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

VILLAGES OF SOUTHERN OAKS

UNIT NO. 38

a subdivision in Sumter County, Florida, according to the plat thereof as recorded in Plat Book 17, Pages 40, 40A through 40H, Public Records of Sumter County, Florida.

A. On February 22, 2019, The Villages Land Company, LLC, a Florida limited liability company, as Developer recorded in Official Records Book 3528, Page 459 (Instrument #201960006284), Public Records of Sumter County, Florida, a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the subdivision known as VILLAGES OF SOUTHERN OAKS UNIT NO. 38 (the "Declaration").

B. At this time, in accordance with the rights reserved in Section 8 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 deleting Exhibit "A" attached to the Declaration and replacing it with *Exhibit "A"* attached hereto.
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.

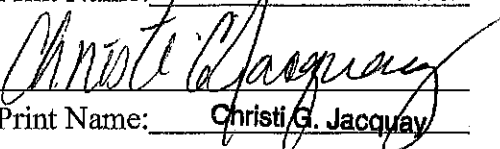
DATED this 2nd day of April, 2019.

WITNESSES:

DEVELOPER



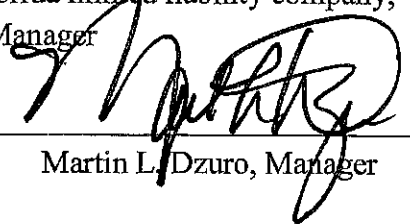
Print Name: Vicki C. Suber



Print Name: Christi G. Jacquay

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

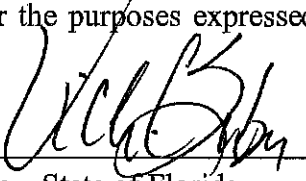
BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

By: 

Martin L. Dzuro, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 2nd day of April, 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.



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

V:\Restrictions\Villages of Southern Oaks\Unit No. 38 VLC0063\Declaration - First Amendment.docx

Exhibit "A"

Unit 38- Non Corner Home Sites				
Non Corner Home Sites	Front Yard Garage Setback	Front Yard Improvement Setback	Side Yard Improvement Setback	Rear Yard Improvement Setback
1	15'	10'	5'	7.5'
2	12'	10'	5'	7.5'
3	10'	10'	5'	7.5'
4	10'	10'	5'	7.5'
5	15'	10'	5'	7.5'
6	17'	10'	5'	7.5'
7	17'	10'	5'	7.5'
9	15'	10'	5'	7.5'
10	15'	10'	5'	7.5'
11	17'	10'	5'	7.5'
14	12'	10'	5'	7.5'
15	12'	10'	5'	7.5'
16	15'	10'	5'	7.5'
17	12'	10'	5'	7.5'
20	15'	10'	5'	7.5'
21	15'	10'	5'	7.5'
22	17'	10'	5'	7.5'
23	17'	10'	5'	7.5'
24	17'	10'	5'	7.5'
25	17'	10'	5'	7.5'
26	20'	10'	5'	7.5'
27	20'	10'	5'	7.5'
28	20'	10'	5'	7.5'
29	20'	10'	5'	7.5'
30	20'	10'	5'	7.5'
31	17'	10'	5'	7.5'
32	15'	10'	5'	7.5'
33	15'	10'	5'	7.5'
36	10'	10'	5'	7.5'
37	10'	10'	5'	7.5'
38	10'	10'	5'	7.5'
39	12'	10'	5'	7.5'
40	15'	10'	5'	7.5'
41	17'	10'	5'	7.5'
42	20'	10'	5'	7.5'
43	20'	10'	5'	7.5'
44	20'	10'	5'	7.5'
45	20'	10'	5'	7.5'
46	20'	10'	5'	7.5'

Exhibit "A"

Unit 38- Non Corner Home Sites				
Non Corner Home Sites	Front Yard Garage Setback	Front Yard Improvement Setback	Side Yard Improvement Setback	Rear Yard Improvement Setback
47	17'	10'	5'	7.5'
48	15'	10'	5'	7.5'
49	12'	10'	5'	7.5'
50	12'	10'	5'	7.5'
51	17'	10'	5'	7.5'
52	20'	10'	5'	7.5'
53	17'	10'	5'	7.5'
56	15'	10'	5'	7.5'
57	12'	10'	5'	7.5'
58	15'	10'	5'	7.5'
59	15'	10'	5'	7.5'
60	15'	10'	5'	7.5'
61	17'	10'	5'	7.5'
62	17'	10'	5'	7.5'
63	15'	10'	5'	7.5'
65	20'	10'	5'	7.5'
66	25'	10'	5'	7.5'
67	25'	10'	5'	7.5'
68	25'	10'	5'	7.5'
70	15'	10'	5'	7.5'
71	17'	10'	5'	7.5'
73	12'	10'	5'	7.5'
74	12'	10'	5'	7.5'
75	15'	10'	5'	7.5'
76	17'	10'	5'	7.5'
77	20'	10'	5'	7.5'
80	15'	10'	5'	7.5'
81	17'	10'	5'	7.5'
83	25'	10'	5'	7.5'
84	25'	10'	5'	7.5'
85'	25'	10'	5'	7.5'

Unit 38- Corner Home Sites					
Corner Home Sites	Front Yard Garage Setback	Front Yard Improvement Setback	Side Yard Improvement Setback Along Roadways	Side Yard Improvement Setback Not Along Roadways	Rear Yard Improvement Setback
8	12'	10'	10'	5'	7.5'
12	15'	10'	10'	5'	7.5'
13	15'	10'	10'	5'	7.5'
18	12'	10'	10'	5'	7.5'
19	12'	10'	10'	5'	7.5'
34	12'	10'	10'	5'	7.5'
35	10'	10'	10'	5'	7.5'
54	15'	10'	10'	5'	7.5'
55	12'	10'	10'	5'	7.5'
64	17'	10'	10'	5'	7.5'
69	12'	10'	10'	5'	7.5'
72	20'	10'	10'	5'	7.5'
78	17'	10'	10'	5'	7.5'
79	12'	10'	10'	5'	7.5'
82	25'	10'	10'	5'	7.5'
86	25'	10'	10'	5'	7.5'