

MARYANNE NURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07704 Pgs 0090 - 94; (5pgs)
CLERK'S # 2012010468
RECORDED 01/27/2012 02:43:07 PM
RECORDING FEES 44.00
RECORDED BY J Eckenroth(all)

**NOTICE OF PRESERVATION OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HIDDEN LAKE VILLAS**

1. Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1446, Page 1577 on March 25, 1983;
2. First Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1475, Page 486;
3. Second Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1496, Page 1917;
4. Third Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1532, Page 1959; and
5. Fourth Supplement to Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1592, Page 1055.

The property affected by this Notice is described as:

1. All real property on the Plat of Hidden Lake Villas, Phase I, according to the plat thereof, as recorded in Plat Book 26, Page 99;
2. All real property on the Plat of Hidden Lake Villas, Phase II, according to the plat thereof, as recorded in Plat Book 27, Page 1;
3. All real property on the Plat of Hidden Lake Villas, Phase III, according to the plat thereof, as recorded in Plat Book 28, Page 3;

4. All real property on the Plat of Hidden Lake Villas, Phase IV, according to the plat thereof, as recorded in Plat Book 28, Page 26;
5. All real property on the Plat of Hidden Lake Villas, Phase V, according to the plat thereof, as recorded in Plat Book 28, Page 81;
6. All real property on the Plat of Hidden Lake Villas, Phase VI, according to the plat thereof, as recorded in Plat Book 28, Page 84;
7. All real property on the Plat of Hidden Lake Villas Phase III - Unit VI, according to the plat thereof, as recorded in Plat Book 38, Page 77 (a replat of Lots 131 through 116, Lots 181 through 207, Hidden Lake Villas Phase V, Plat Book 28, Pages 81 thru 83); and
8. All real property on the Plat of Hidden Lake Villas Phase III - Unit VII, according to the plat thereof, as recorded in Plat Book 38, Page 79 (a replat of Lots 208 through 209, Hidden Lake Villas Phase VI, Plat Book 28, Pages 84 thru 87)

all of the Public Records of Seminole County, Florida.

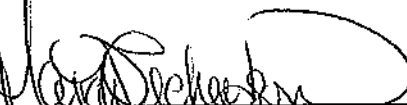
The name and address of the homeowners' association filing this Notice on behalf of the Members is Sanford-Hidden Lake Villas Home Owners Association, Inc., a Florida not-for-profit corporation, c/o Joe Sanfilippo, P.O. Box 1706, Sorrento, FL 32776 (hereinafter "Association").

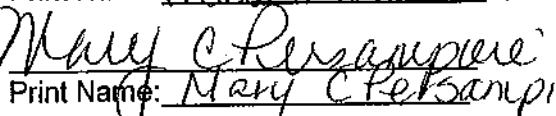
Attached hereto as Exhibit "A" is an Affidavit executed by the President of the Association affirming that the meeting's date, time, place and the Statement of Marketable Title Action required by Section 712.06(1)(b), Florida Statutes, was mailed to the Members at least seven (7) days prior to the Special Board of Directors Meeting, where the Board of Directors approved the preservation of the Declaration.

By their signatures below, the President and Secretary of the Association hereby certify that preservation of the Declaration was duly approved by at least two-thirds (2/3) of the members of the Board of Directors at a Special Board of Directors Meeting held on January 10, 2012.

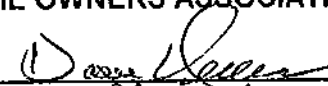
EXECUTED at Altamonte Springs (city), Seminole County, Florida, on this 20th day of January, 2012.

WITNESSES:


Print Name: Marion Ketchum


Print Name: Mary C. Persampiere

**SANFORD-HIDDEN LAKE VILLAS
HOME OWNERS ASSOCIATION, INC.**

By: 
Print Name: DAVE KELLER
President

Address: 129 LAKESIDE CIRCLE
SANFORD, FL 32773-7340

Mariah Richardson

Print Name: Mariah Richardson

Mary C. Penner
Print Name: Mary C. Penner

Attest: Wayne E. Albert
Print Name: WAYNE E. ALBERT
Secretary
Address: 179 SANDY PINE CIRCLE
SANFORD, FL 32773

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of January, 2012, by David Keller and Wayne Albert as the President and Secretary, respectively, of **SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, who (check one) ☐ are personally known to me or ☒ produced FL Driver License (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses, freely and voluntarily, under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 20th day of January, 2012.

Mariah Richardson
Notary Public - State of Florida
Print Name: Mariah Richardson
Commission No.: DD825591
My Commission Expires: 10/17/12

Sht001 MRTA notice of preservation

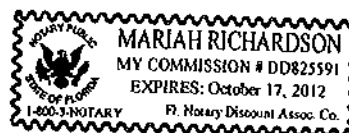


EXHIBIT "A"
AFFIDAVIT OF DAVID KELLER

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority personally appeared **DAVID KELLER**, who, after first being duly sworn, deposes and says:

1. I am the President of Sanford-Hidden Lake Villas Home Owners Association, Inc. (the "Association"), and I have personal knowledge of the matters contained herein and know them to be true and correct.

2. That the Board of Directors Meeting was scheduled for Tuesday, January 10, 2012, at 6:45 p.m. That the Board of Directors of the Association caused a notice setting forth the date, time, place and the Statement of Marketable Title Action, which is set forth below, to be mailed to the Members of the Association not less than seven (7) days prior to the Board of Directors Meeting, at which the Board of Directors voted to preserve the Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1446, Page 1577; the First Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1475, Page 486; the Second Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1496, Page 1917; the Third Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1532, Page 1959; and the Fourth Supplement to Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1592, Page 1055 all of the Public Records of Seminole County, Florida (hereinafter the "Declaration"), burdening the property of the Members of the Association pursuant to Chapter 712, Florida Statutes.

STATEMENT OF MARKETABLE TITLE ACTION

The Sanford-Hidden Lake Villas Home Owners Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1446, Page 1577; the First Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1475, Page 486; the Second Supplemental Declaration of Covenants,

Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1496, Page. 1917; the Third Supplemental Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1532, Page 1959; and the Fourth Supplement to Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1592, Page 1055 all of the Public Records of Seminole County, Florida (hereinafter the "Declaration"), as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Seminole County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

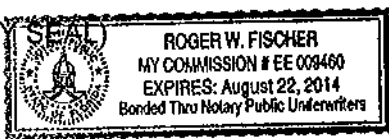
FURTHER AFFIANT SAYETH NAUGHT.

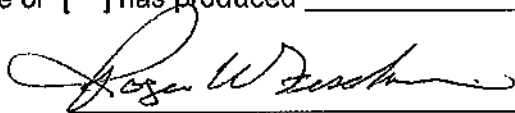

Affiant, DAVID KELLER

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was sworn and subscribed before me this 12 day of JANUARY, 2012, by **DAVID KELLER**, as the President of Sanford-Hidden Lake Villas Home Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)




NOTARY PUBLIC - STATE OF FLORIDA
Print Name: ROGER W FISCHER
Commission No.: EE 009460
Commission Expires: August 22, 2014

Sh1001 MRTA Affidavit

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF
HIDDEN LAKE VILLAS

461
Homes

THIS DECLARATION, made on the date hereinafter set forth
by Residential Communities of America, a Florida General
Partnership, hereinafter referred to as "Declarant".

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WITNESSETH:

WHEREAS, Declarant is owner of certain property in Sanford,
County of Seminole, State of Florida, which is more particularly
described on Exhibit "A" attached hereto and made a part hereof
(hereinafter sometimes referred to as "Property" or "Properties").

NOW THEREFORE, Declarant hereby declares that all
of the properties described above shall be held, sold and
conveyed subject to the following easements, restrictions,
covenants and conditions which are for the purpose of pro-
tecting the value and desirability of, and which shall run
with, the real property and be binding on all parties having
any right, title or interest in the described properties or
any part thereof, their heirs, successors and assigns, and
shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Sanford-
Hidden Lake Villas Home Owners Association, Inc., its suc-
cessors and assigns.

Section 2. "Owner" shall mean and refer to the
record owner, whether one or more persons or entities, of a
fee simple title to any Lot which is a part of the Proper-
ties, including contract sellers, but excluding those having
such interest merely as security for the performance of an
obligation.

