

Rec 16.00

THIRD AMENDMENT TO
**DECLARATION OF RESTRICTIONS, RESERVATIONS,
 COVENANTS, CONDITIONS AND EASEMENTS**
 OF
VILLA DORA MANAGEMENT, INC.
 (A Non-Profit Corporation)

The Annual Meeting of Villa Dora Management, Inc., was held in the recreation room of the Villa Dora, Mount Dora, Florida, on Monday, January 15, 1979, at 2:00 P.M.

Pursuant to a notice sent to each Director and each Member in accordance with the Bylaws, the members adopted amendment to the third paragraph of #8, Enforcement of Maintenance, in the DECLARATION with an affirmative vote of 48, and amendment to the first paragraph of #14 Limited Common Elements, with an affirmative vote of 55. The amendments are as follows:

8. Enforcement of Maintenance, third paragraph.

The Corporation shall determine the exterior color scheme of all buildings and shall be responsible for the maintenance thereof, and no owner shall paint an exterior wall, door, window, patio or any exterior surface, etc. at any time without the written consent of the Corporation, except, however, the owner may paint or resurface the ceiling and floor of his private patio or balcony immediately adjoining his Unit. An owner, after obtaining the written approval of the Corporation may install a glass enclosure of the balcony immediately adjoining his Unit and when so enclosed an owner, after obtaining the written approval of the Corporation may resurface, paint or panel the interior walls, ceiling or floor of the enclosed balcony. The installation and maintenance cost of such additions or changes shall be borne by and assessed against the individual Unit owner.

14. Limited Common Elements, first paragraph

There are Limited Common Elements appurtenant to each of the Units in this condominium, as shown and reflected by the floor and plot plans, such as balconies and covered patios directly accessible only through an individual Unit. These Limited Common Elements are reserved for the use of the Units appurtenant thereto to the exclusion of other Units, and there shall pass with a Unit as appurtenant thereto, the exclusive right to use the Limited Common Elements so appurtenant. Expenses of maintenance relating to the floor and ceiling surfaces, of such Limited Common Elements shall be borne by and assessed against the individual Unit owner. Any other expenses of maintenance, repair or replacement relating to such Limited Common Elements, or involving structural maintenance, repair or replacement, shall be treated as and paid for as a part of the common expenses of the Corporation except as to enclosures or improvements installed by the owner as provided in #8.

Joseph O. Russo
 Joseph O. Russo, President

Jessie M. Conner
 Jessie M. Conner, Secretary and
 Bylaws Chairman

RECORDED AND RETURNED
 CLERK CIRCUIT COURT
 LAKE COUNTY, FLA.

MAR 22 2 50 PM '79

SIGNATURES ATTESTING TO AFFIRMATIVE VOICE ON AMENDMENTS TO THE DECLARATION OF

VILLA DORA MANAGEMENT, INC.

