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Prepared by:

✓ Paul M. Barbato, Esq.
Infantino and Berman
Post Office Drawer 30
Winter Park, FL 32790

SH
D.C.

VERIFIED BY:

FILED & RECORDED
CITRUS COUNTY, FLORIDA
HALT CONYERS, CLERK
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AMENDMENT TO DECLARATION OF RESTRICTIONS OF PROPERTY USE
BAYMEADOWS AT 7 LAKES

The undersigned, being the owners of fee simple title of greater than 75%, exclusive of the Developer, of the lots in that certain subdivision known as Baymeadows at 7 Lakes, and joined by the Developer of said subdivision do hereby amend that certain Declaration of Restrictions of Property Use, pursuant to Article V, Section 1 of said Declaration of Restrictions of Property Use, as follows:

1. Article I, Section 1(b) is hereby amended to read as follows:

(b) "Lot" shall mean and refer to any plot shown upon the recorded subdivision plat, or the recorded subdivision plat as revised, amended, or replatted and shall include fractional parts of such plots and shall include building lots as defined below.

2. Subparagraph (f) is hereby added to Section 1 of Article I as follows:

(f) "Building Lot" shall mean that combination of contiguous lots, or combination of contiguous lots and fractional lots, and combination of contiguous fractional lots, upon which a residential dwelling is constructed or to be constructed.

3. Article III, Section 1, is hereby amended to read as follows:

"Section 1. Land Use. No portion of any lot or building lot, as appropriate, shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain

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on any lot or building lot, as appropriate, other than one detached single family dwelling not to exceed two stories in height and a private garage or carport. Detached garages shall be permitted.

4. Article III, Section 1.1 is hereby added as follows:

Section 1.1 "Building Lots." Any owner of a plot or plots may designate in writing to the Architectural Control Committee a building lot which is a fractional lot, or a combination of contiguous lots, or a combination of a contiguous lot and a fractional lot or lots. Such building lots shall be subject to all of the restrictions contained in this Declaration of Restrictions of Property Use and all amendments thereto. No such building lot, whether a fractional lot or a combination of lots or fractional lots shall be less than one-half (1/2) acre.

5. Article III, Section 6 is hereby amended to read as follows:

Section 6. Building Location Requirements (Setback). No dwelling shall be constructed on any lot or building lot in the subject property having an area less than 21,000 square feet. No dwelling shall be erected nearer than 35 feet to the front or rear line of a building lot. No dwelling shall be erected nearer than 10 feet to any side line of a building lot.

NOTE: ZONING ORDINANCES MAY REQUIRE MORE RESTRICTIVE SETBACKS REQUIREMENTS.

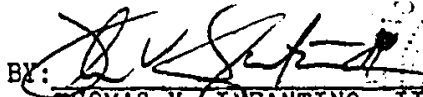
6. Section 20 is hereby added to Article III as follows:

Section 20. Developer's Authority to Approve Exceptions or Variations. The Developer shall have the right and authority to approve exceptions or variations from these restrictions without notice or liability to the owners or any person or authority whatsoever.

7. The undersigned owners and the Developer by their joinder in this instrument hereby waive any notice of this Amendment and consent to the action specified herein without need for a meeting of the owners. Execution of this document shall be deemed proof of sufficient notice of this Amendment pursuant to Article V, Section 2 of the Declaration of Restrictions of Property Use. There are no governmental authorities or bodies which need to approve these amendments.

IN WITNESS WHEREOF, the undersigned owners of lots in Baymeadows at 7 Lakes have hereunto set their hands and seals this 10th day of June, 1985; and VAL-U REAL ESTATE, INC., a Florida corporation, the Developer, has caused this Amendment to the Declaration of Restrictions of Property Use to be signed and attested to by the officers of the corporation, named below, and its corporate seal to be affixed hereto this 10th day of June, 1985.

VAL-U REAL ESTATE, INC.

BY: 
THOMAS V. INFANTINO, II
Vice President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF

BEFORE ME this day personally appeared THOMAS V. INFANTINO, II, as vice president of VAL-U REAL ESTATE, INC., to me well known to be the person described in and who executed the foregoing Amendment to Declaration of Restrictions of Property Use, and who acknowledged that he did so as officer of said corporation all by and with the authority of the board of directors of said corporation, on this 10th day of June, 1985.


