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

VILLAGES OF SOUTHERN OAKS

UNIT NO. 39

**a subdivision in Sumter County, Florida, according to the plat thereof
as recorded in Plat Book 17, Pages 50, 50A through 50E, Public
Records of Sumter County, Florida.**

A. On April 30, 2019, The Villages Land Company, LLC, a Florida limited liability company, as Developer recorded in Official Records Book 3558, Page 113 (Instrument #201960015417), Public Records of Sumter County, Florida, a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the subdivision known as VILLAGES OF SOUTHERN OAKS UNIT NO. 39 (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 amending and restating Section 2.4 in its entirety as follows:

"2.4 There shall be only one Home on each Homesite. Homesites 1 through 81 must have garages and be of at least 1,240 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. Homesites 1 through 81 must be constructed with at least a 6" in 12" rise and run roof pitch. Homesites 82 through 104 must have garages and be of at least 1,050 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. Homesites 82 through 104 must be constructed with at least a 4" in 12" rise and run roof pitch. Further, if a Home originally constructed by Developer contains a number of square feet or roof pitch greater than the foregoing minimum requirements, then in the case of rebuilding of the Home due to damage or destruction, or in any alteration of the Home, Owners shall ensure that the square footage and roof pitch of the Home, as rebuilt or altered, never falls below those specifications as originally constructed by Developer. Homes constructed by Developer may deviate from the minimum square footage and roof pitch requirements detailed herein. The Home shall be a conventionally built Home and which must be placed on the Homesite and constructed by the Developer, or its designee, of a design approved by the Developer as being harmonious with the development as to color, construction materials, design, size and other qualities. Each Home must have eave overhangs and gable overhangs, and all roofing materials shall be approved by the Developer, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over patios and pools are allowed. The Home shall be placed on a Homesite in conformance with the overall plan of the Developer. The

Developer shall have the sole right to build the Home on the Homesite and designate the placement of the access to the Homesite, at the sole cost and expense of the Owner.”

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 10th day of June, 2019.

WITNESSES:

DEVELOPER

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

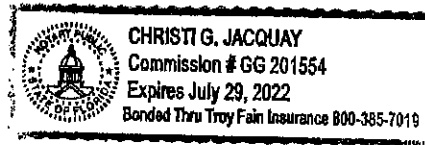
[Signature]
Print Name: Amy L. Young

[Signature]
Print Name: Christi G. Jacquay

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 10th day of June, 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.

[Signature]
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