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INSTRUMENT # 2000034082 6 PGS
2000 MAR 20 03:03 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#021362

SECOND AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
for
THE WOODLANDS VILLAS AT RIVENDELL

THIS SECOND AMENDMENT is made by RIVENDELL JOINT VENTURE, a Florida general partnership (hereinafter the "Declarant"), for itself and its successors, grantees and assigns.

WHEREAS, Declarant has previously executed and placed on record the Declaration of Covenants, Conditions and Restrictions for The Woodlands Villas at Rivendell, dated May 28, 1999, and recorded in Official Records Instrument #1999083949, Public Records of Sarasota County, Florida, as amended (the "Declaration"); and

WHEREAS, pursuant to Article 11, Paragraph 11.3 of the Declaration, additional property from the Total Neighborhood Lands may be added to the Committed Neighborhood Lands, as described in Exhibit "C" of the Declaration, by the Declarant's recordation in the Public Records of an Amendment to this Declaration; and

WHEREAS, the lands described in Exhibit "A" attached hereto are owned by Curtis H. Hood, as Trustee under Revocable Living Trust dated 9-7-84, and as amended 12-11-97, as to an undivided 1/2 interest, and Nancy L. Hood, as Trustee under Trust Agreement dated 9-7-84, and as amended and restated 12-11-97, as to an undivided 1/2 interest (together "the Hoods, as Trustees"); and the Hoods, as Trustees desire that Declarant subject or commit these lands to the Declaration as Committed Neighborhood Lands; and the Hoods, as Trustees will join in and consent to this Second Amendment to subject these lands to the Declaration; and

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WHEREAS, Rivenhome Corporation, a Florida corporation, is the Managing Partner or Managing Venturer of Rivendell Joint Venture according to the Joint Venture Agreement dated April 30, 1998, between Rivenhome Corporation and Brandywine Land Company, Ltd., a Florida limited partnership; and according to Article 3.1 of said Joint Venture Agreement, Rivenhome Corporation has the right, power and authority to execute this Second Amendment on behalf of Rivendell Joint Venture; and

WHEREAS, Rivendell Joint Venture now desires to amend and enlarge the Committed Neighborhood Lands by subjecting and committing to the Declaration the lands described in Exhibit "A" attached hereto.

NOW, THEREFORE, Declarant declares that the real property described in Exhibit "A" is hereby made subject to the operation and effect of the Declaration pursuant to Paragraph 11.3 thereof, and that this property shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges and liens set forth in said Declaration, as hereby and hereafter amended.

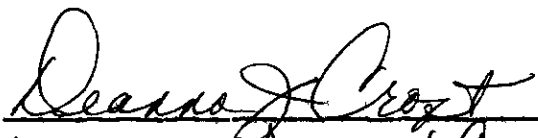
BY THIS SECOND AMENDMENT, the owners of the Lot described in Exhibit "A", upon the commencement of their obligation to pay the assessments described in the Declaration, shall also thereupon be immediately entitled to one (1) vote for this owned Lot, in all matters of The Woodlands Villas at Rivendell Association, Inc., and also shall be immediately entitled to all rights and subject to all obligations as an Owner or Member of The Woodlands Villas at Rivendell Association, Inc.

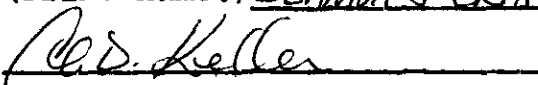
IN WITNESS WHEREOF, the Declarant has executed these presents this 8 day of March, 2000.

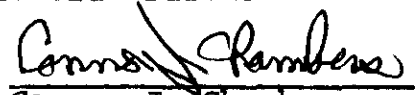
WITNESSES:

RIVENDELL JOINT VENTURE,
A Florida General Partnership

By: RIVENHOME CORPORATION,
A Florida Corporation
As General Partner


(Print name:) DEANNA J. CRAFT

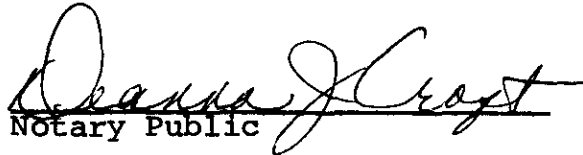

(Print name:) CHARSTED KELLER

By: 
Connor J. Chambers
President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 8 day of March, 2000, by Connor J. Chambers as President of RIVENHOME CORPORATION, a Florida corporation, as General Partner of RIVENDELL JOINT VENTURE, a Florida General Partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.


Notary Public

(Print Name:) _____

My Commission expires:



"OFFICIAL SEAL" (SEAL)
Deanna J. Craft
My Commission Expires 7/20/2001
Commission #CC 665102

JOINDER AND CONSENT
of Lot Owner to
SECOND AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
for
THE WOODLANDS VILLAS AT RIVENDELL

THE UNDERSIGNED, as the record title holders of Lot 48, Parcel "A", RIVENDELL, UNIT 2, as per the Plat thereof recorded in Plat Book 39, Pages 11-11G of the Public Records of Sarasota County, Florida, do hereby acknowledge, join in and consent to the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Villas at Rivendell, and the addition of the above Lot 48 to the Committed Neighborhood Lands of The Woodlands Villas at Rivendell.

IN WITNESS WHEREOF, the undersigned have caused this Joinder and Consent to be executed on the date(s) noted below.

WITNESSES:

CURTIS H. HOOD, as Trustee under Revocable Living Trust dated 9-7-84, and as amended 12-11-97, as to an undivided 1/2 interest

Rhonda D. Winton
(Print:) Rhonda D Winton

Curtis H. Hood 3/15/00
Curtis H. Hood DATE

Diana Powell
(Print:) Diana Powell

NANCY L. HOOD, as Trustee under Trust Agreement dated 9-7-84, and as amended and restated 12-11-97, as to an undivided 1/2 interest

Rhonda D. Winton
(Print:) Rhonda D Winton

Nancy L. Hood
Nancy L. Hood DATE

Diana Powell
(Print:) Diana Powell

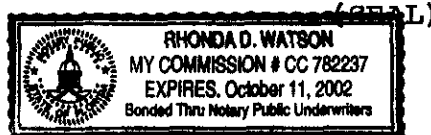
STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 15 day of March, 2000, by CURTIS H. HOOD, as Trustee under the Revocable Living Trust dated 9-7-84, and as amended 12-11-97, as to an undivided 1/2 interest in the above Lot 48. He is personally known to me or has produced _____ as identification.

Rhonda D. Watson
Notary Public

(Print Name:) Rhonda D. Watson

My Commission expires:



STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 15 day of March, 2000, by NANCY L. HOOD, as Trustee under Trust Agreement dated 9-7-84, and as amended and restated 12-11-97, as to an undivided 1/2 interest in the above Lot 48. She is personally known to me or has produced _____ as identification.

Rhonda D. Watson
Notary Public

(Print Name:) Rhonda D. Watson

My Commission expires:

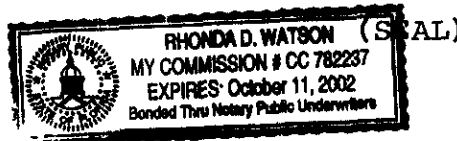


EXHIBIT "A"

LEGAL DESCRIPTION
of Additional
COMMITTED NEIGHBORHOOD LANDS

Lot 48, Parcel "A", RIVENDELL, UNIT 2, as per the Plat thereof recorded in Plat Book 39, Pages 11-11G, Public Records of Sarasota County, Florida.