PREPARED BY & RETURN TO: LAUREN B. GOODMAN, ESQ.
158 E. ALTAMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32701

Mar 25 12 31 PM '83

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Section 3. "Property" or "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subjected to this Declaration.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association at the time of conveyance of the first lot in Tract D of Hidden Lake Villas, Phase I according to the plat thereof as recorded in Plat Book 26, Pages 99, 100, and 101, and Tract A of Hidden Lake Villas, Phase II, according to the plat thereof as recorded in Plat Book 27, Pages 1 and 2, both of which are recorded in the Public Records of Seminole County, Florida. Declarant reserves the right to convey additional Common Area to the Association as additional lands are made subject to this Declaration as provided in Article II hereof.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to Residential Communities of America, a general partnership, or any successor and assign of all of its rights hereunder.

Section 7. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions, and Restrictions of Hidden Lake Villas.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area as defined in Article I hereof which shall be appurtenant to and shall pass with the title of every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area or Private Drives if any, to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two thirds (2/3) of each class of members has been recorded.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Area and facilities and Private Drives, if any to the members of his family, his tenants or contract purchasers who reside on the Property, but not otherwise.

Section 3. Additional Lands. Additional land within the area described on Exhibit B attached hereto and made a part hereof may be annexed by the Declarant without the consent of Members of Association within seven years from the date hereof, provided that the Veterans Administration ("VA") determines that the annexation is in accord with the general plan heretofore approved by it. Annexations contemplated by Declarant shall become effective upon the recording of a Supplementary Declaration in the Public Records of Seminole County, Florida. Should the Declarant, in its sole discretion, determine not to annex additional lands as provided, the general plan of development shall not bind the Declarant to make any additions contemplated or to adhere to this plan in the subsequent development of any lands described on Exhibit B and this Declaration shall not encumber in any manner whatsoever the land described on the attached Exhibit "B" until such time and if and only if Declarant has recorded a supplementary Declaration in the Seminole County Public Records specifically describing the land

to be subjected to this Declaration. Additional property, which is outside of the area described in Exhibit "B" may be annexed to the Property with the consent of two-thirds (2/3) of each class of members of the Association. Any such annexation shall become effective upon the recording of a Supplementary Declaration in the Public Records of Seminole County, Florida. As long as there is a Class B membership and as long as the VA has an interest in Hidden Lake Villas, the annexation of additional properties will require the prior approval of the VA.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Amended
Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) On the date seven (7) years from the date this Declaration is recorded, with it being agreed that notwithstanding the cessation of Class B membership in accordance with above, upon the subjecting of additional land to this Declaration, Class B membership shall be reinstated for all Lots owned by Declarant so long as the total number of Class B votes shall then be greater than the total number of Class A votes.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Amended

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants and each Owner of any Lot by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements; (3) Lake Lot assessments, if applicable; and (4) Private Drive assessment, if applicable, all such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees for collection thereof, shall be a charge on the land and shall be a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees for collection thereof, shall also be the personal obligation of the person who was the Owner of such Property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. *7 Rate per 2*

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area Greenbelt Easement Area, as hereinafter defined in Article V, Section 17 and Private Drives, if any. *10/10/80*

Amended

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to any Owner, the maximum annual assessment shall be Ninety-six and no/100 Dollars (\$96.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than five percent (5%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased above five percent (5%) by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

(c) Although the Declarant shall not be obligated to do so, in a future phase of Hidden Lake Villas, Declarant may construct at its expense on Common Area to be decded to the Association recreational facilities for the use of Lot Owners, including but not limited to a clubhouse, pool, patio area, tennis courts and playgrounds. In the event any such recreational facilities are decded to the Association by Declarant, upon the delivery of any such deed, notwithstanding above, the maximum annual assessment shall be increased for the purpose of maintaining same by the Board of Directors without a vote of the membership not more than 90 % above the maximum assessment for the previous year and in accordance with budget projections submitted to the VA.

(d) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, Greenbelt Easement Area as hereinafter defined in Article VI, Section BC, or Private Drives, if any, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast majority of all the votes of each class of membership shall constitute a quorum. *Majority*

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Amended
Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments and Lake Lot assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. Notwithstanding anything herein to the contrary, as long as Class B membership exists, as to unoccupied Lots owned by Declarant, Declarant may elect to pay 25% of the annual assessment on each such unoccupied lot; provided that if Declarant so elects, Declarant shall pay all costs not due from Owners and incurred by the Association in accomplishment of the purposes set forth in Article IV, Section 2 hereof. The first annual assessment and Lake Lot assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the assessments shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Amended
Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from

Comments

Comments

Comments

improvements
on land surface

Amendal

Amendal

8

nated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VI

USE RESTRICTIONS

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Amended

Section 1. Violation. If any person claiming by, through or under Declarant, or its successors or assigns, or any other person, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Declarant or any person or persons owning real estate subject to these covenants to bring any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants, including action to enjoin or prevent him or them from so doing, or to cause the violation to be remedied and to recover damages or other dues for such violation. If the party or parties bringing any such action prevail, they shall be entitled to recover from the person or persons violating these restrictions the costs incurred by such prevailing party, including reasonable attorneys' fees. Invalidation of any of these covenants by judgement of court order shall in no way affect any of the other covenants and provisions contained herein, which shall remain in full force and effect.

called 1/27/57

Section 2. Residential Lots. All Lots included within the real estate to which these restrictions pertain shall be known and described as residential Lots. No structure shall be erected, altered, placed or permitted to remain on any of said Lots, other than one single-family dwelling unit not to exceed thirty-five (35) feet in height. These restrictions preclude and prohibit the construction of basements under any dwelling.

Section 4. Setback. No building shall be located upon any residential building Lot which is less than 20 feet from the road right of way at the front of a Lot, nor less than 20 feet from the road right of way, if such road abuts a side Lot line. Notwithstanding the above, if a lesser set-back is required by applicable zoning ordinance, such lesser set-back shall prevail.

Section 5. No Offensive Activity. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which constitutes a public nuisance.

Amended
Section 6. No Temporary Structures. Unless otherwise specifically allowed or permitted under these covenants, no trailer, basement, tent, shack, detached garage, barn, shed, tool-house or other outbuilding shall at any time be placed temporarily or permanently upon the Property, nor shall any Property improvements be made to said Property until and unless such owner shall first obtain the written approval of the Architectural Control Committee.

Section 7. No Subdivision. No Lot located within the Property shall be subdivided to constitute more than one building plat.

Amended
Section 8. Fences. No fence or wall shall be erected upon any Lot without the prior consent of the Architectural Control Committee as to the location, type, materials used, and size. All fences shall be constructed of natural wood materials of stockage picket type not exceeding six (6) feet in height and shall be of natural wood coloring. All fence posts and fence framing shall be on the interior of the fence. No fence, wall, hedge or shrub planting which obstructs ingress and egress shall be closer than 10' to any rear Lot or in any easement area. No fence shall be in front of any residence on a lot or nearer to any street than the minimum set back line. No fences shall be constructed upon any Lot which shall extend into the waters

of adjacent lake areas nor shall any fences be constructed within the easement area located seven and one-half (7-1/2) feet from the lake edge at the back of Lots abutting a lake, or canal, if any. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Section 9. Easements.

(a) The Declarant, for itself and its successors and assigns, hereby reserves and is given, and Association is hereby granted and given, a perpetual, alienable, and releasable easement, privilege and right on, over, and under the Common Areas and the rear 10' of each Lot for the necessary, ordinary, or reasonable maintenance and upkeep of structures on adjoining Lots and lakes on Property.

Further, each Lot and Common Areas shall be subject to an easement for minor encroachments created by construction, settling and overhangs including plants, board and cement walkways, screen and trellis supports and patio enclosure walls for all buildings constructed by Declarant; and in the event any dwelling is partially or totally destroyed and then rebuilt, the Owners of the adjoining Lot(s) agree that minor encroachments created by construction shall be permitted and that a valid easement for said encroachments and the maintenance thereof shall exist.

