

Rec 2200

FIRST AMENDMENT TO  
DECLARATION OF RESTRICTIONS, RESERVATIONS,  
COVENANTS, CONDITIONS AND EASEMENTS  
OF  
VILLA DORA, A CONDOMINIUM

VILLA DORA MANAGEMENT, INC., a Non Profit, Florida Corporation, hereinafter referred to as "Management Company", hereby makes its first Amendment to the Restrictions, Reservations, Covenants, Conditions, And Easements, set out in the Declaration of Restrictions, Reservations, Covenants, Conditions And Easements, of Villa Dora, a Condominium, recorded in Official Records Book 481, Page 201 through 226, inclusive of the By-laws of Villa Dora Management, Inc., a Non Profit, Florida Corporation, and pursuant to Paragraph 11, Page 14, of said Declaration of Restrictions, Reservations, Covenants, Conditions And Easements, of Villa Dora, a Condominium, do hereby amend said Declaration, and said By-laws as follows:

1. The Declaration of Restrictions, Reservations, Covenants, Conditions And Easements of Villa Dora, a Condominium, shall be amended by the following:

(a) Paragraph 4 titled - Non Profit Corporation, shall be amended by inserting in lieu thereof a new Paragraph 4. Non Profit Corporation, to read as follows:

4. Non Profit Corporation. A Charter for incorporation of Villa Dora Management, Inc. (a non profit corporation hereinafter referred to as the Corporation and sometimes referred to as the Association) has been filed with the office of the Secretary of State of the State of Florida and duly processed in said office to the end that the said Charter has been granted. The principal purpose of the said Corporation is to perform the acts and duties desirable for apartment house management for the Units and Common Property and to levy and enforce collection of assessments as are necessary to perform said acts and duties and all duties herein expressly or impliedly imposed upon the said corporation.

The Developer and all persons hereafter owning a vested present interest in the fee title to any one of the units shown on the exhibits hereto and which interest is evidenced by

This instrument prepared by HARLOW C. MIDDLETON Attorney  
443 Donnelly, Mount Dora, Florida 32757

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recordation of a proper instrument in the Public Records of Lake County, Florida, shall automatically be members and their memberships shall automatically terminate when they no longer own such interest.

There shall be a total of 62 votes to be cast by the owners of the condominium units. Such votes shall be apportioned and cast as follows: The owner of each condominium unit (designated as such on the exhibits attached to this Declaration) shall be entitled to cast one (1) vote. Where a condominium unit is owned by the managing non profit corporation, no vote shall be allowed for such condominium unit. Where a condominium unit is owned by more than one person, all the owners thereof shall be collectively entitled to the vote assigned to such unit and such owners shall, in writing, designate an individual, who shall be entitled to cast the vote on behalf of the owners of such condominium unit of which he is a part until such authorization shall have been changed in writing. The term, "Owner", as used herein, shall be deemed to include the Developer.

All the affairs, policies, regulations and property of the Corporation shall be controlled and governed by the Board of Directors of the Corporation consisting of five (5) members, who are to be elected annually by the members entitled to vote. Each Director shall be the owner, or the spouse of an owner, said spouse living with said owner of a unit in the Villa Dora, a Condominium, (or partial owner of such Condominium Unit where such unit is owned by more than one (1) individual,) or if a Unit is owned by a Corporation, including the Developer, any duly elected Officers of Officers of an owner corporation may be elected a Director or Directors).

It shall be the duty of the Corporation to provide, through its agents and employees, for the administration, operation, maintenance, repair and replacement of the Common Property, all exterior doors and all exterior surfaces of the buildings, except windows, of individual units and private patio and balcony areas, whether Common Property or a part of a unit (unless damage to same is covered by insurance carried by the non profit corporation), to make reasonable uniform rules and regulations from time to time, as well as, to perform all other duties expressly or impliedly set forth herein.

