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Prepared by and return to:  
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Inst:201460022504 Date:7/18/2014 Time:1:48 PM  
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## AMENDMENT TO DECLARATIONS OF RESTRICTIONS

**THIS AMENDMENT TO DECLARATIONS OF RESTRICTIONS** (the "Amendment") is made as of this 15<sup>th</sup> day of July, 2014, by THE VILLAGES OF LAKE-SUMTER, INC. ("Developer") whose address is 1020 Lake Sumter Landing, The Villages, Florida 32162.

### RECITALS

A. The Villages of Lake-Sumter, Inc. ("Developer") is the developer of those residential subdivisions described in the attached *Exhibit "A"* (each, a "Subdivision" and collectively, the "Subdivisions").

B. Developer executed and recorded a separate Declaration of Restrictions in connection with each Subdivision, which, among other things, contains use restrictions affecting Owner's uses of their Homes and Homesites (each Declaration of Restrictions affecting every Subdivision is also described in the attached *Exhibit "A"*, and is referred to herein each as a "Declaration" and collectively, the "Declarations").

C. Every Declaration contains the following provision (the "Landscape Clause"):

"In an effort to protect limited natural resources, all Homesites shall remain finished with the same quantity and style of water-conservative, drought-tolerant sod and landscape as originally provided by the Developer. Notwithstanding, Owners are encouraged to and may add landscape that is more water-conservative and drought-tolerant than originally provided, however, any such alterations to areas visible from roadways or golf courses must receive prior written approval from Developer."

D. Developer did not intend for the Landscape Clause to prevent Owners from making improvements to their Homesites if the construction, installation, and maintenance of such improvements was all performed in accordance with the other restrictions set forth in the application Declaration, however, Developer has been notified that the Landscape Clause, when strictly interpreted, may entirely prevent the construction of all such improvements.

E. Therefore, at this time, pursuant to the rights reserved by Developer in each Declaration to amend the Declarations, and in order to clarify the Developer's intent with respect to the Landscape Clause, Developer hereby amends all of the Declarations as follows:

**NOW THEREFORE**, the Recitals set forth above are hereby incorporated herein by reference, and the Declarations are all hereby amended as follows:

1. **Amendment to Landscape Clause.** The Landscape Clause, as it appears in each Declaration, is hereby amended and restated as follows:

"In an effort to protect limited natural resources, all Homesites shall remain finished with the same quantity and style of water-conservative, drought-tolerant sod and landscape as originally provided by the Developer.

Notwithstanding: (a) the construction, installation, and maintenance of structures, additions, and other improvements to Owner's Homes and Homesites shall not be deemed a violation of the foregoing sentence if such improvements and activities are first approved by the Developer, in accordance with the other provisions set forth in this Declaration; and (b) Owners are encouraged to and may add and replace landscape that is more water-conservative and drought-tolerant than originally provided, however, any such alterations to areas visible from roadways or golf courses must receive the prior written approval from Developer."

2. **Defined Terms.** Terms that are capitalized but not specifically defined herein shall have the meaning given to them in the Declarations.

**IN WITNESS WHEREOF**, the Developer has executed this Amendment to Declarations of Restrictions the day and year first above written.

**Witnesses:**

Laci Wenk  
Print Name Laci Wenk  
Amy L. Young  
Print Name Amy L. Young

**DEVELOPER:**

**The Villages of Lake-Sumter, Inc.**, a Florida corporation  
By: [Signature]  
Name: Martin W. Dzuro  
Title: Vice President

**STATE OF FLORIDA  
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2014, by Martin L. Dzuro, as Vice President of and on behalf of **The Villages of Lake-Sumter, Inc.**, a Florida corporation, for the purposes expressed herein.

Laci Wenk  
NOTARY PUBLIC-STATE OF FLORIDA  
Print Name: Laci Wenk  
Serial/Commission Number: FF 098760  
Commission Expires: 5/25/2018  
Personally known  or Produced Identification   
Type of Identification Produced \_\_\_\_\_



LACI WENK  
MY COMMISSION # FF 098760  
EXPIRES: May 25, 2018  
Bonded Thru Budget Notary Services

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