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156 1588

(b) For the purpose of solely performing exterior maintenance authorized by this Article, or repairing common or party walls and any pipes or conduits therein, the Declarant, or Association through its duly authorized agents or employees shall have the right after reasonable notice to the Owner or after a reasonable attempt to notify the Owner, to enter upon any lot or the interior of any structure thereon; and such entrance for the foregoing purpose shall not be deemed a trespass.

(c) Greenbelt Easement. Association is hereby granted and given an easement over, under, and across that land described on the attached Exhibit "C", which is incorporated herein by this reference, for the purpose of maintaining and enhancing Property (with said easement area and any other areas dedicated in the future on Property as Greenbelt Easements herein referred to as "Greenbelt Easement Area"). The Greenbelt Easement Area shall not be obstructed in any manner whatsoever; and the Association shall have the right to further landscape the Greenbelt Easement Area and shall maintain or replace existing or added landscaping, and provide irrigation therefor, all at the expense of the Association.

(d) The Declarant and/or Association, as the case may be, shall have the unrestricted sole right and power of alienating and releasing the privileges, easements and rights referred to in this section and in any Plats of property provided that Declarant's rights hereunder shall only exist so long as the Declarant shall own at least one (1) Lot within the Property. The Owners of the Lot subject to the privileges, rights and easements referred to in this section shall acquire no right, title, or interest in or to any pipes, lines or other equipment or facilities placed on, over, or under the Property which is subject to said privileges, rights and easements. All easements created in this Section are and shall remain private easements and the sole and exclusive property of the Declarant and its successors and assigns and/or the Association, as the case may be.

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Amended

Section 10. Parking. No parking facilities are allowed on any single Lot except a paved pad large enough for not more than two (2) automobiles. No wheeled vehicles of any kind, boats or any other offensive objects may be kept or parked in a state of disrepair between the paved road and residential structures. Said vehicles, boats or objects may be so kept, only if completely inside a garage attached to the main residence. Private automobiles or vehicles of the occupants may be parked in the driveway on the Lot. No wheeled vehicle or boat shall be kept or parked in front or side yard of any Lot. No trailers or recreational vehicles shall be maintained or kept on any Lot.

Section 11. Pets. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that each household may keep not more than two (2) household pets, provided that they are not kept, bred or maintained for any commercial purpose.

Section 12. Architectural Control Committee Waiver. In the event that a violation of any of these restrictions shall inadvertently occur, which violation shall not be of such nature to defeat the intent and purpose of these covenants, the Architectural Control Committee shall have the right and authority to waive such violation.

Section 13. Trash. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept only in closed containers and all equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

Section 14. Signs. No sign of any kind may be displayed to the public view on any Lot except one professional sign of not more than seven (7) square feet advertising the property for sale or rent, or signs used by the Declarant to advertise the Property during the initial construction and sales period.

Section 15. Common Area and Private Drives, if any.

Other than those improvements constructed by Declarant, No Improvements shall be constructed upon any portion of the Common Area or Private Drives, if any, without the approval of the Architectural Control Committee. These areas shall be maintained by the Association as open recreational areas and roadways as provided in the plats of the Property for the use and benefit of all Lot owners.

(a) No activities constituting a nuisance shall be conducted upon Common Areas and Private Drives, if any.

(b) No rubbish, trash, garbage or other discarded items shall be placed or allowed to remain upon Common Areas and Private Drives, if any.

(c) The Association may from time to time adopt reasonable rules and regulations concerning use of the Common Area and Private Drives, if any, which shall be binding upon all members of the Association.

(d) The Association shall at all times pay the real property ad valorem taxes, if any, assessed against property owned by the Association and Private Drives and any other governmental liens which may be assessed against the Property owned by the Association. The Association at all times shall procure, maintain and pay for adequate policies of public liability and fire and extended casualty insurance upon the Common Area and Private Drives, if any. Said insurance policies shall be in the name of the Association and for the benefit of the Association members and owners of record of the Private Drives and such other parties as the Association deems necessary. The aforesaid insurance policies shall be in such amounts and subject to such conditions and with such provisions as the officers or Board of Directors of the Association may determine, not inconsistent with any provisions of this Declaration. The Board of Directors may obtain such other type of insurance as they deem advisable. The sum and extent of such insurance coverage at all times shall meet all requirements, if any, applicable to the Common Areas and Private Drives established by the VA.

(e) Except for those capital improvements made to the Common Area by the Declarant at its expense, at all times hereafter, all capital improvements to the Common Area and Private Drives except for replacement or repair of those items installed by the Declarant and except for personal property related to the maintenance of the Common Area and Private Drives, shall require the approval of two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Amended
Section 16. Property Maintenance. In the event an owner of any Lot shall fail to maintain the premises and improvements situated thereon in a manner satisfactory to the Architectural Control Committee, including but not limited to landscaping, grass and shrubbery, the Owner shall be notified and given thirty days within which to correct or abate the situation. If the Owner fails to do so, the Committee shall have the right (although it shall not be required to do so) to enter upon said Lot for the purpose of repairing, maintaining and restoring the Lot and the exterior of the building and other improvements located thereupon at the sole cost of the Owner of said Lot. The cost of such repair, maintenance and restoration, together with reasonable attorney's fees and costs for collection thereof, shall thereupon constitute a lien upon said Lot which lien shall become effective only upon the filing of a written claim of lien. The form substance and enforcement of said lien shall be in accordance with the mechanics lien law of the State of Florida, and the Owner of said Lot shall, by virtue of having acquired said Lot subject to these restrictions, be deemed to have authorized and contracted for such repair, maintenance and restoration.

The lien herein provided will be subordinate to a first mortgage lien except if a Claim of Lien has been filed in the Seminole County Public Records prior to the recordation of such first mortgage.

Section 17. Rights of Declarant. Notwithstanding anything in Article VI to the contrary, Declarant shall have the right to use Property for ingress and egress thereover including the use of construction machinery and trucks thereon and no person shall in any way impede or interfere with the Declarant, its employees or agents, in the exercise of this right herein reserved, or

Section 18. Mailbox Maintenance. The Association, shall, at its expense, maintain, repair, and replace all sheltered mailbox systems installed by Declarant on Property except for maintenance, repair, and replacement, if any, performed by the U.S. Postal Service.

PARTY WALLS

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

-16-

1946 1593

Section 4. Weatherproofing. Notwithstanding any other provisions in these covenants, any Owner who by his negligent or willful act causes the party wall to be exposed to the elements, will bear the whole cost of necessary protection against such elements.

Section 5. Contribution. The right of any Owner to contribution from any other Owner under these restrictions shall be appurtenant to the land and shall pass to such Owners' successors in title.

Section 6. Existence. Notwithstanding the possible expiration of these restrictive covenants, any provisions contained herein relating to party walls shall continue in full force and effect for so long and for such time as any party walls exist upon said Property.

ARTICLE VIII

LAKE LOTS

Section 1. Maintenance. Certain Lots may be contained within the Property adjacent to or constitute part of a lake or canal (the "Lake Lots"). Each Lake Lot shall be maintained by its Owner at such Owner's expense, so that grass, planting, or other lateral support of the embankments shall prevent erosion of the embankments and shall be maintained in a clean, neat and orderly condition, including but not limited to the control of the growth of and eradication of plants, fowl, reptiles, animals and fish as may be consistent with good lake maintenance and with preservation of lake areas as recreational areas.

Section 2. Structures. No docks or other structures shall be constructed on a Lake Lot except those Lake Lots abutting Lake Ada; and no docks or other structure shall be constructed on any Lake Lot extending into the lake areas without the approval of the architectural review committee.

Section 3. Nuisances. No activities constituting a nuisance shall be conducted upon the lake areas and no rubbish, trash, garbage, or any other discarded items shall be deposited in any lake on Property.

Section 4. Access. Except as specified in the lake maintenance easement described in Article VI 9(a) hereof, no Lot Owners within the development shall have the right of use and access to the lake areas over and across the Lake Lots other than Owners of Lake Lots.

Section 5. Boats. No diesel or gasoline motor driven boats shall be permitted to be parked or used in lake areas.

Section 6. Fishing. No fishing with nets in the lake shall be permitted.

Section 7. Plants. No plants may be positioned so as to extend into or permitted to grow into the lake.

