

Rec. 18.50  
20.50

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

**VILLAGES OF SOUTHERN OAKS**

**UNIT NO. 89**

**a subdivision in Sumter County, Florida, according to the plat thereof  
as recorded in Plat Book 18, Pages 35, 35A through 35C, Public  
Records of Sumter County, Florida.**

A. On May 18, 2020, The Villages Land Company, LLC, a Florida limited liability company, as Developer recorded in Official Records Book 3758, Page 451 (Instrument #202060021213), a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the subdivision known as VILLAGES OF SOUTHERN OAKS UNIT NO. 89, as amended by First Amendment to Declaration recorded on June 26, 2020, in Official Records Book 3779, Page 313 (Instrument #202060027157), all in the Public Records of Sumter County, Florida (collectively, the "Declaration").

B. At this time, in accordance with the rights reserved in Article XI, Section 4 of the Declaration, Developer wishes to further 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)(3) in its entirety as follows:

**"(3) Lots Affected by the Side Yard Easement for Homesites 1 through 22 and 30 through 57.** The side yard easement shall benefit and burden the following Homesites:

(i) Homesites both burdened and benefitted by side yard easements shall be Homesites 2 through 10, 31 through 36, and 52 through 56.

(ii) Homesites burdened but not benefitted by side yard easements shall be Homesites 1, 13, 30, 40, and 57.

(iii) Homesites benefitted but not burdened by side yard easements shall be Homesites 11, 14, 37, 39, and 51.

(iv) Homesites that are neither burdened nor benefitted by side yard easements shall be Homesites 12, 15 through 22, 38, and 41 through 50."

2. The Declaration is hereby amended by adding the following Section 25 to Article V:

**"Section 25.** Certain Homes within the Subdivision may initially be constructed with a carport. Carports may only be used for parking automobiles and golf carts capable of operation, and sitting areas. Without limiting the foregoing, carports may not be used for storage, or automobile or golf cart repair. Carports must be kept neat and clean at all times. Only furniture intended for outdoor use may be placed within carports.

Lighting within carports must be appropriately shaded to avoid nuisance, and noises and odors originating from within the carport must also be limited to avoid nuisance. All modifications to carports must be approved by Developer or its designee.”

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 in full force and effect.

DATED this 10<sup>th</sup> day of August, 2020.

**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: Zoe Devine  
[Signature]  
Print Name: Amy L. Young

**STATE OF FLORIDA  
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me by means of physical presence this 10<sup>th</sup> day of August, 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.

[Signature]  
Notary Public – State of Florida  
Print Name: Zoe Devine  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



**ZOEY DEVINE**  
Commission # GG 309269  
Expires June 25, 2023  
Bonded Thru Budget Notary Services

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