



**Prepared by and Return to:**  
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DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
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RECORDING FEES 18.50

**SECOND AMENDMENT TO THE DECLARATION OF**  
**COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**  
**FOR MARION LANDING**

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions and Easements for Marion Landing is recorded at Official Records Book 1346, Page 1524, Public Records of Marion County, Florida; and

WHEREAS, Article VIII, Section E 1 sets forth the requirements for modification or amendment to the Declaration; and

WHEREAS, Article VIII, Section E 1 provides that the Declaration may be amended by fifty-one percent (51%) of all voting interests of the Association of Marion Landing Owners, Inc. signifying their consent on a written instrument, or by vote at a duly called and noticed meeting of the Association; and

WHEREAS, a Special Meeting of the Membership was held on Friday, September 21, 2007 for purposes of considering an amendment to Article VIII, Section E 1.

NOW, THEREFORE, Article VIII, Section E 1 is hereby amended as follows:

1. This Declaration may be amended (a) ~~by the consent of 51 % of all Owners~~ by two-thirds (2/3) vote of a quorum of owners appearing in person or by proxy at a duly noticed and called meeting of the Members (based upon one vote per Lot) together with (b) the approval or ratification of a majority of the Board provided, however, that no amendment shall be effective which shall impair or prejudice the rights or priorities of any Institutional Lender, Developer, Commercial Titleholder or Additional Titleholders without the specific written approval of each Institutional Lender, Developer, Commercial Titleholder and Additional Titleholder affected thereby. The

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aforementioned consent of the Owners may be evidenced by a writing signed by the required number of owners or by the affirmative vote of the required number of owners at any regular or special meeting of the association called and held in accordance with the By-Laws.

**CERTIFICATE OF AMENDMENT**

I, Joseph W. Raffony, as President of the Association of Marion Landing Owners, Inc., hereby certify that this Amendment was duly adopted at a Special Meeting of the Membership held on September 21, 2007, that said Meeting was duly noticed and called, that a quorum of the Membership was present, and that in excess of fifty-one percent (51%) of the total voting interests of the Association voted in favor of this Amendment.

**ASSOCIATION OF MARION LANDING OWNERS, INC.**

Witnesses:

Robert P. McGrath  
Witness Signature  
Print Name: ROBERT P. McGRATH

Gordon Herrick  
Witness Signature  
Print Name: GORDON HERRICK

By: Joseph W. Raffony  
as President  
Print Name: Joseph W. Raffony  
Address: 8727 Southwest 60<sup>th</sup> Circle  
Ocala, FL 34476

STATE OF FLORIDA  
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 19 day of October, 2007, by Joseph W. Raffony, as President of the Association of Marion Landing Owners, Inc., who is personally known to me or has produced Driver's Lic. as identification.

Deean Welch  
Notary Signature  
Notary Stamp or Seal:



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