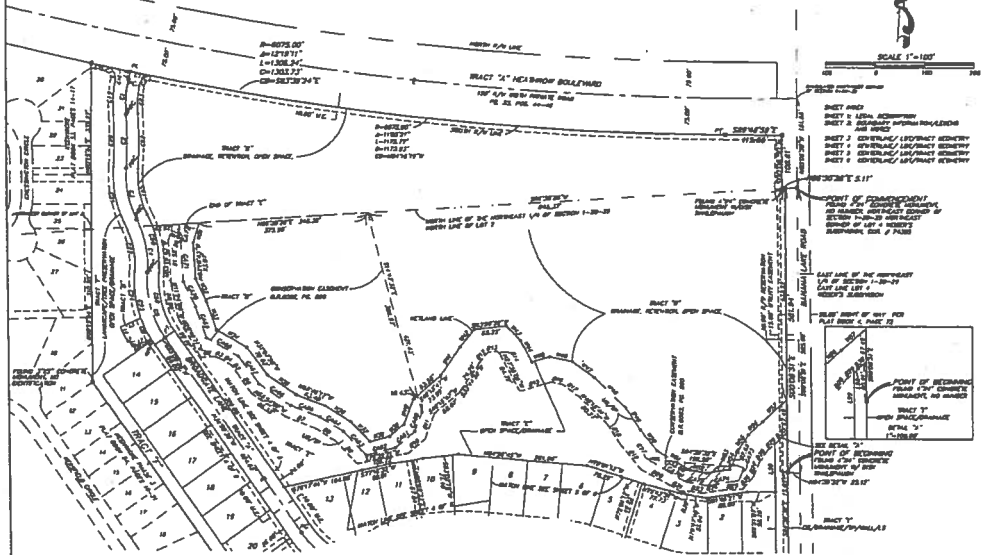
NAME	ADDRESS	PHONE
...	...	...

NOTICE TO CONTRACTORS AND OTHERS: This plat is subject to the provisions of the Florida Statutes, Chapter 173, and the rules of the Florida Board of Professional Engineers, Architects, and Surveyors. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

# COVENTRY

SHEET 3 OF 8 PLAT BOOK 77 PAGE 72

LOCATED IN SECTION 1 TOWNSHIP 20 SOUTH, RANGE 29 EAST  
 RESURFACING A PORTION OF LOTS 1, 2 AND 4, WESSERTS SUBDIVISION ACCORDING TO THE PLAT THEREOF  
 AS RECORDED IN PLAT BOOK 1, PAGE 8, AND TRACT "C" HEATHROW BOULEVARD EXTENSION PHASE 2  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 44 THROUGH 46 OF THE  
 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



SCALE 1"=100'

POINT OF COMMENCEMENT  
 BEING THE CORNER OF SECTION 1-20-29  
 BEING THE CORNER OF SECTION 1-20-29  
 BEING THE CORNER OF SECTION 1-20-29

