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THE FIRST NATIONAL BANK OF FLORIDA  
Donald F. Perrin  
President  
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REVISED AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
WINDERMERE GARDEN VILLAS

COMES NOW, WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., by and through its undersigned President and hereby files this Amendment to the original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS and states as follows:

1. The original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS was originally recorded in Official Records Book 812, Page 220, of the public records of Citrus County, Florida and was Amended by Amendment to Declaration of Covenants, Conditions and Restrictions recorded in Official Record Book 817, Page 2077, public records of Citrus County, Florida.

2. A meeting of the members of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. was held pursuant to due notice on August 21, 1990 at 7:00 p.m. A quorum of members was present at the meeting.

3. At the meeting, the following Amendments were made to the Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS:

a. The real property subject to the Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS as set forth on Exhibit "A" of the original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS as recorded in Official Records Book 812, Page 220, public records of Citrus County, Florida is hereby amended to include the additional parcel of property set forth on the survey attached hereto. The property described on the survey exhibit attached hereto along with the original property set forth in the Exhibit "A" attached to the original Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS shall constitute all of the property subject to the Declaration of Covenants, Conditions, and Restrictions of WINDERMERE GARDEN VILLAS and all of said property shall be held, sold and conveyed subject to the Declaration of Covenants, Conditions and Restrictions of WINDERMERE GARDEN VILLAS as the originally recorded and as may be amended from time to time.

It is further agreed that the additional housing units which will be located on the property described on the attached exhibit will, because of yard size, etc., cause a larger expense to the owners' association for maintenance and thus the Association reserves the right in the future to charge a higher monthly assessment to these unit owners.

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b. Page 5, Section 5, of the Declaration of Covenants, Conditions and Restrictions is hereby amended by adding paragraph 5.1.4 to read as follows:

"5.1.4. It shall be the responsibility of the Association to provide for the operation, maintenance and repair of the surface water management system located within the boundaries of the Windermere project including all drainage retention areas."

4. The original Amendment to Declaration of Covenants, Conditions and Restrictions of Windermere Garden Villas as recorded in Official Record Book 871, Page 1005, of the public records of Citrus County, Florida is hereby revised by this Amendment to include the Amendment set forth as item 3b above.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 11<sup>th</sup> day of October, 1990.

WINDERMERE GARDEN VILLAS  
HOMEOWNERS ASSOCIATION, INC.

By: Richard Dixon  
Richard Dixon, President

Richard S. Wacker  
Greg M. Cratty

STATE OF FLORIDA  
COUNTY OF CITRUS

BEFORE ME, a Notary Public in and for the State and County aforesaid, duly authorized to take acknowledgments, personally appeared RICHARD DIXON, the President of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida Non-Profit Corporation, to me well known and he acknowledged before me that he executed, sealed and delivered the foregoing Amendment to Declaration of Covenants, Conditions and Restriction of WINDERMERE GARDEN VILLAS for the uses and purposes therein expressed, as such officer, by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Inverness, said County and State, this 11<sup>th</sup> day of October, 1990.

Greg M. Cratty  
Notary Public

My Commission Expires: 4-3-92

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FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER CLERK  
90 OCT 17 AM 11 30  
VERIFIED BY: EF  
D.C.