

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

CFN 2005071289
Bk 02832 Pgs 2486 - 2489 (4pgs)
DATE: 05/13/2005 03:41:19 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50

Pursuant to the regulations and conditions contained in Article 11, Article 6 and Article 7, Section (i) are hereby amended to read as follows. (note that additions are indicated by underlining and deletions are indicated by strikethroughs)

6. VILLA DORA, a Condominium, is a 55 and older Community and therefore all transfers, sales, rentals or leases of a Unit must be in compliance with Article 7 hereof and all State and Federal Regulations that govern age restricted communities.

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At no time will the percentage of Units subject to lease or rent, exceed ten percent of the total number of Units. Any new purchaser of a unit must comply with the age restrictions contained in Article 7. In addition any new purchaser or transferee, other than the children of the transferor, may not lease or rent a Unit until the purchaser or transferee has resided in the Unit for a minimum of two (2) years from the date of purchase or transfer.

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(note: all other provision contained in Article 6 of these Covenants shall remain in full force and effect and are not affected by these Amendments).

7. (i) 7. (i) HOUSING FOR PERSONS 55 YEARS OF AGE OR OLDER

Deleted: Not allow any children under eighteen (18) years of age to reside in permanent residence on the premises except as permitted under uniform regulation established from time to time by the Corporation ¶

A. Each Unit shall be occupied by only one family, its servants, if any, and guests, as a residence and for no other purpose. Two or more unrelated adults who are also joint owners or joint lessees of a Unit shall be considered a family under these use restrictions. The Condominium of which each Unit is a part is designed, operated, and maintained for the use and benefit, and to meet the social and physical needs, of persons 55 years of age or older. As such, every person who lives in any Unit should, with certain exceptions described below, be an adult. For purposes of this restriction, an "adult" is a person 55 years of age or older, or a person over 40 years of age sharing a Unit with another occupant 55 years of age or older.

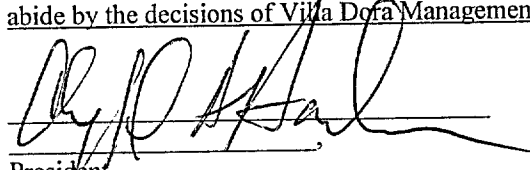
B. Notwithstanding the above restriction and express policy, Villa Dora Management, Inc. shall have the right to accept as an occupant of a condominium unit a person who is not an "adult", as hereinabove defined, provided that such person is at least 18 years of age and further provided that at least 80% of the occupied condominium units in the complex comprising all the Units of Villa Dora, a Condominium, including the new occupant to be accepted, are occupied by at least one person 55 years of age or older. Villa Dora Management, Inc shall have the right to require references and shall consider such factors as the age of the prospective occupant, and the apparent compatibility of said occupant and his interests with the interests of persons of age 55 and older, and shall have the power to forbid anyone not an adult hereunder and who has not been accepted hereunder from occupying a Unit at Villa Dora, A Condominium as herein defined.

Guests and bona fide temporary visitors under eighteen (18) years of age are permitted provided the owner or lessee of the Unit, or one of them, is also occupying the residence during such visit.

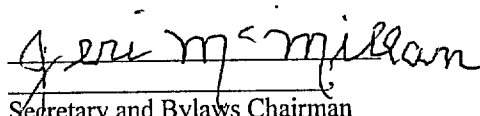
C. Administration of Adult Resident Requirement. Villa Dora Management, Inc. referred to herein shall administer the provisions relating to the age restrictions above. Any and all purchases and lessees in the Villa Dora, A Condominium shall, by virtue of these deed restrictions and the acceptance of their title or leasehold, be deemed to have agreed to advise any and all of their prospective grantees of the age requirements set forth herein and, further, to have agreed to provide, and consequently they shall provide, age information about any and all

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MT DORA, FL 32757

proposed grantees or lessees along with information disclosing the age of any family members who might be expected to take up residence at Villa Dora, A Condominium pursuant to such grant or lease. All grantees and lessees at Villa Dora, A Condominium agree for themselves, their grantees, lessees, heirs and assigns that they will make no such grant or lease unless and until approval has been given by Villa Dora Management, Inc. Villa Dora Management, Inc. shall not arbitrarily withhold approval but it shall withhold approval as necessary to maintain the status of the condominium as an adult community under State and Federal Law; and all present and future owners of any interest in Villa Dora, A Condominium as it exists from time to time, agree to abide by the decisions of Villa Dora Management, Inc.



