

EXHIBIT "A"

FIRST AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR ADMIRAL POINTE

WHEREAS, on October 20, 1995, Rottlund Homes of Florida, Inc., as "Developer", recorded the Declaration of Covenants and Restrictions for Admiral Pointe ("Declaration") in Official Records Book 4962, Page 1860, of the Public Records of Orange County, Florida; and

WHEREAS, on March 12, 1999, Rottlund Homes of Florida, Inc., as "Developer", recorded the Supplemental Declaration of Covenants and Restrictions for Admiral Pointe in Official Records Book 5702, Page 1636 of the Public Records of Orange County, Florida; and

WHEREAS, pursuant to Article XIII, Section 5 of the Declaration, the Developer alone is permitted to amend the Declaration; and

WHEREAS, on March 29, 2000, Rottlund Homes of Florida, Inc., as "Developer" assigned Adams Homes of Northwest Florida, Inc. ("Successor Developer") all of the Developer's (as defined in the Declaration) rights and obligations (as such obligations may arise from the date of this Agreement forward) under the Declaration; and

WHEREAS, the Successor Developer is desirous of amending the Declaration as set forth herein.

NOW, THEREFORE, the Successor Developer hereby amends the Declaration as follows:

Article VII, Section 15 is amended as follows:

Section 15. Fences, Walls and Hedges. No fence, wall or other structure shall be erected on any Lot, except as originally installed by Developer or its affiliates or as approved by the Architectural Control Board. All fences must be a minimum height of forty-two (42") inches and a maximum height of sixty (60") inches. All fences must be behind the front wall line of the Unit. All fences must be aluminum ornamental fences substantially similar to the existing aluminum ornamental fences in Admiral Pointe, including but not limited to, sections, posts, gates and accessories of the fence. Fences may only be black or hunter green in color. All existing fences may be restored, repaired, or replaced to match their original condition at the expense of the homeowner(s). Requests for Architectural Control Board approval for restoration, repair and/or replacement of existing fences that abut more than one privately owned property shall be accompanied by executed letters of authorization from all homeowners upon whose property the subject existing fence abuts. Further, no hedge shall be planted except any approved by the Architectural Control Board. In considering any request for the approval of a hedge or other landscaping, the Architectural Control Board shall give due consideration to the possibility of same obstructing the view from any adjoining Lot or Common Area and may condition its approval on the hedge or other landscaping being kept to a specific height by the Association.

No fence, wall or hedge shall be installed so as to obstruct any pedestrian, landscaping or similar easement over any Lot.

