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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RELATING TO:**

VILLAGES OF SOUTHERN OAKS

JAMES VILLAS

**a subdivision in Sumter County, Florida, according to the plat thereof
as recorded in Plat Book 18, Pages 2 and 2A, Public Records of Sumter
County, Florida.**

A. On May 22, 2019, The Villages Land Company, LLC, a Florida limited liability company, as Developer recorded in Official Records Book 3571, Page 519 (Instrument #201960020221), Public Records of Sumter County, Florida, a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the subdivision known as VILLAGES OF SOUTHERN OAKS JAMES VILLAS (the "Declaration").

B. At this time, in accordance with the rights reserved in Article XI, Section 4 of the Declaration, Developer wishes to amend the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The Declaration is hereby amended by amending and restating Article IV, Section 1(a)(2) in its entirety as follows:

“(2) Description of the Side Yard Easement. The dominant tenement shall be the property benefitted by the use of the side yard easement, and the servient tenement shall be the property burdened by the side yard easement. The side yard easement shall extend over that portion of the servient tenement bounded by the following: the side lot line in common with the dominant tenement; the front and rear lot lines; the exterior walls of the garage side of the servient tenement Home; and the frontward and rearward projections of the exterior walls of the garage side of the servient tenement Home. The dominant tenement shall be responsible for maintenance of the side yard easement.”

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

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

DATED this 9th day of January, 2020.

WITNESSES:

DEVELOPER

[Signature]
Print Name: Vicki C. Suber

[Signature]
Print Name: Christi G. Jacquay

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company

BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

By: [Signature]
Martin L. Dzuro, Manager

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me by means of physical presence this 9th day of January, 2020, by Martin L. Dzuro, as Manager of and on behalf of TVL Company, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, for the purposes expressed herein, who is personally known to me and who did not take an oath.

[Signature]
Notary Public – State of Florida
Print Name: Vicki C. Suber
Commission Number: _____
Commission Expires: _____



PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
3619 Kiessel Road
The Villages, Florida 32163

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