Notary Public

My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires July 21, 1987
Bonded By SAFECO Insurance Company of America

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Witnesses:

[Signature]
[Signature]

Owners:

[Signature] ^M [Signature]
RALPH W. ROGERS, III
[Signature]
CAROL G. ROGERS

STATE OF FLORIDA
COUNTY OF CITRUS

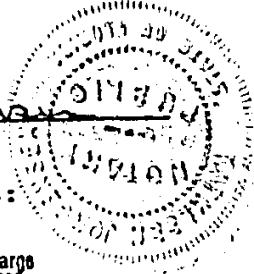
I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, RALPH W. ROGERS, III and CAROL G. ROGERS, his wife to me known to be the person(s) described in and who executed the foregoing and (he) (she) they acknowledged before me that (he) (she) they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 3rd day of August, 1985.

[Signature]
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Aug. 20, 1985



Witnesses:

[Signature]
[Signature]

Owners:

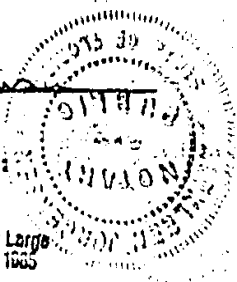
[Signature]
Thomas J. Klinehoffer
[Signature]
Lynn C. Klinehoffer
Lynn C. Klinehoffer

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, THOMAS J. KLINEHOFFER and LYNN C. KLINEHOFFER, his wife to me known to be the person(s) described in and who executed the foregoing and ~~he~~ ~~she~~ they acknowledged before me that ~~he~~ ~~she~~ they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 3rd day of August, 1985.

[Signature]
Notary Public
My Commission Expires: _____
Notary Public, State of Florida at Largo
My Commission Expires Aug. 20, 1985



Witnesses:

Maurice D. McAllen

Owners:

Thomas V. Infantino, II
Thomas V. Infantino, II

STATE OF FLORIDA
COUNTY OF ~~ORANGE~~ ORANGE

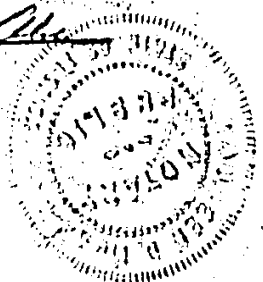
I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, ~~Thomas V. Infantino, II~~ *Thomas V. Infantino, II* to me known to be the person(s) described in and who executed the foregoing and (he) (she) they acknowledged before me that (he) (she) they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this *6th* day of *June*, 1985.

Maurice D. McAllen
Notary Public

My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires July 21, 1987
Bonded By SAFECO Insurance Company of America



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Witnesses:

[Handwritten Signature]
[Handwritten Signature]

Owners:

[Handwritten Signature]
Elizabeth S. Infantino

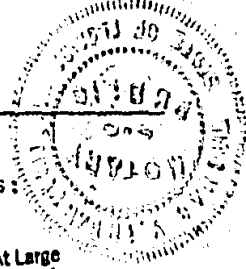
STATE OF FLORIDA
COUNTY OF ~~ORANGE~~ ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, ELIZABETH S. INFANTINO to me known to be the person(s) described in and who executed the foregoing and (he) (she) they acknowledged before me that (he) (she) they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 31st day of May, 1985.

[Handwritten Signature]
Notary Public

My Commission Expires:



Notary Public, State Of Florida At Large
My Commission Expires Sept. 9, 1986
Bonded By SAFECO Insurance Company of America

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Witnesses:

Maureen D. McAllen
J. V. [Signature]

Owners:

Jed Berman
JED BERMAN

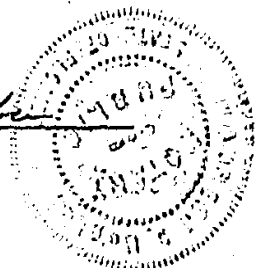
STATE OF FLORIDA
COUNTY OF ~~ORANGE~~ ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared,

JED BERMAN
to me known to be the person(s) described in and who executed the foregoing and (he) (she) they acknowledged before me that (he) (she) they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 6th day of June, 1985.

Maureen D. McAllen
Notary Public



My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires July 21, 1987
Bonded By SAFECO Insurance Company of America

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Witnesses:

[Signature]
[Signature]

Owners:

[Signature]
Richard B. Infantino

STATE OF FLORIDA
COUNTY OF ~~Orange~~ ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, RICHARD S. INFANTINO to me known to be the person(s) described in and who executed the foregoing and (he) (she) they acknowledged before me that (he) (she) they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 28th day of July, 1985.

[Signature]
Notary Public
My Commission Expires: _____
Notary Public, State Of Florida At Large
My Commission Expires Sept. 9, 1986
Borrowed by [unclear] County of [unclear]

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Judy Hudson 8/7/85