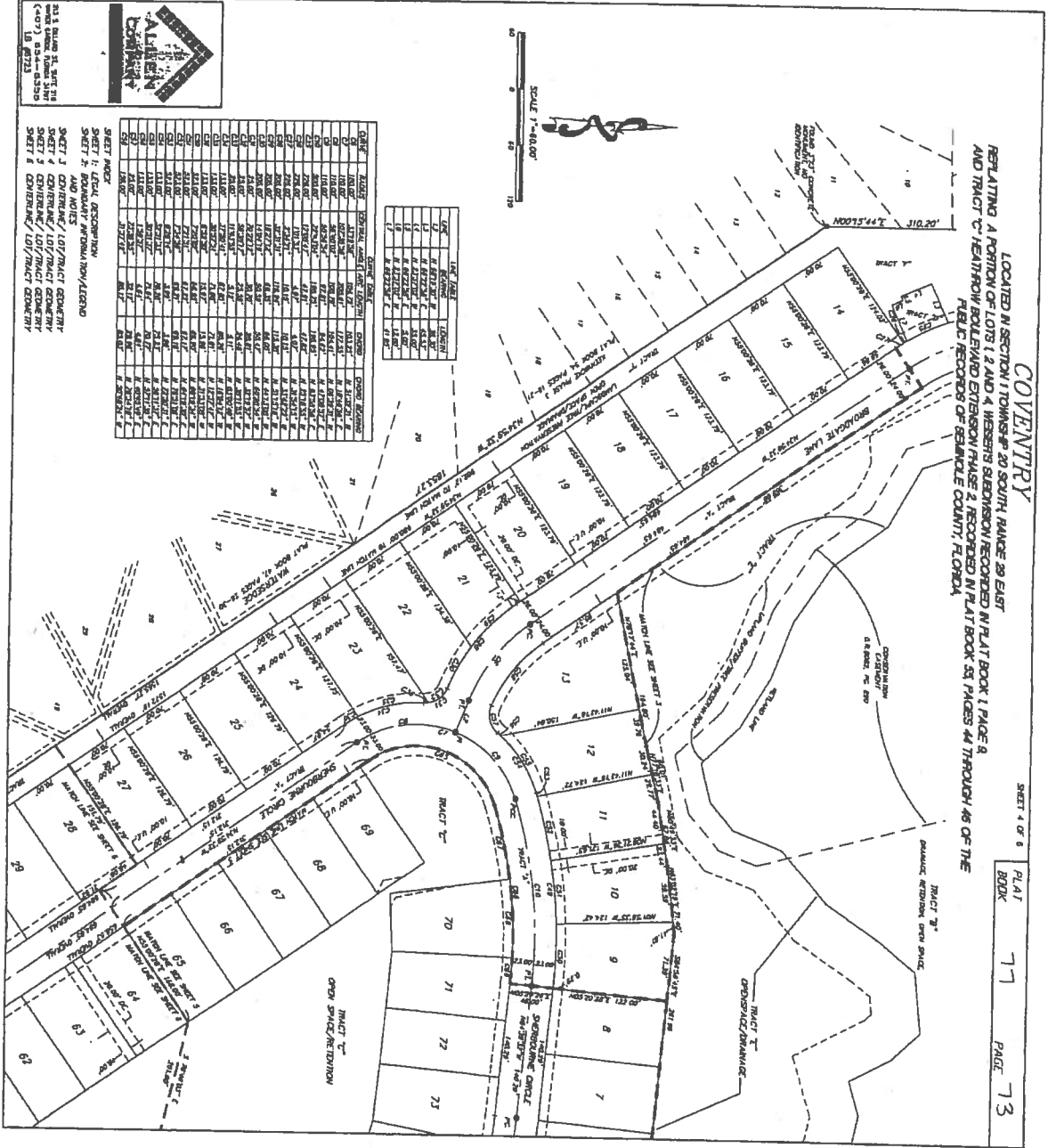
POINT OF BEGINNING  
 BEING THE CORNER OF SECTION 1-20-29  
 BEING THE CORNER OF SECTION 1-20-29

LOT	AREA	PERMITS	REMARKS	LOT	AREA	PERMITS	REMARKS
1	0.12	100	RESURFACING	11	0.12	100	RESURFACING
2	0.12	100	RESURFACING	12	0.12	100	RESURFACING
3	0.12	100	RESURFACING	13	0.12	100	RESURFACING
4	0.12	100	RESURFACING	14	0.12	100	RESURFACING
5	0.12	100	RESURFACING	15	0.12	100	RESURFACING
6	0.12	100	RESURFACING	16	0.12	100	RESURFACING
7	0.12	100	RESURFACING	17	0.12	100	RESURFACING
8	0.12	100	RESURFACING	18	0.12	100	RESURFACING
9	0.12	100	RESURFACING	19	0.12	100	RESURFACING
10	0.12	100	RESURFACING	20	0.12	100	RESURFACING



LOCATED IN SECTION 11 TOWNSHIP 28 SOUTH RANGE 29 EAST  
 REFLECTING A PORTION OF LOTS 12 AND 4, WESLEY'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 8  
 AND TRACT 'C' EASTHORN HOLLOW AND EXTENSION PHASE 2 RECORDED IN PLAT BOOK 53 PAGES 44 THROUGH 46 OF THE  
 FIELD RECORDS OF SEMINOLE COUNTY, FLORIDA