Section 8. Lake Lot Assessments. In the event that all Lot Owners are afforded a non-exclusive right of ingress and egress and use of surface waters of lake areas within or abutting Property, Owners of the Lake Lots and the Association shall (1) share the cost and expense of items of lake maintenance to be performed upon such lake areas which have been agreed to in writing by Owners of such Lake Lots in the manner hereinafter described. For purposes of sharing in such maintenance costs, the consent and approval of fifty (50%) percent of the Owners of the Lake Lots on the lake area to be maintained shall constitute approval for the performance of maintenance upon such lake areas and such approval shall be binding upon all Owners of Lake Lots on the lake area to be maintained. The cost and expense of any lake maintenance to be shared between all Owners of Lake Lots on the lake area to be maintained and Association shall be shared 50% by all Owners of Lake Lots on lake area to be maintained except the cost of maintenance of embankments and land areas of a Lake Lot shall be solely the cost and expense of the Lake Lot Owner and 50% by the Association. The cost and expense of any maintenance and repair of lake areas agreed to by fifty (50%) percent of the Owners of the Lake Lots abutting the lake areas to be maintained shall be shared by Owners of such Lake Lots pro rata, based on a fraction, the numerator of which is one and the denominator of which is the total number of Lake Lots abutting the lake areas to be maintained.

The cost of repair, maintenance and restoration of lake areas shall be allocated as to each Lake Lot in accordance with the provisions of this section and shall be part of the assessments imposed against such Lake Lots and shall be secured by a lien upon each Lake Lot, which lien shall become effective and be enforced in the manner provided for in Article IV hereof.

Section 9. Right to Grant Additional Easements.

Declarant reserves the right to convey a further non-exclusive easement for ingress and egress over and upon lake areas constituting part of any Lot as a non-exclusive right of use and access over the surface waters of lake areas for the benefit of members of the Association.

ARTICLE IX

GENERAL PROVISIONS

Amended
Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgement or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Duration of Covenants. The covenants and restrictions of this Declaration shall run with and bind Property for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years.

1986 1596

FLORIDA, FL.

Amended

Section 4. Amendment. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners, and thereafter by an instrument signed by not less than sixty percent (60%) of the Lot Owners. Any amendment must be recorded.

Section 5. VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the VA: annexation of additional properties, dedication of Common Area or Private Drives, and amendment of this Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereunto set its hand and seal this 25th day of March, 1983.

WITNESS:

Chapman Robinson
BY: Chapman Robinson

RESIDENTIAL COMMUNITIES OF AMERICA,
A Florida General Partnership
BY: ROLESHAN, INC. A General Partner
J. D. Feinstein
J. D. FEINSTEIN, President

STATE OF FLORIDA
COUNTY OF SEMINOLE

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. D. FEINSTEIN, President of ROLESHAN, INC., a General Partner of RESIDENTIAL COMMUNITIES OF AMERICA and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said Corporation and that the seal affixed hereto is the true Corporate Seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of March, 1983.

Chas. J. Wilson
NOTARY PUBLIC

My Commission Expires: 12-1-87

-20-

This instrument prepared by:
Residential Communities of America
158 E. Altamonte Dr.
Altamonte Springs, Fl. 32701

Parcel 1:

EXHIBIT A* PG 1 of 2 PGS.

HIDDEN LAKE VILLAS, PHASE I

CITY OF SANFORD

SEMINOLE COUNTY, FLORIDA

SECTIONS 2 & 11, TOWNSHIP 20 SOUTH, RANGE 30 EAST

DESCRIPTION

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, WHICH BEARS S. 89° 09' 46" E. A DISTANCE OF 934.99 FT. FROM THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE, FROM SAID POINT OF BEGINNING N. 45° 35' 51" W. 297.52 FT.; THENCE N. 44° 11' 17" E. 165.06 FT.; THENCE N. 45° 32' 22" W. 264.34 FT.; THENCE N. 60° 33' 25" E. 103.54 FT.; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 228.10 FT., A TANGENT BEARING OF N. 87° 28' 13" W., A CENTRAL ANGLE OF 23° 19' 52", A DISTANCE OF 94.21 FT. TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 124.80 FT., A CENTRAL ANGLE OF N. 72° 32' 32", A DISTANCE OF 31.57 FT.; THENCE N. 69° 43' 47" E. RADIAL TO THE ABOVE SAID CURVE, 50.00 FT.; THENCE SOUTHERLY ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FT., A TANGENT BEARING OF S. 20° 13' 13" E., A CENTRAL ANGLE OF 79° 30' 22", A DISTANCE OF 32.95 FT. TO THE POINT OF TANGENCY; THENCE N. 84° 15' 19" E. 39.47 FT.; THENCE N. 11° 12' 00" E. 109.32 FT.; THENCE S. 69° 43' 40" E. 38.33 FT.; THENCE S. 78° 02' 21" E. 24.74 FT.; THENCE S. 69° 19' 30" E. 54.43 FT.; THENCE N. 49° 34' 08" E. 60.14 FT. TO A POINT ON THE WESTERN RIGHT-OF-WAY OF THAT CERTAIN ROADWAY DESCRIBED AND RECORDED IN O. R. BOOK 1346, PAGES 1744 THROUGH 1746, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE SAID WESTERN RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 336.00 FT., A TANGENT BEARING OF S. 20° 03' 52" E., A CENTRAL ANGLE OF 68° 51' 36", A DISTANCE OF 312.37 FT. TO THE POINT OF TANGENCY; THENCE S. 28° 37' 30" E. CONTINUING ALONG SAID RIGHT-OF-WAY, 233.34 FT. TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY CONTINUING ALONG THE WESTERN RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FT., A CENTRAL ANGLE OF 49° 23' 28", A DISTANCE OF 403.94 FT. TO THE POINT OF TANGENCY; THENCE S. 22° 31' 53" W. CONTINUING ALONG SAID RIGHT-OF-WAY, 235.04 FT. TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 432.00 FT., A CENTRAL ANGLE OF 62° 03' 24", A DISTANCE OF 60.47 FT. TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 23.00 FT., A CENTRAL ANGLE OF 81° 03' 26", A DISTANCE OF 36.24 FT. TO THE POINT OF TANGENCY; THENCE N. 84° 18' 00" W. ALONG THE NORTHERLY RIGHT-OF-WAY OF THE ABOVE SAID ROADWAY, 76.14 FT.; THENCE N. 63° 32' 00" E. 135.00 FT.; THENCE N. 44° 28' 00" W. 75.00 FT.; THENCE N. 38° 47' 00" W. 20.31 FT. TO THE POINT OF BEGINNING.

CONTAINING: 177 ACRES MORE OR LESS

LEGIBILITY UNSATISFACTORY
FOR RECORDED

HIDDEN LAKE VILLAS, PHASE II CITY OF SANFORD SEMINOLE COUNTY, FLORIDA SECTION 2, TOWNSHIP 20 SOUTH, RANGE 30 EAST

DESCRIPTION

BEGIN AT A POINT WHICH BEARS S. 89° 09' 46" E. 534.46 FT.; N. 49° 38' 32" W. 297.92 FT.; N. 49° 11' 17" E. 163.06 FT.; SEMINOLE COUNTY, FLORIDA; THENCE, FROM SAID POINT OF BEGINNING, CONTINUE N. 43° 52' 22" W. 393.55 FT.; THENCE N. 44° 00' 15" E. 827.63 FT.; THENCE S. 46° 03' 45" E. 239.71 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THAT CERTAIN ROADWAY DESCRIBED AND RECORDED IN O.R. BOOK 1346, PAGES 1744 THROUGH 1748, OF THE PUBLIC RECORDS, OF SEMINOLE COUNTY, FLORIDA, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 330.00 FT., A TANGENT BEARING OF S. 53° 37' 13" W. A CENTRAL ANGLE OF 77° 43' 00", A DISTANCE OF 424.59 FT.; THENCE S. 69° 34' 04" W. 60.14 FT.; THENCE N. 89° 09' 35" E. 54.43 FT.; THENCE N. 78° 03' 23" W. 38.74 FT.; THENCE N. 69° 45' 00" W. 38.33 FT.; THENCE S. 11° 12' 00" W. 108.32 FT.; THENCE S. 84° 03' 17" W. 59.47 FT. TO A POINT OF CURVATURE; THENCE WESTERLY ALONG ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FT., A CENTRAL ANGLE OF 75° 30' 28", A DISTANCE OF 32.93 FT.; THENCE S. 69° 43' 47" W. 50.00 FT.; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 124.80 FT., A TANGENT BEARING OF S. 20° 16' 13" E. A CENTRAL ANGLE OF 148° 29' 32", A DISTANCE OF 315.7 FT. TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 228.10 FT., A CENTRAL ANGLE OF 23° 39' 57", A DISTANCE OF 94.32 FT.; THENCE S. 60° 33' 25" W. 103.54 FT.; TO THE POINT OF BEGINNING.

