

FIRST AMENDMENT
TO
DECLARATION OF COVENANTS
AND RESTRICTIONS FOR
SILVERCREST LAKE ESTATES

LUXCOM II, INC., a Florida corporation, hereinafter referred to as "Developer" or "Declarant", and the Silvercrest Lake Estates Homeowner Association, Inc., do hereby declare as follows:

Declarant, joined by the Silvercrest Lake Estates Homeowner's Association, Inc., hereby issue their First Amendment to the Declaration of Covenants and Restrictions for SILVERCREST LAKE ESTATES, recorded in Official Records Book 18871 at Pages 2394 et seq., to reflect the following changes:

1. Under Exhibit "A" of the above identified Declaration, is a reference to a "Parcel II" that was to be acquired by the Declarant and made subject to this Declaration. As the Declarant is no longer purchasing said "Parcel II", the Declarant hereby deletes the provisions of this Declaration and excludes any reference thereto and waives any attempt to apply the conditions and responsibilities of the above recorded Declaration as and to said Parcel II. As such, this Declaration is of no further force and effect in regards to the property described in said "Parcel II" from the date of execution of this Amendment. Parcel II is hereby more particularly described in Exhibit "Z", which is attached hereto and incorporated herein by reference.

2. As Parcel II will no longer be under the jurisdiction of the Declaration hereinabove identified, the reference in the proposed Initial Annual Budget for the Silvercrest Lake Estates Homeowner's Association, which indicates that there will be one hundred sixty-two (162) lots and/or homes within the Association, is hereby amended to reflect the new state of affairs such that there will only be eighty-one (81) lots. The proposed Operating Budget for the Association shall be amended shortly to reflect that there will now only be eighty-one (81) lots within the Association and it is anticipated that the monthly maintenance charge shall remain the same for the time being.

3. This First Amendment was adopted at a duly called meeting of the Board of Directors of the Association and by the affirmation vote of over seventy-five (75%) percent of the lot owners on March 1st, 2000.

4. In all other respects, the Declaration of Covenants and Restrictions for Silvercrest Lake Estates, recorded on November 19th, 2000, recorded in Official Records Book 18871, Pages 2394 et seq., shall remain in full force and effect.

Signed in the presence of:

Olga L. Molina
Name: Olga L. Molina

Isis Garcia
Name: Isis Garcia
Olga L. Molina
Name: Olga L. Molina

Isis Garcia
Name: Isis Garcia

LUXCOM II, INC.
a Florida Corporation

By: [Signature]
Oscar Barbara, President

SILVERCREST LAKE ESTATES
HOMEOWNERS ASSOCIATION, INC.
A Florida corporation

By: [Signature]
Oscar Barbara, President

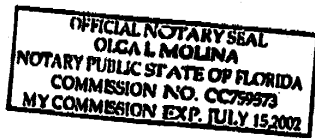
STATE OF FLORIDA)
)SS
COUNTY OF DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 17th day of March, 2000, by Oscar Barbara, President of Luxcom II, Inc., a Florida corporation, on behalf of and with full authority and at the direction of the Corporation; did affix thereto the official seal of said corporation. He is personally known to me or has produced driver's license as identification and did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal at Miami, Dade County, Florida, this 17th day of March, 2000

Olga L. Molina

Name: Olga L. Molina
Notary Public State of Florida
My commission expires:



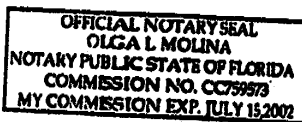
STATE OF FLORIDA)
)SS
COUNTY OF DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 17th day of March, 2000, by Oscar Barbara, President of Silvercrest Homeowner's Association, Inc., a Florida corporation, on behalf of and with full authority and at the direction of the Corporation; did affix thereto the official seal of said corporation. He is personally known to me or has produced driver's license as identification and did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal at Miami, Dade County, Florida, this 17 day of March, 2000

Olga L. Molina

Name: Olga L. Molina
Notary Public State of Florida
My commission expires:



INSTRUMENT PREPARED BY
Sidney Z Brode, Esq.
7270 NW 12th Street, PH-1
Miami, Florida 33126
RECORD AND RETURN TO
Same as Above

FORMS 12/99/0001/0001/0001/0001/0001/0001/0001/0001/0001/0001

A portion of Tracts 50 through 61, "FLORIDA TRAIL LANDS COMPANY'S SUBDIVISION" of Section 15, Township 57 South, Range 40 East, according to the plat thereof as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida, being more particularly described as follows:

Begin at the intersection of the North line of "ROYAL OAKS OFFICE PARK SECTION TWO", according to the plat thereof, recorded in Plat Book 145 at Page 32 of the Public Records of Dade County, Florida, with the West line of the Southeast 1 of Section 15; thence run North 2 degrees 14 minutes 22 seconds West along the West line of the Southeast 1 of Section 15, for 940.04 feet; thence South 09 degrees 33 minutes 06 seconds East, along a line parallel with and 935.10 feet South of, as measured at right angles to, the South line of "FOURTH ADDITION TO ROYAL OAKS", according to the plat thereof recorded in Plat Book 131 at Page 53, of the Public Records of Dade County, Florida, for 1209.06 feet to a point 30 feet West of the East line of the aforesaid Tract 61, said point lying in the Westerly Right-of-Way line of N. W. 79th Avenue; thence South 2 degrees 15 minutes 40 seconds East, along said Westerly Right-of-Way line of N. W. 79th Avenue, for 093.7 feet to the most northerly corner of Tract A, of "ROYAL OAKS OFFICE PARK SECTION ONE", according to the plat thereof, recorded in Plat Book 143 at Page 93, of the Public Records of Dade County, Florida; thence South 43 degrees 57 minutes 09 seconds West along the Northwesterly boundary of said Tract A for 49.60 feet; thence North 09 degrees 50 minutes 01 seconds West along a line parallel with and 4.10 feet North of the North line of said "ROYAL OAKS OFFICE PARK SECTION ONE" for 207.29 feet; thence South 0 degrees 09 minutes 59 seconds West, at right angles to the last described course, for 4.10 feet; thence North 09 degrees 50 minutes 01 seconds West, along the North lines of the aforesaid "ROYAL OAKS OFFICE PARK SECTION ONE" and "ROYAL OAKS OFFICE PARK SECTION TWO", for 965.70 feet to the Point of Beginning, lying and being in Dade County, Florida.

**FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR
SILVERCREST LAKE ESTATES**

RECORDED IN OFFICIAL RECORDS DIVISION
OF DADE COUNTY, FLORIDA
RECORD VERIFIED:
HARVEY RUVIN
CLERK CIRCUIT COURT