SHEET 4 OF 8  
 PLAT 77  
 PAGE 73





# COVENTRY

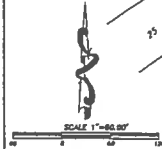
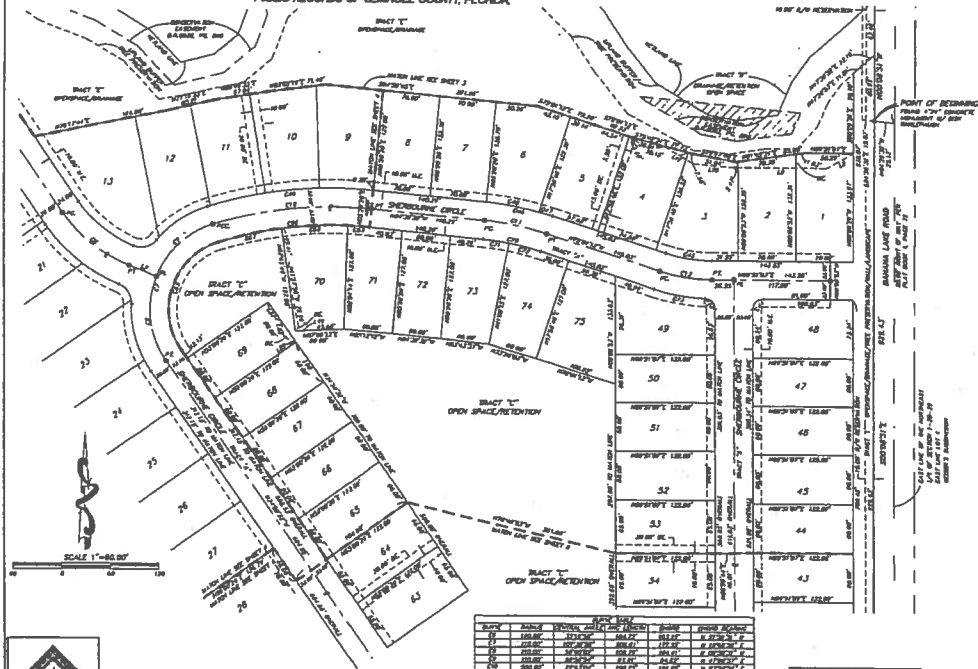
SHEET 5 OF 4

PLAT BOOK

77

PAGE 74

LOCATED IN SECTION 1 TOWNSHIP 30 SOUTH RANGE 25 EAST  
 REPLATTING A PORTION OF LOTS 1, 2 AND 4, WEBBER'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 8,  
 AND TRACT "C" HEATHROW BOULEVARD EXTENSION PHASE 2, RECORDED IN PLAT BOOK 33, PAGES 44 THROUGH 48 OF THE  
 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



**ALLEN COMPANY**

111 S. PALM BL. AVE. #10  
 SUITE 2000 PALM BEACH, FL 33480  
 (407) 833-8833  
 18 89723

- SHEET INDEX**
- SHEET 1: LEGAL DESCRIPTION
  - SHEET 2: BOUNDARY INFORMATION/LEGEND AND NOTES
  - SHEET 3: CENTERLINE / LOT/TRACT GEOMETRY
  - SHEET 4: CENTERLINE / LOT/TRACT GEOMETRY
  - SHEET 5: CENTERLINE / LOT/TRACT GEOMETRY
  - SHEET 6: CENTERLINE / LOT/TRACT GEOMETRY

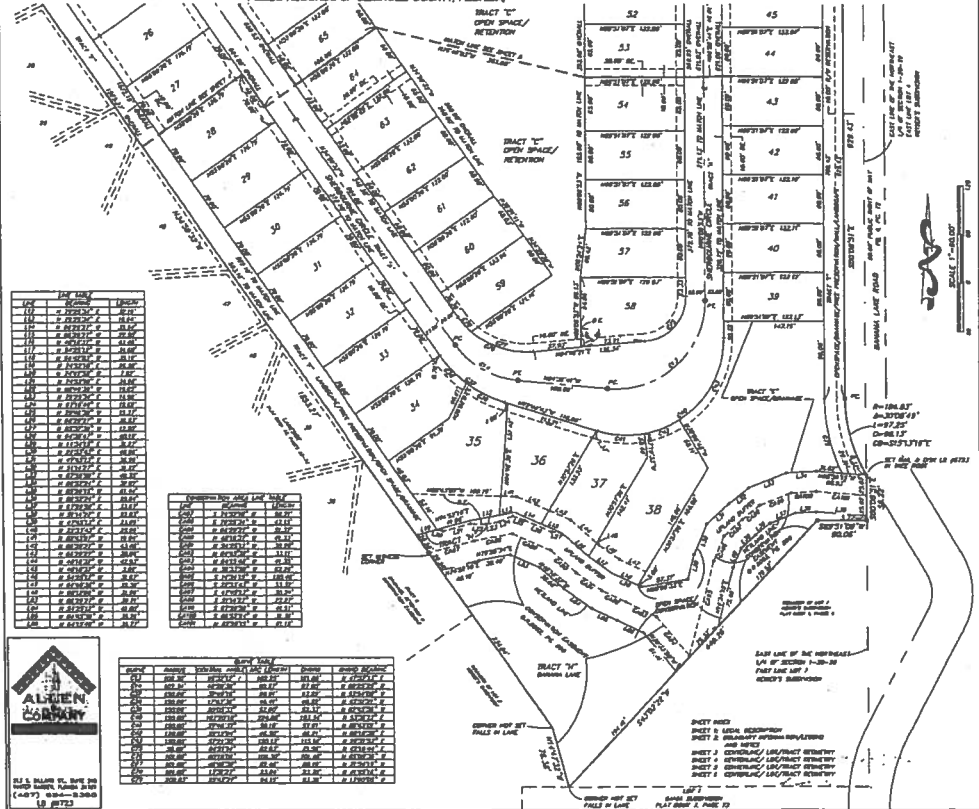
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3	100.00	100.00	0.0000	100.00	0.0000	100.00	0.0000
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73	100.00	100.00	0.0000	100.00	0.0000	100.00	0.0000
74	100.00	100.00	0.0000	100.00	0.0000	100.00	0.0000

