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

KNOW ALL MEN BY THESE PRESENTS that Section 9. ASSESSMENTS, of the Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS is hereby amended by adding a new Section 9.6.5 and that Section 10. USE RESTRICTIONS, is hereby amended by restating Section 10.4 now entitled PARKING as hereinafter set forth:

9.6.5 The monthly assessments for single-family homes shall be set at a figure twenty percent (20%) higher than the monthly assessment fees for villa homes.

10.4 Parking. No recreational vehicles, commercial vehicles, motor homes, trailers, boats or other habitable motor vehicles may be placed, parked or stored upon any portion of a lot except within a building which is totally removed from public view. No maintenance or repair may be performed upon any boat or motor vehicle on any lot except within a building which is totally removed from public view. Notwithstanding the foregoing, service and delivery vehicles may park in the driveway of a lot or on the streets during regular business hours, as needed for providing services or deliveries to the lot. Each lot owner and the lot owner's guest shall park on the lot owner's property, except that parking is permitted in access ways provided the vehicle does not stay parked in such access way over night.

IN WITNESS WHEREOF, the undersigned have set their hands and this 6th day of December, 1993.

ATTEST:

Secretary

WINDERMERE GARDEN VILLAS
HOMEOWNERS ASSOCIATION, INC.

By: Richard Dixon
Richard Dixon, President

CERTIFICATE

The undersigned, as Secretary of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., hereby certifies that a resolution proposing the foregoing amendment and restatement to Sections 9.6 and 10.4 of the Declaration of Covenants, Conditions and Restrictions of Windermere Garden Villas was submitted for approval of the general membership at an Annual Meeting of the Association held on the 21st day of October, 1993 and was approved by at least seventy-five (75%) of the total membership vote entitled to vote, either in person or by proxy.

EXECUTED this 6th day of December, 1993.

Secretary

This instrument prepared by:
Donald F. Perrin, Esq.
BRANNEN, STILLWELL & PERRIN, P.A.
Post Office Box 250
Inverness, FL 34451-0250
(904) 726 - 6767

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
99 DEC 20 AM 10 31
VERIFIED BY:
D.C.

BR 1012PG115

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STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this
6th day of December, 1993 by RICHARD DIXON
as President and Rick Subes as Secretary of WINDERMERE
GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit
corporation, both of whom are personally known to me and who
executed same on behalf of the corporation.

Patricia J. Rady

Notary Public
Print name: PATRICIA J. RADY
Commission Expires: _____
Commission No.: _____



OFFICIAL SEAL
PATRICIA J. RADY
My Commission Expires
Feb. 18, 1995
Comm. No. CC 078178

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