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

VILLAGES OF SOUTHERN OAKS

LEE VILLAS

a subdivision in Sumter County, Florida, according to the plat thereof as recorded in Plat Book 18, Pages 7 and 7A, Public Records of Sumter County, Florida.

A. On July 8, 2019, The Villages Land Company, LLC, a Florida limited liability company, as Developer recorded in Official Records Book 3592, Page 588 (Instrument #201960026323), Public Records of Sumter County, Florida, a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the subdivision known as VILLAGES OF SOUTHERN OAKS LEE 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 4(a) in its entirety as follows:

"(a) Easements for installation and maintenance of underground utilities, cable television, and sanitary sewer and storm drainage facilities, are hereby reserved over reserved or dedicated areas, and over the rear 7½ feet, the front 7½ feet, and 5 feet along the side lot lines of each Homesite. Notwithstanding the foregoing, the easement along the rear lot line of Homesites 25, 26, 27, 28, 29, 30, and 31, shall be 10 feet. Such easements over the rear of the Homesite shall also permit a community development district to enter upon such easement area to maintain the security wall on the Homesite or the adjoining property. Developer reserves the right to remove, relocate, or reduce such easements lying along the front, rear or side lot lines of the Homesite by recording in the Public Records of Sumter County, Florida, an amendment to this Declaration which is duly executed by the Developer. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements. The easement area of each Homesite and all improvements therein shall be continuously maintained by the Owner of such Homesite, except for improvements for maintenance of which a public authority or utility company is responsible. Developer contemplates constructing patios and similar improvements within such easements. Utility providers utilizing such easement area covenant, as a condition of the right to use such easement, not to interfere or disturb such equipment installed within the easement area. In order to minimize damage to the property subject to such easement, utility providers are encouraged to install utilities pursuant to a Joint Trench Agreement. All utility providers are

responsible for repairing the grading and landscape being disturbed pursuant to any utilization of such easements.”

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 3rd day of October, 2019.

WITNESSES:

DEVELOPER

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

Amy L. Young
Print Name: Amy L. Young

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

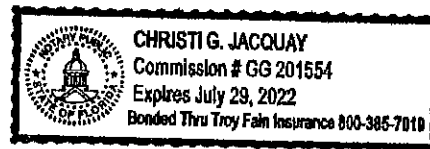
Christi G. Jacquay
Print Name: Christi G. Jacquay

By: *[Signature]*
Martin L. Dzuro, Manager

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 3rd day of October, 2019, 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.

Christi G. Jacquay
Notary Public – State of Florida
Print Name: Christi G. Jacquay
Commission Number: _____
Commission Expires: _____



PREPARED BY/RETURN TO:

✓ Erick D. Langenbrunner, Esq.
3619 Kiessel Road
The Villages, Florida 32163

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