TRACT	AREA	PERCENT	ACRES
1	100.00	100.00	0.0000
2	100.00	100.00	0.0000
3	100.00	100.00	0.0000
4	100.00	100.00	0.0000
5	100.00	100.00	0.0000
6	100.00	100.00	0.0000
7	100.00	100.00	0.0000
8	100.00	100.00	0.0000
9	100.00	100.00	0.0000
10	100.00	100.00	0.0000
11	100.00	100.00	0.0000
12	100.00	100.00	0.0000
13	100.00	100.00	0.0000
14	100.00	100.00	0.0000
15	100.00	100.00	0.0000
16	100.00	100.00	0.0000
17	100.00	100.00	0.0000
18	100.00	100.00	0.0000
19	100.00	100.00	0.0000
20	100.00	100.00	0.0000
21	100.00	100.00	0.0000
22	100.00	100.00	0.0000
23	100.00	100.00	0.0000
24	100.00	100.00	0.0000
25	100.00	100.00	0.0000
26	100.00	100.00	0.0000
27	100.00	100.00	0.0000
28	100.00	100.00	0.0000
29	100.00	100.00	0.0000
30	100.00	100.00	0.0000
31	100.00	100.00	0.0000
32	100.00	100.00	0.0000
33	100.00	100.00	0.0000
34	100.00	100.00	0.0000
35	100.00	100.00	0.0000
36	100.00	100.00	0.0000
37	100.00	100.00	0.0000
38	100.00	100.00	0.0000
39	100.00	100.00	0.0000
40	100.00	100.00	0.0000
41	100.00	100.00	0.0000
42	100.00	100.00	0.0000
43	100.00	100.00	0.0000
44	100.00	100.00	0.0000
45	100.00	100.00	0.0000
46	100.00	100.00	0.0000
47	100.00	100.00	0.0000
48	100.00	100.00	0.0000
49	100.00	100.00	0.0000
50	100.00	100.00	0.0000
51	100.00	100.00	0.0000
52	100.00	100.00	0.0000
53	100.00	100.00	0.0000
54	100.00	100.00	0.0000
55	100.00	100.00	0.0000
56	100.00	100.00	0.0000
57	100.00	100.00	0.0000
58	100.00	100.00	0.0000
59	100.00	100.00	0.0000
60	100.00	100.00	0.0000
61	100.00	100.00	0.0000
62	100.00	100.00	0.0000
63	100.00	100.00	0.0000
64	100.00	100.00	0.0000
65	100.00	100.00	0.0000
66	100.00	100.00	0.0000
67	100.00	100.00	0.0000
68	100.00	100.00	0.0000
69	100.00	100.00	0.0000
70	100.00	100.00	0.0000
71	100.00	100.00	0.0000
72	100.00	100.00	0.0000
73	100.00	100.00	0.0000
74	100.00	100.00	0.0000

