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DATE: 08/12/2005 09:21:35 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 18.50

This instrument prepared by  
and please return to:  
LEONARD H. BAIRD, JR.  
Attorney at Law  
P. O. Drawer 121066  
Clermont, FL 34712-1066  
(352)394-2114

AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS

This Amended Declaration Of Covenants And Restrictions is made this 3rd day of August, 2005, by RONALD E. SIMS, 11305 Rapallo Lane, Windermere, FL 34786 (Declarant).

1. Declarant owns the real property located in Lake County, Florida, described as follows:

~~The North 1/2 AND the East 3/4 of the North 1/2 of the SW 1/4 AND the SE 1/4, all in Section 10, Township 23, Range 24 East, Lake County, Florida, LESS MINERAL RESERVATIONS OF RECORD.~~

2. The property is and shall be improved, held, transferred, and occupied subject to this Amended Declaration.

A. No lot shall be used except for single-family, conventional residences, with a minimum of 1800 square feet under heat and air. No mobile homes or manufactured homes are permitted.

B. Free standing garages, barns, or accessorial structures may be constructed, but must be of similar design as the residence.

C. Fencing shall be "Ocala-type" horse fencing of wood or field fence. Barb wire fencing is permitted on sides and interior, however, "Ocala-type" or field fence must be used on road frontages.

D. Garbage and trash receptacles shall be located as not to be visible from roads or adjoining properties.

E. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain on any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon including vacant lots.

F. Each parcel can only be divided into two (2) buildable parcels.

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3. ROAD MAINTENANCE

A. Private woods and easements shall be maintained by the owners of the lots, however, nothing herein shall be construed to require Declarant to maintain same.

B. Under no circumstances shall Lake County be obligated to maintain the private roads or easements.

4. COVENANTS RUNNING WITH THE LAND

A. These Amended Covenants And Restrictions shall run with the land and with title to the property.

B. Invalidation of any one of these Amended Covenants and Restrictions shall in no way affect any of the other provisions.

5. AMENDMENTS

A. This Declaration Of Amended Covenants And Restrictions may be amended by unanimous vote of all property owners.

B. An Affidavit executed by all property owners approving said Amendment shall be recorded in the Public Records of Lake County, Florida.

Signed, sealed and delivered in the presence of:

Cynthia Schreffler  
Cynthia Schreffler  
Witness  
PAMELA J Smith  
Witness

RONALD E. SIMS  
Declarant  
11305 Rapallo Lane  
Windermere, FL 34786

State of North Carolina  
County of Wake

The foregoing Amended Declaration Of Covenants And Restrictions was acknowledged before me this 3rd day of August, 2005, by RONALD E. SIMS, who is personally known to me

Notary Public

