



PREPARED BY/RETURN TO:

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3619 Kiessel Road
The Villages, Florida 32163

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DATE: 9/27/2018 8:55:58 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$18.50

**DECLARATION OF RESTRICTIONS
FOR LOTS 1, 2, AND 3,
ORANGE BLOSSOM GARDENS, UNIT NO. 7A**

per Plat Book 70, Pages 47 through _____,
Public Records of Lake County, Florida

A. On July 2, 1985, The Villages of Lake-Sumter, Inc. formerly known as Orange Blossom Hills, Inc., a Florida corporation, whose post office address is 3619 Kiessel Road, The Villages, Florida 32163 ("Developer"), recorded in Official Records Book 844, Page 2106, Instrument No. 85024525, a Declaration of Restrictions for the Subdivision known as Orange Blossom Gardens, Unit No. 7, according to the plat recorded in Plat Book 27, Pages 56 through 65, Public Records of Lake County, Florida (the "Original Plat"); as amended by Amendment to Declaration to Restrictions recorded on November 3, 1994 in Official Records Book 1327, Page 1653, Instrument No. 94064513; and as further amended by Amendment to Declaration of Restrictions recorded on July 15, 2013 in Official Records Book 4351, Page 2312, Instrument No. 2013078930, all within the Public Records of Lake County, Florida (collectively, and as otherwise and further amended, the "Declaration").

B. Developer subsequently replatted Lots 1411 and 1428, and a portion of land formerly located within Bowersox Drive, all as described in the Original Plat, pursuant to the Orange Blossom Gardens Unit No. 7A partial replat recorded on September 27, 2018, in Plat Book 70, Page(s) 47, Public Records of Lake County, Florida (the "Partial Replat").

C. Developer is the Owner of Lots 1, 2, and 3, Orange Blossom Gardens Unit No. 7A, as described in the Partial Replat.

D. At this time, Developer wishes to impose certain covenants, conditions, restrictions, easements and assessments against Lots 1, 2 and 3 of the Partial Replat.

NOW, THEREFORE, Developer hereby declares as follows:

1. Commencing on the date of recording the Partial Replat, all covenants, conditions, restrictions, easements and assessments affecting Lots in the Subdivision by and through the Declaration shall be imposed against, and apply equally to, Lots 1, 2 and 3 in the Partial Replat, with the same effect as if Lots 1, 2 and 3 had been created through the Original Plat.

2. Notwithstanding Section 1 above, in order that the five foot (5') wide easements reserved by Developer in Section 3.1 of the Declaration only run along the boundaries of Lots 1, 2, and 3 of the Partial Replat, Developer releases Lots 1, 2, and 3 of the Partial Replat from those easements reserved over Lots 1411 and 1428 of the Original Plat. For clarity, it is Developer's intent that Section 3.1 of the Declaration only impose on Lots 1, 2, and 3 of the Partial Replat five foot (5') wide easements along the boundaries of those Lots 1, 2, and 3, and not the former boundaries of Lots 1411 and 1428 of the Original Plat.

3. Capitalized terms used but not defined herein shall have the meaning given to them in the Declaration.

4. Except as herein amended, all other terms and provisions of the Declaration remain unamended and in full force and effect.

5. Developer reserves the right to release Lots 1, 2, and 3, in its sole and absolute discretion, from any and all covenants, conditions, restrictions, easements, and assessments imposed by this instrument.

Dated this 19th day of September, 2018.

WITNESSES:

Vicki C. Suber
Print Name: Vicki C. Suber

Jennifer A. Peters
Print Name: Jennifer A. Peters

THE VILLAGES OF LAKE-SUMTER,
INC., a Florida corporation

By: *Martin L. Dzuro*
Martin L. Dzuro, Vice President

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me the 19th day Sept.,
2018, by Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., who is
personally known to me and who did not take an oath.

Vicki C. Suber
Notary Public -- State of Florida
(Signature of Notary Public)
Vicki C. Suber

(Print Name of Notary Public)
My Commission Expires: _____
Serial/Commission Number: _____