President



Secretary and Bylaws Chairman

**SIGNATURES ATTESTING TO AFFIRMATIVE VOTE TO AMENDMENTS OF THE
DECLARATION OF
VILLAGE DORA MANAGEMENT, INC.**

<u>APT. NO.</u>	<u>NAME</u>	<u>APT. NO.</u>	<u>NAME</u>
#2	<u>Oswald Merz and Jerry Merz</u> <i>Berry Merz</i>	#2	
101	<u>Richard Donovan and Linda Donovan</u>	301	<u>Ivor Armistead and Dot Armistead</u>
102	<u>Frank Ghia</u>	302	<u>David Rader and Helen Rader</u>
103	<u>Nancy Cook</u> <i>Trust Officer The First National Bk Mt Dora Trustee</i>	303	<u>Bill Jones and Hilary Norman</u>
104	<u>Dorothy Reese</u>	304	<u>Richard Gander</u>
105	<u>Jeri McMillan</u> <i>geri mc millan</i>	305	<u>Virginia Etheridge</u> <i>Virginia Etheridge</i>
x 106	<u>Steve Martindale and Chris Martindale</u> <i>Christie Martindale</i>	306	<u>Delia Altenberg</u> <i>Delia Altenberg</i>
107	<u>Dennis Koehring and Cindy Koehring</u>	307	<u>Thomas Mitchell and Kathleen Mitchell</u> <i>Thomas Mitchell</i>
x 108	<u>Donald Hoagland and Jean Hoagland</u> <i>Donald Hoagland</i>	308	<u>Willis Birch and Carol Birch</u>
109	<u>Elizabeth Foley</u>	309	<u>Sue McHenry</u> <i>Sue McHenry</i>
x 110	<u>Lanis Taylor and Hilda Taylor</u> <i>Hilda Taylor</i>	310	<u>Don Livingston</u> <i>Don Livingston</i>
201	<u>Roberta Grauert</u> <i>Roberta Grauert</i>	401	<u>Barbara Rees</u> <i>Barbara Rees</i>
202	<u>Bernie O'Brien</u> <i>Bernie O'Brien</i>	402	<u>Susan Dixon</u> <i>Susan Dixon</i>
203	<u>Aileen Joiner</u> <i>Aileen Joiner</i>	403	<u>Leo Schumacher and Lou Schumacher</u> <i>Leo Schumacher</i>
204	<u>Ernest Baron and Ruth Baron</u> <i>Ernest Baron</i>	404	<u>Sue Karvasale</u> <i>Ellen Karvasale</i>
205	<u>Tom Korber and Heather Korber</u>	405	<u>Harold Esch and Jan Esch</u> <i>Harold Esch and Jan Esch</i>
206	<u>August Parker and Betty Parker</u> <i>August Parker and Betty Parker</i>	406	<u>Mary Lou Howell</u> <i>Mary Lou Howell</i>
207	<u>Hubert Denton</u>	407	<u>Byung Gi and Sun Hee</u> <i>BYUNG GI & SUN HEE</i>
208	<u>Ruth Lawrence</u> <i>Ruth M. Lawrence</i>	408	<u>Margaret Ross</u> <i>Margaret Ross</i>
209	<u>John Schlerik</u> <i>John Schlerik</i>	409	<u>John Neumaier and Sara Luther</u> <i>Sara Luther, John J. Neumaier</i>
210	<u>Theron G. Egley and Susan B. Egley</u>	410	<u>John Neumaier and Sara Luther</u> <i>Sara Luther, John J. Neumaier</i>

**SIGNATURES ATTESTING TO AFFIRMATIVE VOTE TO AMENDEMENTS OF THE
DECLARATION OF
VILLAGE DORA MANAGEMENT, INC.**

<u>APT. NO.</u>	<u>NAME</u>	<u>APT. NO.</u>	<u>NAME</u>
501	<u>Lisa Colligan</u> Lisa Colligan	601	<u>Robert M Brown</u> Robert Brown and Susan Brown
502	<u>Laura Covington and Homer Stiles</u>	602	<u>Robert M Brown</u> Robert Brown and Susan Brown
503	<u>Clifford Harden and Dawn Harden</u>	603	<u>Jerome Kaczmarowski and Janie Kaczmarowski</u>
504	<u>Tom Broadbent</u>	604	<u>Richard Clarage and Ruther Clarage</u> (RUTH)
505	<u>Charles Love and Jean Love</u>	605	<u>Mary Lou Gryzich</u>
506	<u>Carol Ann Consalvi</u>	606	<u>Bill Romp and Molly Romp</u>
507	<u>Parnell Kirby and Rachael Kirby</u>	607	<u>Ouida Heist and John Heist</u>
508	<u>Frances Wilkinson</u>	608	<u>Carol Hessinger, Trust Officer</u> The First National Bank of Mount Dora Trustee Elizabeth Betty Van Voorhis TUA DATED 9-3-91
509	<u>Dolores Taylor</u>	609	<u>Richard Claus and Lois Fuhrst</u>
510	<u>William Leader and Patricia Leader</u>	610	<u>Carol Hessinger, Trust Officer</u> The First National Bank of Mount Dora, Met Walter, TUA DT D 8/17/83. TEE Melvina

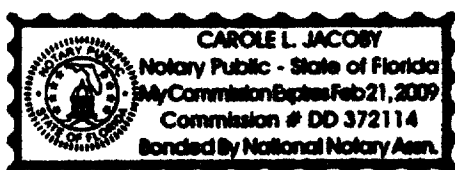
WITNESSED BY:

James E. Moore
Andrea K. Carter

STATE OF FLORIDA
COUNTY OF LAKE

Before me personally appeared Jeri McMillan and Clifford A. Harden, 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 Florida 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 be 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 13 day of May, 2005.



Carole L. Jacoby
NOTARY PUBLIC
STATE OF FLORIDA