The By-laws which govern and control the said corporation, Villa Dora Management, Inc., are attached to the original Declaration of Restrictions, Reservations, Covenants, Conditions, And Easements, recorded in Official Records Book 481, Page 200 through 226, in the Public Records of Lake County, Florida, and marked "A" and by reference made a part thereof and hereof.

2. The By-laws of Villa Dora Management, Inc., a non profit, Florida Corporation, marked Exhibit "A" and recorded with the original Declaration of Restrictions, Reservations, Covenants, Conditions And Easements of Villa Dora, a Condominium, recorded in Official Records Book 481, Page 200 through 226, of the Public Records of Lake County, Florida, is amended by the following:

(a) Paragraph ARTICLE IV (4) of the By-laws shall be amended by inserting in lieu thereof, a new ARTICLE IV to read as follows:

#### ARTICLE IV

Section 1. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors composed of Five (5) persons, all of whom must be owners, or spouses of owners, said spouse living with said owner of a unit in Villa Dora, a Condominium, (or partial owner of such Condominium unit where such unit is owned by more than one (1) individual), (or if a unit is owned by a Corporation, including Developer, any duly elected Officers of an owner corporation may be elected a Director or Directors).

Section 2. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these By-laws directed to be exercised and done by the owners.

Section 3. Other Duties. In addition to the duties imposed by these By-laws or by resolutions of the Association, the Board of Directors shall be responsible for the following:

(a) Shall comply with all the terms and conditions of the DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS - VILLA DORA, A CONDOMINIUM.

(b) Care, upkeep and surveillance of the project and the

common areas and facilities and the limited common areas and facilities.

(c) Collection of monthly assessments from the owners.

(d) Employ, dismiss, and control the personnel necessary for the maintenance and operation of the project, the common areas and facilities and the limited common areas and facilities.

Section 4. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a majority vote of the owners shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association.

Section 5. Removal of Directors. At any regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by a majority vote of the owners and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

Section 6. Organization Meeting. The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

Section 7. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least ten (10) days prior to the day named for such meetings.

Section 8. Special Meetings. Special Meetings of the Board of Directors may be called by the President on three days notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the meeting time, place (as hereinabove

provided) and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least two (2) Directors.

Section 9. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 10. Board of Directors' Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting, any business which might have been transacted without further notice.

WITNESS the hands and seals of the Directors and Members of the VILLA DORA DEVELOPMENT, INC., in Lake County, State of Florida this 13<sup>th</sup> day of February, 1976.

<u>NAME</u>	<u>ADDRESS</u>	<u>UNIT</u>
<i>Edward A. Nimnicht</i> Edward A. Nimnicht	1549 Lakeshore Drive Mount Dora, Florida	101
<i>Madison B. Wathen</i> Madison B. Wathen	601 N. McDonald St. Mount Dora, Florida	102
<i>Frederick R. Cook</i> Frederick R. Cook	601 N. McDonald St. Mount Dora, Florida	103