CONTAINING .703 ACRES MORE OR LESS

1446 1599

SEMINOLE CO. FL.

"EXHIBIT B" -pg 1 of 1 pg.

HIDDEN LAKE VILLAS

Commence at the Northwest corner of Section 11, Township 20 South, Range 30 East; thence run S 89°09'46" E along the North line of said Section 11 for a distance of 533.80 feet to the Point of Beginning;

Thence continue S 89°09'46" E for a distance of 401.19 feet; thence run N 45°59'52" W for a distance of 297.92 feet; thence run N 44°11'17" E for a distance of 165.06 feet; thence run N 45°52'23" W for a distance of 659.91 feet; thence run N 44°00'15" E for a distance of 827.86 feet; thence run S 47°10'00" E (S 46°03'43" E measured) for a distance of 783.91 feet; thence run N 43°31'04" E for a distance of 397.08 feet to the Southerly Right-of-Way line of Airport Boulevard and a point on a curve concave to the Northeast having a radius of 1949.86 feet; thence run Easterly along the arc of said curve through a central angle of 42°47'49" for a distance of 1456.44 feet to the point of tangency; thence run S 89°16'45" E along the South Right-of-Way line of Airport Boulevard for a distance of 162.81 feet; thence run S 00°09'02" W (S 00°43'00" W measured) for a distance of 620.58 feet; thence run East (S 89°08'20" E measured) for a distance of 763.84 feet; thence run S 00°13'29" E for a distance of 1361.68 feet; thence run N 89°09'46" W for a distance of 3739.02 feet; thence run N 24°22'27" E for a distance of 266.53 feet; thence run N 29°47'36" W for a distance of 391.67 feet; thence run N 02°04'50" W for a distance of 210.32 feet; thence run N 66°10'14" E for a distance of 352.78 feet; thence run N 07°20'00" E for a distance of 210.00 feet; thence run N 14°17'53" E for a distance of 149.60 feet; thence run N 29°13'24" W for a distance of 80.00 feet to the Point of Beginning.

LESS AND EXCEPT:

All that land lying within the record plats of Hidden Lake Villas, Phase I as recorded in Plat Book 26, Pages 99-101 and Hidden Lake Villas, Phase II as recorded in Plat Book 27, Pages 1 and 2, all of the Public Records of Seminole County, Florida.

Green Belt Easement

A 10.0 ft. wide green belt easement across a portion of Lots 1 through 6, 19, 20, 97, 84 and 83, Hidden Lake Villas, Phase I as recorded in Plat Book 26 Pages 99 through 101 of the Public Records of Seminole County, Florida; being more particularly described as lying adjacent to and parallel with the Northerly right-of-way of Hidden Lake Drive and the Westerly right-of-way of Live Oak Boulevard, said easement also extends to the Westerly termination of the intersection radii of Spreading Oak Court, Sand Pine Circle, and Red Cedar Drive with Live Oak Boulevard.

A 10.0 ft. wide green belt easement across a portion of Lots 58, 59, 67 and 68, Hidden Lake Villas, Phase II as recorded in Plat Book 27 Pages 1 and 2 of the Public Records of Seminole County, Florida; being more particularly described as lying adjacent to and parallel with the Westerly right-of-way of Live Oak Boulevard, said easement also extends to the Westerly termination of the intersection radii of Sycamore Court and Sand Pine Circle with Live Oak Boulevard.

FIRST SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF HIDDEN LAKE VILLAS

1975 0686

SEMINOLE CO. FL.

WHEREAS, RESIDENTIAL COMMUNITIES OF AMERICA, a Florida general partnership (hereinafter "Declarant") executed on March 25, 1983, the Declaration of Covenants, Conditions, and Restrictions of Hidden Lake Villas and filed the same on March 25, 1983 in O.R. Book 1446, Pages 1577 through 1600, inclusive, Public Records of Seminole County, Florida (hereinafter "Declaration"); and

WHEREAS, Declaration provides in Article II, Section 3, that additional land described on Exhibit "B" attached to Declaration may be annexed by Declarant without the consent of members of the Association within seven years from the date thereof provided that the Veterans Administration determines that the annexation is accord with the general plan heretofore approved by it; and

WHEREAS, all property in Hidden Lake Villas, Phase III, according to the plat thereof as recorded in Plat Book 28, Pages 3 through 6, inclusive, Public Records of Seminole County, Florida (hereinafter "Hidden Lake Villas, Phase III") is within the property described on Exhibit "B" attached to Declaration; and

WHEREAS, the Veterans Administration has determined that the annexation of Hidden Lake Villas, Phase III is in accord with the general plan heretofore approved by it; and

WHEREAS, Declarant is desirous of extending the scheme and operative effect of the Declaration to Hidden Lake Villas, Phase III.

NOW, THEREFORE, in consideration of the premises, the Declarant does by the execution and filing of this Supplemental Declaration of Covenants, Conditions, and Restrictions of Hidden Lake Villas declare that Hidden Lake Villas Phase III shall be held, transferred, sold, and conveyed and occupied subject to the covenants, restrictions, easements, charges, liens, and other matters set forth in the Declaration, including but not limited to the levy of assessments on said real property as set forth in Declaration as though said provisions were fully set forth and specifically stated herein, and each and every one of the provisions are hereby incorporated herein by reference to Declaration. Furthermore, all lots in Hidden Lake Villas, Phase III shall be subject to those easements set forth in Article VI, Section 9 of Declaration except that the "Greenbelt Easement" set forth in Article VI, Section 9(c) shall also refer to all "Greenbelt Easement" designated on the recorded plat of Hidden Lake Villas, Phase III.

IN WITNESS WHEREOF, these presents have been executed on the 26th day of July, 1983.

WITNESSES:

Patricia A. Benson
John J. Jacobs

STATE OF Florida
COUNTY OF Seminole

RESIDENTIAL COMMUNITIES OF AMERICA, INC.,
a Florida general partnership,
LASTING DEVELOPMENT, INC.,
general partner

By: *Lauren B. Goodman*
LAUREN B. GOODMAN, President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared LAUREN B. GOODMAN to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same.

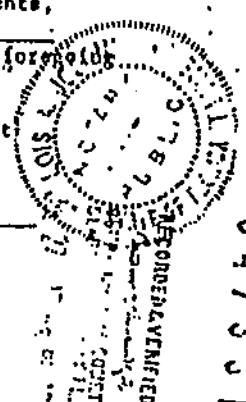
WITNESS my hand and official seal in the County and State last aforesaid this 26th day of July, 1983.

PREPARED BY & RETURN TO:
LAUREN B. GOODMAN, Esquire
Jacobs & Goodman, P.A.
158 E. Altamonte Drive
Altamonte Springs, FL 32701

NOTARY PUBLIC

My Commission Expires

Notary Public State of Florida at Large
My commission expires June 2, 1987



047531

Second Supplemental Declaration of
Covenants, Conditions and Restrictions of
HIDDEN LAKE VILLAS

OFFICIAL RECORDS
BOOK

1496 1-917

SEMINOLE CO. FL.