JANUARY 15, 1979

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| Apt. No. | Name | Apt. No. | Name |
|----------|---|----------|--|
| #2 | <u>Frances Mullins</u> Frances Mullins | | |
| 101 | <u>F. A. Nimmicht</u> F. A. Nimmicht | 301 | <u>Florence D. Knudson</u> Florence D. Knudson |
| 102 | <u>Madison B. Wathen</u> Madison B. Wathen | 302 | <u>John Travis</u> John Travis |
| 103 | <u>Frederick R. Cook</u> Frederick R. Cook <i>Virginia H. Cook</i> | 303 | <u>LeRoy E. Allen</u> LeRoy E. Allen |
| 104 | <u>Alice Sands</u> Alice Sands | 304 | <u>Kathleen E. Whittenberg</u> Kathleen E. Whittenberg |
| 105 | <u>Agnes Darbaker</u> Agnes Darbaker | 305 | <u>Edward F. Foster</u> Edward F. Foster |
| 106 | <u>William M. Hankins</u> William M. Hankins | 306 | <u>Mildred M. Loth</u> Mildred M. Loth |
| 107 | <u>Harry J. Williams</u> Harry J. Williams | 307 | <u>Rolland H. Neese</u> Rolland H. Neese |
| 108 | <u>Cathryn Vermurlen & Dorothy Quinn</u> Cathryn Vermurlen & Dorothy Quinn | 308 | <u>Dorothy Bolander</u> Dorothy Bolander |
| 109 | <u>Marjorie W. Hudson</u> Marjorie W. Hudson | 309 | <u>Cecil L. Bothwell</u> Cecil L. Bothwell |
| 110 | <u>Gene Graham</u> Gene Graham | 310 | <u>Howard G. Dick</u> Howard G. Dick |
| 201 | <u>Frederick Hulbert</u> Frederick Hulbert | 401 | <u>Marjorie Shugart</u> Marjorie Shugart ^{mfs} |
| 202 | <u>Elizabeth P. Siess</u> Elizabeth P. Siess | 402 | <u>Nelson Thompson</u> Nelson Thompson |
| 203 | <u>Dr. H. MacM. White, Jr.</u> Dr. H. MacM. White, Jr. | 403 | <u>Ben Rogers</u> Ben Rogers |
| 204 | <u>Joseph O. Russo</u> Joseph O. Russo | 404 | <u>Frances Mullins</u> Gary Bray Frances Mullins |
| 205 | <u>Helen K. Jones</u> Helen K. Jones | 405 | <u>Fern Hughes</u> Fern Hughes <i>By longhand</i> |
| 206 | <u>Grace M. Brooks</u> Grace M. Brooks | 406 | <u>Leonard E. Howell</u> Leonard E. Howell |
| 207 | <u>Herbert W. Irish</u> Herbert W. Irish | 407 | <u>F. Harold Keown</u> F. Harold Keown |
| 208 | <u>Samuel W. Jensch</u> Samuel W. Jensch | 408 | <u>Howard C. Johnson</u> Howard C. Johnson |
| 209 | <u>Clifford Foltz</u> Clifford Foltz | 409 | <u>C. F. Reid</u> C. F. Reid |
| 210 | <u>Margueritte F. McLean</u> Margueritte F. McLean | 410 | <u>Jessie M. Wilson</u> Jessie M. Wilson |

SIGNATURES ATTESTING TO AFFIRMATIVE VOTE ON AMENDMENTS TO THE DECLARATION OF

VILLA DORA MANAGEMENT, INC.

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JANUARY 15, 1979

| <u>Apt. No.</u> | <u>Name</u> | <u>Apt. No.</u> | <u>Name</u> |
|-----------------|---|-----------------|---|
| 501 | <u>William C. Metzler</u> William C. Metzler | 601 | <u>T. H. Mittendorf</u> T. H. Mittendorf |
| 502 | <u>Walter Watson</u> Walter Watson | 602 | <u>T. H. Mittendorf</u> T. H. Mittendorf |
| 503 | <u>Dr. Clarence D. Gardner</u> Dr. Clarence D. Gardner | 603 | <u>Alice Moss</u> Alice Moss |
| 504 | <u>Edith C. Miller</u> Edith C. Miller | 604 | <u>Eugene A. Moss</u> Eugene A. Moss |
| 505 | <u>William H. Brown</u> William H. Brown | 605 | <u>Fay W. Miller</u> Fay W. Miller |
| 506 | <u>Vernon L. Conner</u> Vernon L. Conner | 606 | <u>Cleo T. Larkin</u> Cleo T. Larkin |
| 507 | <u>Earl D. Etheridge</u> Earl D. Etheridge | 607 | <u>Ouida B. Heist</u> Ouida B. Heist |
| 508 | <u>Red Devon Ranch (Ellis F. Wilkinson)</u> Red Devon Ranch (Ellis F. Wilkinson) | 608 | <u>Lawrence Smith</u> Lawrence Smith |
| 509 | <u>Robert J. Taylor</u> Robert J. Taylor | 609 | <u>Fred Eason</u> Fred Eason |
| 510 | <u>Allen C. Jones, Jr.</u> Allen C. Jones, Jr. | 610 | <u>Dr. Fred Andrews</u> Dr. Fred Andrews |