<u>NAME</u>	<u>ADDRESS</u>	<u>UNIT</u>
<u>Alice Sands</u> Alice Sands	601 N. McDonald St. Mount Dora, Florida	104
<u>N/A</u> James M. Darbaker	601 N. McDonald St. Mount Dora, Florida	105
<u>William M. Hankins</u> William M. Hankins	601 N. McDonald Street Mount Dora, Florida	106
<u>Harry J. Williams</u> Harry J. Williams	601 N. McDonald Street Mount Dora, Florida	107
VILLA DORA DEVELOPMENT By: <u>Allan C. Jones</u> Allan C. Jones President	14 E. Washington St. Orlando, Florida	108
VILLA DORA DEVELOPMENT By: <u>Allan C. Jones</u> Allan C. Jones President	14 E. Washington St. Orlando, Florida	109
<u>Maurice W. Rolfe</u> Maurice W. Rolfe	975 W. Fairway Avenue Mount Dora, Florida	110
<u>Frederick M. Hulbert</u> Frederick M. Hulbert	601 N. McDonald Street Mount Dora, Florida	201
<u>Elizabeth P. Siess</u> Elizabeth P. Siess	601 N. McDonald Street Mount Dora, Florida	202
VILLA DORA DEVELOPMENT <u>Allan C. Jones</u> Allan C. Jones President	14 E. Washington St. Orlando, Florida	203
<u>Joseph O. Russo</u> Joseph O. Russo	601 N. McDonald Street Mount Dora, Florida	204
<u>Helen Jones</u> Helen Jones	601 N. McDonald Street Mount Dora, Florida	205
<u>Grace M. Brooks</u> Grace M. Brooks	601 N. McDonald Street Mount Dora, Florida	206
VILLA DORA DEVELOPMENT <u>Allan C. Jones</u> Allan C. Jones President	14 E. Washington St. Orlando, Florida	207
VILLA DORA DEVELOPMENT <u>Allan C. Jones</u> Allan C. Jones President	14 E. Washington St. Orlando, Florida	208
VILLA DORA DEVELOPMENT <u>Allan C. Jones</u> Allan C. Jones President	14 E. Washington Orlando, Florida	209
<u>Florence D. Knudson</u> Florence D. Knudson	601 N. McDonald Street Mount Dora, Florida	301
VILLA DORA DEVELOPMENT <u>Allan C. Jones</u> Allan C. Jones President	14 E. Washington St. Orlando, Florida	302

<u>NAME</u>	<u>ADDRESS</u>	<u>UNIT</u>
<u>Le Roy E. Allen</u> Le Roy E. Allen	601 N. McDonald St. Mount Dora, Florida	303
<u>Edward English Foster</u> Edward English Foster	601 N. McDonald St. Mount Dora, Florida	305
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	306
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	307
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	308
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
<u>Cecil L. Bothwell</u> Cecil L. Bothwell	601 N. McDonald St. Mount Dora, Florida	309
<u>Howard G. Dick</u> Howard G. Dick	601 N. McDonald St. Mount Dora, Florida	310
<u>Marjorie D. Shugart</u> Marjorie D. Shugart	601 N. McDonald St. Mount Dora, Florida	401
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	402
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	403
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	404
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
<u>Fay W. Miller</u> Fay W. Miller	601 N. McDonald St. Mount Dora, Florida	405
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	406
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
<u>N/A</u> E. Harold Keown	702 Wildwood Road Charleston, South Carolina	407
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	408
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	409
BY <u>Allan C. Jones</u> Allan C. Jones <i>President</i>		
<u>Albert W. Wilson</u> Albert W. Wilson	601 N. McDonald St. Mount Dora, Florida	410

<u>NAME</u>	<u>ADDRESS</u>	<u>UNIT</u>
<u>Cleo T. Larkin</u> Cleo T. Larkin	Guerrant Street Umatilla, Florida	501
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	502
BY <u>Allan C. Jones</u> Allan C. Jones President		
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	503
BY <u>Allan C. Jones</u> Allan C. Jones President		
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	504
BY <u>Allan C. Jones</u> Allan C. Jones President		
<u>Vernon L. Connor</u> Vernon L. Connor	601 N. McDonald St. Mount Dora, Florida	506
<u>Robert J. Taylor</u> Robert J. Taylor	601 N. McDonald St. Mount Dora, Florida	509
VILLA DORA DEVELOPMENT	14 E. Washington St. Orlando, Florida	510
BY <u>Allan C. Jones</u> Allan C. Jones President		
<u>Theodor H. Mittendorf</u> Theodor H. Mittendorf	601 N. McDonald St. Mount Dora, Florida	601
<u>Theodor H. Mittendorf</u> Theodor H. Mittendorf	601 N. McDonald St. Mount Dora, Florida	602
<u>Alice K. Moss</u> Alice K. Moss	601 N. McDonald St. Mount Dora, Florida	603
<u>Alice K. Moss</u> Alice K. Moss	601 N. McDonald St. Mount Dora, Florida	604
<u>Frances W. Miller</u> Frances W. Miller	601 N. McDonald St. Mount Dora, Florida	605
<u>Cleo T. Larkin</u> Cleo T. Larkin	Guerrant Street Umatilla, Florida	606
<u>Quida B. Heist</u> Quida B. Heist	Cashiers, North Carolina Mount Dora	607
<u>Harvey L. Spears</u> Harvey L. Spears	2500 S. Bay Street Eustis, Florida	608
<u>N/A</u> Fred S. Eason	2235 Valley Mill Road El Cajou, California	609
<u>Frederick C. Andrews</u> Frederick C. Andrews	Overlook Drive Mount Dora, Florida	610
First Federal Savings and Loan Association of Orlando	Orlando, Florida	
BY <u>James G. Watson</u> Assistant Secretary	First Family Federal Savings and Loan Association	
	BY <u>Francis R. Sealover</u> Vice President and Loan Officer	

