

THIS INSTRUMENT PREPARED BY:
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WINDERMERE, FLORIDA 32090
TELEPHONE (407) 871-1005

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

COMES NOW, WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., by and through its undersigned President and hereby files this Amendment to the original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS and states as follows:

1. The original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS was originally recorded in Official Records Book 812, Page 220, of the public records of Citrus County, Florida and was Amended by Amendment to Declaration of Covenants, Conditions and Restrictions recorded in Official Record Book 817, Page 2077, public records of Citrus County, Florida.

2. A meeting of the members of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. was held pursuant to due notice on August 21, 1990 at 7:00 p.m. A quorum of members was present at the meeting.

3. At the meeting, the following Amendment was made to the Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS:

The real property subject to the Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS as set forth on Exhibit "A" of the original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS as recorded in Official Records Book 812, Page 220, public records of Citrus County, Florida is hereby amended to include the additional parcel of property set forth on the survey attached hereto. The property described on the survey exhibit attached hereto along with the original property set forth in the Exhibit "A" attached to the original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS shall constitute all of the property subject to the Declaration of Covenants, Conditions, and Restrictions of WINDERMERE GARDEN VILLAS and all of said property shall be held, sold and conveyed subject to the Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS as the originally recorded and as may be amended from time to time.

It is further agreed that the additional housing units which will be located on the property described on the attached exhibit will, because of yard size, etc., cause a larger expense to the owners' association for maintenance and thus the Association reserves the right in the future to charge a higher monthly assessment to the unit owners.

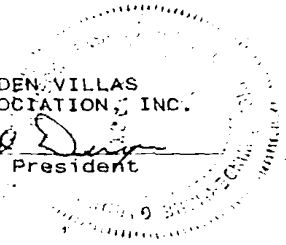
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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 28th day of September, 1990.

Grace M. Cooley
Richard L. Walter

WINDERMERE GARDEN VILLAS
HOMEOWNERS ASSOCIATION, INC.

By: Richard Dixon
Richard Dixon, President

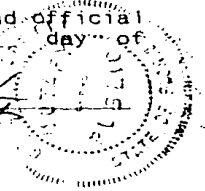


STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, a Notary Public in and for the State and County aforesaid, duly authorized to take acknowledgments, personally appeared RICHARD DIXON, the President of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida Non-Profit Corporation, to me well known and he acknowledged before me that he executed, sealed and delivered the foregoing Amendment to Declaration of Covenants, Conditions and Restriction of WINDERMERE GARDEN VILLAS for the uses and purposes therein expressed, as such officer, by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Inverness, said County and State, this 28th day of Sept., 1990.

Grace M. Cooley
Notary Public



My Commission Expires: 4-3-92

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
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VERIFIED BY:
[Signature]
D.C.