WHEREAS, Residential Communities of America, a Florida general partnership (hereinafter "Declarant") executed on March 25, 1983, Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas and recorded the same in Official Record Book 1446, Pages 1577 through 1600, inclusive, Public Records of Seminole County, Florida, and the following supplements thereto recorded in the Public Records of Seminole County, Florida:

First Supplement recorded in O.R. Book 1475, Page 486

WHEREAS, Declaration provides in Article II, Section 3 that additional land described on Exhibit "B" attached to the Declaration may be annexed by Declarant without the consent of members of the Association within seven (7) years from the date thereof provided that the Veterans Administration determines that the annexation is in accord with the general plans heretofore approved by it; and

WHEREAS, all property in Hidden Lake Villas Phase IV, according to the plat thereof as recorded in Plat Book 28, Pages 26, 27, and 28, Public Records of Seminole County, Florida (hereinafter "Hidden Lake Villas Phase IV") is within the property described on Exhibit "B" attached to Declaration; and

WHEREAS, the Veterans Administration has determined that the annexation of Hidden Lake Villas Phase IV is in accord with the general plan heretofore approved by it; and

WHEREAS, Declarant is desirous of extending the scheme and operative affect of the Declaration to Hidden Lake Villas, Phase IV.

NOW, THEREFORE, for and in consideration of the premises, the Declarant does by the execution and filing of this Supplemental Declaration of Covenants, Conditions, and Restrictions of Hidden Lake Villas declare that Hidden Lake Villas, Phase IV shall be held, transferred, sold, and conveyed and occupied subject to the covenants, restrictions, easements, charges, liens and other matters set forth in the Declaration, including but not limited to the levy of assessments on said real property as set forth in the Declaration as though said provisions were fully set forth and specifically stated herein, and each and every one of the provisions are hereby incorporated herein by reference to the Declaration. Furthermore, all lots in Hidden Lake Villas, Phase IV shall be subject to those easements set forth in Article VI, Section 9 of the Declaration except that the "Greenbelt Easement" set forth in Article VI, Section 9(c) shall also refer to all "Greenbelt Easement", if any, designated on the recorded plat of Hidden Lake Villas, Phase IV.

IN WITNESS WHEREOF, these presents have been executed on the 3rd day of October, 1983.

WITNESSES:

Jana Robinson
Kathy M. Elliott

RESIDENTIAL COMMUNITIES OF AMERICA, a
Florida general partnership, by LASTING
DEVELOPMENT, INC., a general partner

By: Lauren B. Goodman
LAUREN B. GOODMAN, President

STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared LAUREN B. GOODMAN to me known to be the person(s) described in and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of October, 1983.

PREPARED BY & RETURN TO:
LAUREN B. GOODMAN, Esquire
Jacobs & Goodman, P.A.
158 E. Altamonte Drive
Altamonte Springs, FL 32701

Jana Grace Wilkerson
NOTARY PUBLIC-STATE OF FLORIDA
My Commission Expires: 12-1-84

1532 1959

SEMINOLE CO. FL
THIRD SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
HIDDEN LAKE VILLAS

LAUREN B. G.
Jacobs & C. L. L. L. L.
Fand Lake Center
890 S.W. 434 N. L. L.
Miamia, Flor.
2714

WHEREAS, Residential Communities of America, a Florida general partnership (hereinafter "Declarant") executed on March 25, 1983, Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas and recorded the same in Official Record Book 1446, Page 1577 through 1600, inclusive, Public Records of Seminole County, Florida, and a First and Second Supplement thereto in O.R. Book 1475, Page 486, and O.R. Book 1496, Page 1917, respectively, Public Records of Seminole County, Florida, (with the foregoing Declaration together with all Supplements thereto hereinafter referred to as "Declaration"); and

WHEREAS, Declaration provides in Article II, Section 3 that additional land described on Exhibit "B" attached to the Declaration may be annexed by Declarant without the consent of members of the Association within seven years from the date thereof provided that the Veterans Administration determines that the annexation is in accord with the general plans heretofore approved by it; and

WHEREAS, all property in Hidden Lake Villas, Phase V and Hidden Lake Villas Phase VI, according to the plats thereof as recorded in Plat Book 28, Pages 81, 82, 83, and Plat Book 28, Pages 84, 85, 86, and 87, respectively, Public Records of Seminole County, Florida (hereinafter "Hidden Lake Villas, Phases V and VI") is within the property described on Exhibit "B" attached to Declaration; and

WHEREAS, the Veterans Administration has determined that the annexation of Hidden Lake Villas Phases V and VI is in accord with the general plans heretofore approved by it; and

WHEREAS, Declarant is desirous of extending the scheme and operative effect of the Declaration to Hidden Lake Villas, Phases V and VI.

NOW, THEREFORE, for and in consideration of the premises, the Declarant does by the execution and filing of this Supplemental Declaration of Covenants, Conditions, and Restrictions of Hidden Lake Villas declare that Hidden Lake Villas, Phases V and VI shall be held, transferred, sold, and conveyed and occupied subject to the covenants, restrictions, easements, charges, liens and other matters set forth in the Declaration, including but not limited to the levy of assessments on said real property as set forth in the Declaration as if those said provisions were fully set forth and specifically stated herein, and each and every one of the provisions are hereby incorporated herein by reference to the Declaration. Furthermore, all lots in HIDDEN LAKE VILLAS, Phases V and VI shall be subject to those easements set forth in Article VI, Section 9 of the Declaration except that the "greenbelt easement" set forth in Article VI, Section 9(c) shall also refer to all "greenbelt easement", if any, designated on the recorded plat of HIDDEN LAKE VILLAS, PHASES V and VI and the undesignated easement depicted on the southwesterly side lot line of Lot 180, HIDDEN LAKE VILLAS, PHASE V, which is hereby designated, dedicated and declared to be a 10 foot greenbelt, drainage and utility easement.

IN WITNESS WHEREOF, these presents have been executed on the 23 day of March, 1984.

WITNESSES:

Susan Fisher
Deborah Ann Vignone

10252

RESIDENTIAL COMMUNITIES OF AMERICA
Florida general partnership, by
LASTING DEVELOPMENT, INC., a General
partner

RECORDED & VERIFIED
CLERK CIRCUIT COURT
SEMINOLE COUNTY FLA.

MAR 23 11 47 AM '84

STATE OF FLORIDA
COUNTY OF SEMINOLE

LAUREN B. GOODMAN President
FISHBEIN & FISHER
P.O. BOX 1111
JACKSONVILLE, FL 32201

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared LAUREN B. GOODMAN, President of Lasting Development, Inc., RESIDENTIAL COMMUNITIES OF AMERICA to me known to be the person(s) described in and who executed the foregoing instrument and she acknowledged before me that she executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of March, 1984.

My Commission Expires Sept. 19, 1987
Notary Public, State of Florida
Notary Public, State of Florida

Susan Fisher
NOTARY PUBLIC-STATE OF FLORIDA

Prepared By
JAMES H. GOODMAN
JAMES H. GOODMAN, P.A.
Seminole County, Florida
950 S.W. 11th Ave.
Seminole, Florida 32714

**FOURTH SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS**

WHEREAS, RESIDENTIAL COMMUNITIES OF AMERICA, a Florida general partnership (hereinafter "Declarant") executed on March 25, 1983 Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas and recorded same in O.R. Book 1446, Page 1577, Public Records of Seminole County, Florida, and a First, Second, and Third Supplement thereto recorded respectively in O.R. Book 1475, Page 486, O.R. Book 1496, Page 1917, and O.R. Book 1532, Page 1959, Public Records of Seminole County, Florida (with the foregoing Declaration together with all Supplements thereto hereinafter referred to as "Declaration"); and

WHEREAS, in order to maintain and enhance Property subject to Declaration, Declarant is desirous of creating additional Greenbelt Easement Area.

NOW, THEREFORE, for and in consideration of the premises, the Declarant does by the execution and filing of this instrument declare that the following described property:

The most southerly twenty feet of Lots 14, 18, 23 and 55, HIDDEN LAKE VILLAS, PHASE IV, according to the plat thereof as recorded in Plat Book 28, Pages 26, 27, and 28, Public Records of Seminole County, Florida,

and

The most southerly twenty feet of Lots 115 through 118, inclusive, the southerly twenty feet of Lots 136 through 143, inclusive, HIDDEN LAKE VILLAS, PHASE V, according to the plat thereof as recorded in Plat Book 28, Pages 81, 82, and 83, Public Records of Seminole County, Florida.

is hereby designated and declared to be a twenty foot Greenbelt Easement Area; and the "Greenbelt Easement Area" referred in Article VI, Section 9(c) of Declaration shall hereafter include the above-described real property declared to be Greenbelt Easement Area.

IN WITNESS WHEREOF, these presents have been executed on the 3/8 day of October, 1984.