Witnessed By:

Abel M. ...  
Margaret J. ...



STATE OF FLORIDA

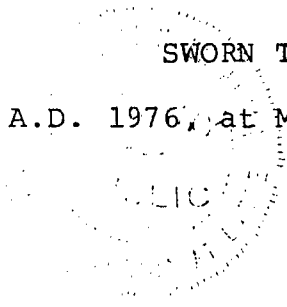
COUNTY OF LAKE

BEFORE ME THIS day personally appeared the following,

EDWARD A. NIMNIGHT, MADISON B. WATHEN, FREDERICK R. COOK, ALICE SANDS, WILLIAM M. HANKINS, HARRY J. WILLIAMS, MAURICE W. ROLFE, FREDERICK M. HULBERT, ELIZABETH P. SIESS, JOSEPH O. RUSSO, HELEN JONES, GRACE M. BROOKS, FLORENCE D. KNUDSON, EDWARD ENGLISH FOSTER, CECIL L. BOTHWELL, HOWARD G. DICK, MAJRORIE D. SHUGART, FAY W. MILLER, ALBERT W. WILSON, CLEO LARKIN, VERNON L. CONNER, ROBERT J. TAYLOR, THEODOR H. MITTENDORF, ALICE K. MOSS, FAY W. MILLER, A/K/A MRS. HUGH W. MILLER, QUIDA B. HEIST, HARVEY L. SPEARS, FREDERICK C. ANDREWS, FRANCIS R. SEABROOK, VICE PRESIDENT AND LOAN OFFICER, of FIRST FAMILY FEDERAL SAVINGS AND LOAN ASSOCIATION, and ATTESTED TO BY, JOANN G. WATSON, ASSISTANT SECRETARY OF THE FIRST FEDERAL FAMILY FEDERAL SAVINGS AND LOAN ASSOCIATION, and ALLAN C. JONES, PRESIDENT, OF VILLA DORA DEVELOPMENT, and they severally and jointly did sign and execute the foregoing First Amendment To Declaration Of Restrictions, Reservations, Covenants, Conditions And Easements of VILLA DORA, A CONDOMINIUM, and after first duly sworn by me individually and as President and Secretary of said FIRST FAMILY FEDERAL SAVINGS AND LOAN ASSOCIATION, respectively, and President of VILLA DORA DEVELOPMENTMENT, for and on behalf of said Condominium, and they did depose and say that they each signed for the purposes therein contained and that they signed freely and voluntarily as their own act and deed individually and did sign as the act of said corporations herein mentioned, and that the facts and matters therein contained are true and correct.

SWORN TO AND SUBSCRIBED before me this 2nd day of February,

A.D. 1976, at Mount Dora, Lake County, Florida 32757.



Charmaine J. Meacham  
Notary Public

My Commission Expires: July 4, 1977