WITNESSED BY:


Jessie M. Conner
Joseph O. Russo

STATE OF FLORIDA
COUNTY OF _____

LAKE

Before me personally appeared Joseph O. Russo
and Jessie M. Conner, to me well known, and known to me
to be the individuals described in and who executed the foregoing instrument
as _____ President and _____
Secretary of the above named Villa Dora Management, Inc.
a Corporation, and severally acknowledged to and before me that they executed
such instrument as such President and Secretary, respectively, of said
corporation, and that the seal affixed to the foregoing instrument is the
corporate seal of said corporation and that it was affixed to said
instrument by due and regular corporate authority, and that said instrument
is the free act and deed of said corporation.

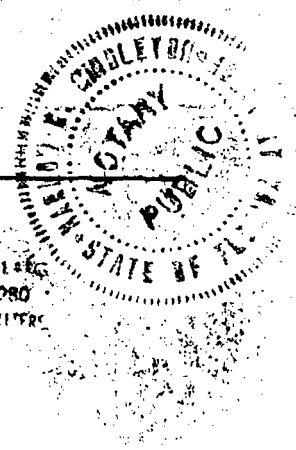
WITNESS my hand and official seal, this

15th day of January, A.D. 19 77


Notary Public

State of Florida at Large

My commission expires _____



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV 11 1980
BONDED THRU GENERAL INS UNDERWRITERS

THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ORLANDO

ATTESTED TO
By: Elise J. Fleckenstein
Assistant Secretary

By: Frank J. White
Senior Vice President

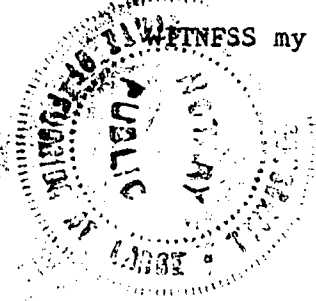
(Corporate Seal)

D.R. BOOK 672 PAGE 175

STATE OF FLORIDA
COUNTY OF LAKE

Before me personally appeared FRANK J. WHITE and ELISE

FLECKENSTEIN to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and Senior Vice President of the above named THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ORLANDO, a Corporation, and severally acknowledged to and before me that they executed such instrument as such Assistant Secretary and Senior Vice President, respectively, of same corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.



WITNESS my hand and official seal, this 9th day of March, A.D. 1979

Betsy Gotschall
Notary Public

State of Florida at Large
My commission expires _____

Notary Public State of Florida at Large
My Commission Expires Aug. 30, 1981

FIRST FAMILY FEDERAL SAVINGS & LOAN ASSOCIATION

ATTESTED TO
By: Hope S. Zaleski
~~XXXXXXXX~~ Secretary

By: Francis G. Seabrook
~~XXXXXX~~ Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LAKE

Before me personally appeared Hope S. Zaleski and Francis G. Seabrook to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as ~~Assistant Secretary and Senior Vice President~~ Secretary and ~~Senior Vice President~~ Vice President of the above named FIRST FAMILY FEDERAL SAVINGS & LOAN ASSOCIATION a Corporation, and severally acknowledged to and before me that they executed such instrument as such ~~Assistant Secretary and Senior Vice President~~ Assistant Secretary and ~~Senior Vice President~~ Vice President, respectively, of said Corporation and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.



WITNESS my hand and official seal, this 7th day of February, A.D. 1979

Deborah A. Rowe
Notary Public

State of Florida at Large
My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 5 1981
BOND-D THRU GENERAL INS. UNDERWRITERS