# COVENTRY

SHEET 6 OF 8 PLAT BOOK 77 PAGE 75

LOCATED IN SECTION 1 TOWNSHIP 20 SOUTH RANGE 20 EAST  
 REFLATTING A PORTION OF LOTS 1, 8 AND 4, WEISSER'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 9,  
 AND TRACT "C" HEATHROW BOULEVARD EXTENSION PHASE 2, RECORDED IN PLAT BOOK 55, PAGES 44 THROUGH 48 OF THE  
 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



LOT	AREA	PERCENT	DATE
1	0.0000	0.00%	01/01/00
2	0.0000	0.00%	01/01/00
3	0.0000	0.00%	01/01/00
4	0.0000	0.00%	01/01/00
5	0.0000	0.00%	01/01/00
6	0.0000	0.00%	01/01/00
7	0.0000	0.00%	01/01/00
8	0.0000	0.00%	01/01/00
9	0.0000	0.00%	01/01/00
10	0.0000	0.00%	01/01/00
11	0.0000	0.00%	01/01/00
12	0.0000	0.00%	01/01/00
13	0.0000	0.00%	01/01/00
14	0.0000	0.00%	01/01/00
15	0.0000	0.00%	01/01/00
16	0.0000	0.00%	01/01/00
17	0.0000	0.00%	01/01/00
18	0.0000	0.00%	01/01/00
19	0.0000	0.00%	01/01/00
20	0.0000	0.00%	01/01/00
21	0.0000	0.00%	01/01/00
22	0.0000	0.00%	01/01/00
23	0.0000	0.00%	01/01/00
24	0.0000	0.00%	01/01/00
25	0.0000	0.00%	01/01/00
26	0.0000	0.00%	01/01/00
27	0.0000	0.00%	01/01/00
28	0.0000	0.00%	01/01/00
29	0.0000	0.00%	01/01/00
30	0.0000	0.00%	01/01/00
31	0.0000	0.00%	01/01/00
32	0.0000	0.00%	01/01/00
33	0.0000	0.00%	01/01/00
34	0.0000	0.00%	01/01/00
35	0.0000	0.00%	01/01/00
36	0.0000	0.00%	01/01/00
37	0.0000	0.00%	01/01/00
38	0.0000	0.00%	01/01/00
39	0.0000	0.00%	01/01/00
40	0.0000	0.00%	01/01/00
41	0.0000	0.00%	01/01/00
42	0.0000	0.00%	01/01/00
43	0.0000	0.00%	01/01/00
44	0.0000	0.00%	01/01/00
45	0.0000	0.00%	01/01/00
46	0.0000	0.00%	01/01/00
47	0.0000	0.00%	01/01/00
48	0.0000	0.00%	01/01/00
49	0.0000	0.00%	01/01/00
50	0.0000	0.00%	01/01/00
51	0.0000	0.00%	01/01/00
52	0.0000	0.00%	01/01/00
53	0.0000	0.00%	01/01/00
54	0.0000	0.00%	01/01/00
55	0.0000	0.00%	01/01/00
56	0.0000	0.00%	01/01/00
57	0.0000	0.00%	01/01/00
58	0.0000	0.00%	01/01/00

LOT	AREA	PERCENT	DATE
1	0.0000	0.00%	01/01/00
2	0.0000	0.00%	01/01/00
3	0.0000	0.00%	01/01/00
4	0.0000	0.00%	01/01/00
5	0.0000	0.00%	01/01/00
6	0.0000	0.00%	01/01/00
7	0.0000	0.00%	01/01/00
8	0.0000	0.00%	01/01/00
9	0.0000	0.00%	01/01/00
10	0.0000	0.00%	01/01/00
11	0.0000	0.00%	01/01/00
12	0.0000	0.00%	01/01/00
13	0.0000	0.00%	01/01/00
14	0.0000	0.00%	01/01/00
15	0.0000	0.00%	01/01/00
16	0.0000	0.00%	01/01/00
17	0.0000	0.00%	01/01/00
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31	0.0000	0.00%	01/01/00
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40	0.0000	0.00%	01/01/00
41	0.0000	0.00%	01/01/00
42	0.0000	0.00%	01/01/00
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58	0.0000	0.00%	01/01/00



LOT	AREA	PERCENT	DATE
1	0.0000	0.00%	01/01/00
2	0.0000	0.00%	01/01/00
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56	0.0000	0.00%	01/01/00
57	0.0000	0.00%	01/01/00
58	0.0000	0.00%	01/01/00

TRACT "A" OPEN SPACE/RETENTION  
 TRACT "B" OPEN SPACE/RETENTION  
 TRACT "C" OPEN SPACE/RETENTION

