

Copy 2.00  
Rec. 18.50  
20.50

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 201960038907 Date: 10/08/2019 Time: 9:25AM  
Page 1 of 2 B: 3638 P: 44 By: BO

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

**VILLAGES OF SOUTHERN OAKS**

**CHASE VILLAS**

**a subdivision in Sumter County, Florida, according to the plat thereof  
as recorded in Plat Book 17, Pages 53 and 53A, Public Records of  
Sumter County, Florida.**

A. On May 1, 2019, The Villages Land Company, LLC, a Florida limited liability company, as Developer recorded in Official Records Book 3558, Page 790 (Instrument #201960015757), Public Records of Sumter County, Florida, a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the subdivision known as VILLAGES OF SOUTHERN OAKS CHASE 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 3rd day of October, 2019.

**WITNESSES:**

**DEVELOPER**

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

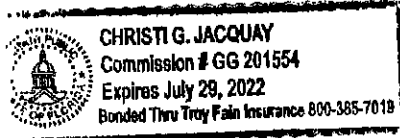
*Amy L. Young*  
Print Name: Amy L. Young  
*Christi G. Jacquay*  
Print Name: Christi G. Jacquay

BY: TVL Company, LLC,  
a Florida limited liability company  
its Manager  
By: *Martin L. Dzuro*  
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

V:\Restrictions\Villages of Southern Oaks\Chase Villas (patio) VLC0112\Declaration - First Amendment.docx