WITNESSES:

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF SEMINOLE

RESIDENTIAL COMMUNITIES OF AMERICA, a Florida general partnership, by ROLESHER, INC., a general partner:

By: *[Signature]*
J.D. FEISTEIN, President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgements, personally appeared J.D. FEISTEIN, President of Rolesher, Inc., a general partner of Residential Communities of America, a Florida general partnership to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3/8 day of October, 19 84.

My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires July 8, 1987

NOTARY PUBLIC



Record & Return to:
Residential Communities of America
890 S.R. 434 North
Altamonte Springs, FL 32714

RECORDED & VERIFIED
CLERK OF COURT
SEMINOLE COUNTY, FL
NOV 7 1 18 PM '84

158141

This instrument prepared by and
should be returned to:

Elizabeth A. Lanham-Patrie, Esquire
TAYLOR & CARLS, P.A.
150 N. Westmonte Dr.
Altamonte Springs, Florida 32714
(407) 660-1040

**CERTIFICATE OF FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HIDDEN LAKE VILLAS**

THIS IS TO CERTIFY that attached hereto as Exhibit "A" is a written instrument of First Amendment to Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas which has been signed by not less than 60% of the Lot Owners in accordance with the provisions of Article IX, Section 4 of the Declaration. The original Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas is recorded in Official Records (O.R.) Book 1446, Page 1577, as supplemented by Supplemental Declarations recorded in O.R. Book 1475, Page 486, O.R. Book 1496, Page 1917, O.R. Book 1532, Page 1959 and O.R. Book 1592, Page 1055 all of the Public Records of Seminole County, Florida.

Executed at ALTAMONTE SPRINGS (city), Seminole County, Florida, on this the 24th day of April, 2013.

Signed, sealed and delivered in the
presence of:

Tonya R Westwood

Printed Name: Tonya R Westwood

Mariah Richardson

Printed Name: Mariah Richardson

**SANFORD-HIDDEN LAKE VILLAS
HOME OWNERS ASSOCIATION, INC.**

By: David E Keller

Printed Name: DAVID E. KELLER

Title: President

Address: 123 LAKEVIEW DRIVE

SANFORD, FL 32713-7348



ATTEST:

By: Wayne E. Acert

Printed Name: WAYNE E. ACERT

Title: Secretary

Tonya R Westwood

Printed Name: Tonya R Westwood

Mariah Richardson

Address: 170 SAND PINE CIRCLE

Printed Name: Mariah Richardson

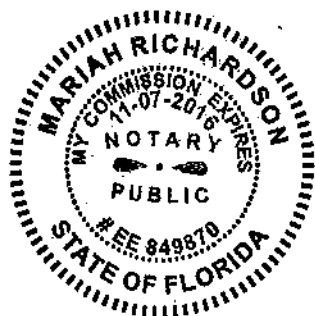
SANFORD, FL 32773

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 24th day of April, 2013, by David E. Keller and Wayne E. Albert, as President and Secretary, respectively, of SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They [] are personally known to me or [☒] have produced Florida driver licenses as identification.

(NOTARY SEAL)



Mariah Richardson

NOTARY PUBLIC - STATE OF FLORIDA

Print Name: Mariah Richardson

Commission No.: EE 849870

Commission Expires: 11-07-2016

EXHIBIT "A"

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HIDDEN LAKE VILLAS**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN LAKE VILLAS, as originally recorded in Official Records (O.R.) Book 1446, Page 1577 and as supplemented by Supplemental Declarations recorded in O.R. Book 1475, Page 486, O.R. Book 1496, Page 1917, O.R. Book 1532, Page 1959 and O.R. Book 1592, Page 1055 all of the Public Records of Seminole County, Florida (hereinafter collectively referred to as "Declaration"), is made and entered into by the undersigned Owners of Lots in Hidden Lake Villas.

WITNESSETH, That:

WHEREAS, the Declaration provides in Article IX, Section 4, that the same may be amended by an instrument signed by not less than 60% of the Lot Owners; and

WHEREAS, the undersigned constitute not less than 60% of said Lot Owners and, by virtue of same, are entitled to amend the Declaration; and

WHEREAS, the undersigned Owners are desirous of amending the Declaration as set forth herein.

NOW THEREFORE, Article III, Section 2, Article IV, Sections 1, 3, 7, 8, and 9, Article V, Article VI, Sections 1, 6, 8, 10, 16 and 19, Article VII, Section 2 and Article IX, Sections 1 and 4 of the Declaration are hereby amended or added to read as follows:

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 2. The Association ~~shall have~~ **has one (1)** ~~two~~ classes of voting membership:

Class A. Class A members shall be all Owners, ~~with the exception of the Declarant,~~ and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) ~~shall be~~ **was** the Declarant ~~and shall be entitled to three (3) votes for each Lot owned.~~ The Class B membership ~~shall~~ **has ceased** and ~~been~~ converted to Class A Membership, ~~on the happening of either of the following events, whichever occurs earlier:~~

Additions to Declaration are indicated by **bold underline**; deletions by ~~strikeout~~.

- (a) ~~when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or~~
- (b) ~~On the date seven (7) years from the date this Declaration is recorded, with it being agreed that notwithstanding the cessation of Class B membership in accordance with above, upon the subjecting of additional land to this Declaration, Class B membership shall be reinstated for all Lots owned by Declarant so long as the total number of Class B votes shall then be greater than the total number of Class A votes.~~

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants and ~~e~~ Each Owner of any Lot by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements; (3) Lake Lot assessments, if applicable; and (4) Private Drive assessment, if applicable, all such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, late fees, and reasonable attorneys' fees for collection thereof, shall be a charge on the land and shall be a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with interest, costs, late fees, and reasonable attorneys' fees for collection thereof, shall also be the personal obligation of the person who was the Owner of such Property at the time when the assessment fell due. Further, an Owner is jointly and severally liable with the previous Owner of the Lot for all unpaid assessments that came due up to the time of transfer of title. This liability is without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Late fees, as set forth herein, shall be charged in an amount permitted by Section 720.3085(3)(a), Florida Statutes, as amended from time to time. Further, the attorneys' fees and costs charged herein shall include without limitation, attorneys' fees and costs upon appeal, in bankruptcy and with regard to any other actions relating to creditors rights), and the same shall be recoverable whether or not a lawsuit or administrative proceeding is filed.

...

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to any Owner, the maximum annual assessment shall be Ninety-six and no/100 Dollars (\$96.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner; the maximum annual assessment may be increased each year not more than five fifteen percent (15%) above the maximum assessment for the previous year

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above five fifteen percent (15%) by a vote of two-thirds (2/3) of each class of the members who are voting in person or by proxy at a meeting duly called for this purpose.

...

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments and Lake Lot assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. ~~Notwithstanding anything herein to the contrary, as long as Class B membership exists, as to unoccupied Lots owned by Declarant, Declarant may elect to pay 25% of the annual assessment on each such unoccupied lot; provided that if Declarant so elects, Declarant shall pay all costs not due from Owners and incurred by the Association in accomplishment of the purposes set forth in Article IV, Section 2 hereof. The first annual assessment and Lake Lot assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the assessments shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.~~

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ~~ten~~ eighteen percent (~~1840~~%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage provided that a Claim of Lien has not been recorded by the Association in the Public Records of Seminole County, Florida prior to the recordation of such first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, The liability of a first mortgagee, or its successor or assignee as a subsequent holder of a first mortgage who acquires title to a Lot the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, for the unpaid assessments that became due before the mortgagee's acquisition of title, shall be as set forth in Section 720.3085(2)(c), Florida Statutes, as amended from time to time shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

ARTICLE V ARCHITECTURAL CONTROL

~~Except for those improvements constructed by Declarant, n~~ No building, fence, wall or other structure or improvement or any landscaping shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the Property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board ("Architectural Control Committee"). In the event said Board, or the Architectural Control Committee ~~its designated committee~~, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. The Architectural Control Committee or the Board shall have the power to promulgate architectural guidelines as it deems necessary to carry out the provisions and intent of this Article; provided, however, that if the architectural guidelines are promulgated by the Architectural Control Committee, no such architectural guidelines shall be effective unless and until the same are approved by the Board of Directors of the Association.

