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✓ This instrument prepared by:  
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BRANNEN, STILLWELL & PERIIN, P.A.  
Post Office Box 250  
Inverness, FL 32651-0250  
(904) 726 - 6767

AMENDMENT TO DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
WINDERMERE GARDEN VILLAS

BK0817PG2077

COMES NOW, WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. and states as follows:

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions was recorded in Official Records Book 812, Page 220 of the public records of Citrus County, Florida; and

WHEREAS, the legal description attached to the original recorded Declaration through inadvertence and oversight of the Developer did not include all of the property intended to be covered by the Declaration; and

WHEREAS, the Developer is still the owner of more than seventy-five percent (75%) of the lots in the development and thus can approve an Amendment to the Declaration by its own vote.

NOW THEREFORE, the original Declaration of Covenants, Conditions and Restrictions of Windermere Garden Villas as recorded in Official Records Book 812, Page 220 of the public records of Citrus County, Florida is hereby amended to include the following described property as being property subject to the terms of the Declaration:

Lots 1 and 2, PARKER BROTHERS LAKESIDE SUBDIVISION, as recorded in Plat Book 2, page 92 of the public records of Citrus County, Florida.

IN WITNESS WHEREOF, the President of PREMIER INVESTMENT GROUP., INC., a Florida corporation, and the President of

Jennifer Vickers 06-06-89

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WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation have caused the execution of this Amendment this 30 day of MAY, 1989.

WITNESSES:

*[Handwritten signature]*  
\_\_\_\_\_

PREMIER INVESTMENT GROUP, INC.

By: *[Handwritten signature]*  
Richard Dixon  
President

*[Handwritten signature]*  
\_\_\_\_\_

WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.

By: *[Handwritten signature]*  
Richard Dixon  
President

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th day of May, 1989 by Richard Dixon, President of PREMIER INVESTMENT GROUP, INC., a Florida corporation, on behalf of said corporation.

*[Handwritten signature]*  
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: FEB. 18, 1991.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th day of May, 1989 by RICHARD DIXON, President of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation.

*[Handwritten signature]*  
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: FEB. 18, 1991.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Jennifer Vickers 06-06-89

585350

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK

JUN 5 AM 9 18

VERIFIED BY:

*[Handwritten signature]*  
D.C.

BK0817PC2078