ARTICLE VI USE RESTRICTIONS

Section 1. Violation. If any person ~~claiming by, through or under Declarant, or its successors or assigns, or any other person,~~ shall violate or attempt to violate any of the covenants herein or the provisions of the Articles of Incorporation, the By-Laws, the Rules and Regulations and the architectural guidelines, all as amended from time to time, it shall be lawful for the Association Declarant or any person or persons owning real estate subject to these covenants to bring any proceeding at law or in equity against the person or persons violating or attempting to violate the same ~~any such covenants~~, including action to enjoin or prevent him/her or them from so doing, or to cause the violation to be remedied and to recover damages or other dues for such violation. If the party or parties bringing any such action prevail, they shall be entitled to recover from the person or persons violating these ~~restrictions~~ the Declaration, the Articles of Incorporation, the By-Laws, the Rules and Regulations or the architectural guidelines, all as amended from time to time, the costs incurred by such prevailing party, including reasonable attorneys' fees, whether or not a lawsuit or any administrative proceedings are filed (including the attorneys' fees and costs incurred on appeal, in bankruptcy or in any other actions relating to creditor's rights). Invalidation of any of these covenants by judgment of court order shall in no way affect any of the other covenants and provisions contained herein, which shall remain in full force and effect.

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

Section 6. No Temporary and Other Structures. ~~Unless otherwise specifically allowed or permitted under these covenants, no trailer, basement, tent, shack, detached garage, barn, shed, tool-house or other outbuilding shall at any time be placed temporarily or permanently upon the Property, nor shall any Property improvements be made to said Property until and unless such owner shall first obtain the written approval of the Architectural Control Committee.~~ Sheds, gazebos, arbor, pergolas, play structures, and other outbuildings may be permitted upon the written approval of the Architectural Control Committee.

...

Section 8. Fences. No fence or wall shall be erected upon any Lot without the prior consent of the Architectural Control Committee as to the location, type, materials used, and size. ~~All fences shall be constructed of natural wood materials of stockage picket type not exceeding six (6) feet in height and shall be of natural wood coloring. All fence posts and fence framing shall be on the interior of the fence.~~ No fence, wall, hedge or shrub planting which obstructs ingress and egress shall be closer than 10' to any rear Lot or in any easement area. No fence shall be in front of any residence on a Lot or nearer to any street than the minimum set back line. No fences shall be constructed upon any Lot which shall extend into the waters of adjacent lake areas nor shall any fences be constructed within the easement area located seven and one-half (7-1/2) feet from the lake edge at the back of Lots abutting a lake, or canal, if any. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

...

Section 10. Parking. ~~No parking facilities are allowed on any single Lot except a paved pad large enough for not more than two (2) automobiles.~~ No wheeled vehicles of any kind, boats or any other offensive objects may be kept or parked in a state of disrepair between the paved road and residential structures or anywhere on a Lot, except, -Ssaid wheeled vehicles, boats or other offensive objects may be so kept, only if completely inside a garage attached to the main residence. ~~Private automobiles or~~ Only properly registered and tagged vehicles of the occupants may be parked in the driveway on the Lot. No wheeled vehicles (including, but not limited to, golf carts, bicycles, lawn mowers, etc.) or boat shall be kept or parked in the front or side yard of any Lot or in any easements or right-of-ways. Further, no wheeled vehicles or boats shall be permitted anywhere else on the Lot, such as the back yard or driveway, except as permitted by the Board of Directors. No trailers or recreational vehicles shall be maintained or kept on any Lot, except as permitted by the Board of Directors. The Board of Directors shall have the right to adopt Rules and Regulations governing the parking, use and storage of wheeled vehicles, boats, recreational vehicles, etc., within the community and may further define the terms set forth herein.

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

Section 16. Property Maintenance. In the event an owner of any Lot shall fail to maintain the premises and improvements situated thereon in a manner satisfactory to the Architectural Control Committee, including but not limited to landscaping, grass and shrubbery, the Owner shall be notified and given thirty days within which to correct or abate the situation. If the Owner fails to do so, the Committee shall have the right (although it shall not be required to do so) to enter upon said Lot for the purpose of repairing, maintaining and restoring the Lot and the exterior of the building and other improvements located thereupon at the sole cost of the Owner of said Lot. The cost of such repair, maintenance and restoration, together with reasonable attorney's fees and costs for collection thereof, shall thereupon constitute a lien upon said Lot, which lien shall become effective only upon the filing of a written claim of lien. The form substance and enforcement of said lien shall be in accordance with the mechanics lien law of the State of Florida, Article IV herein and the provisions of Chapter 720, Florida Statutes, and the Owner of said Lot shall, by virtue of having acquired said Lot subject to ~~these~~ restrictions, be deemed to have authorized and contracted for such repair, maintenance and restoration. The lien herein provided will be subordinate to a first mortgage lien except if a Claim of Lien has been filed in the Seminole County Public Records prior to the recordation of such first mortgage; provided however, the first mortgagee shall be liable for unpaid assessments as provided in Section 720.3085(2)(c), Florida Statutes, as amended from time to time.

Section 19. Rules and Regulations. The Board of Directors of the Association shall have the power and right to promulgate and amend Rules and Regulations concerning the use of the Lots, so long as such Rules and Regulations do not conflict with the provisions contained herein or in the Articles of Incorporation or the By-Laws.

ARTICLE VII PARTY WALLS

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use. The Owner who has access to the party wall, via his/her Lot without trespassing on the Lot of his/her neighbor, is responsible for maintaining, repairing and painting the party wall. The Owner who has expended funds on maintaining, repairing and/or painting the party wall shall be entitled to reimbursement by the other party wall Owner in proportion to use of the party wall.

ARTICLE IX GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration, the Articles of Incorporation, the By-Laws, the Rules and Regulations, or the architectural guidelines, as amended from time to time.

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

...

Section 4. Amendment. This Declaration may be amended by a majority of those Members present, in person or by proxy, at a special or annual meeting of the Members. ~~during the first twenty (20) year period by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners, and thereafter by an instrument signed by not less than sixty percent (60%) of the Lot Owners.~~ Any amendment must be recorded.

Shl001 amn1b

Additions to Declaration are indicated by **bold underline**; deletions by ~~strikeout~~.

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

I, THE UNDERSIGNED LOT OWNER, AGREE WITH THE AMENDMENT TO: ARTICLE III, SECTION 2; ARTICLES IV, SECTIONS 1, 3, 7, 8, and 9; ARTICLE V; ARTICLE VI, SECTIONS 1, 6, 8, 10, 16 and 19; ARTICLE VII, SECTION 2; and ARTICLE IX, SECTIONS 1 and 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS.

LOT OWNERS:

Sign: [Signature]
Print Name: Ken M. Chavira
Address: 200 Clear Lake Circle
Sanford, FL 32773


Sign: [Signature]
Print Name: LAUREN HEDGECOCK
Address: 100 RED CEDAR
SPRING

Date: 3-9-13
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: KATHARON BENTLEY
Address: 108 CLEAR LAKE CIRCLE
SANFORD FL

Sign: [Signature]
Print Name: _____
Address: 292 LIVE OAK

Date: 3-9-13
Lot # _____ Phase # _____

 STEVE COHEN
PO BOX 952499
LAKE MARY, FL 32795

3/8/13

LOT OWNERS:

Sign: [Signature]
Print Name: Michelle Reynolds
Address: 152 Edgewater Cir
Sanford, FL 32773
3-11-13

Sign: [Signature]
Print Name: Julius Valderrama
Address: 141 Edgewater Cir
Sanford FL 32773
3-11-13

Sign: [Signature]
Print Name: Michelle Reynolds
Address: 152 CLEAR LAKE CIR
SANFORD FLA 32773 (2)
Date: 3-13-13

Sign: [Signature]
Print Name: Michelle Reynolds
Address: 152 CLEAR LAKE CIR
SANFORD FLA 32773
Date: 3-13-13

SH1001 amn1b

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

I, THE UNDERSIGNED LOT OWNER, AGREE WITH THE AMENDMENT TO: ARTICLE III, SECTION 2; ARTICLES IV, SECTIONS 1, 3, 7, 8, and 9; ARTICLE V; ARTICLE VI, SECTIONS 1, 6, 8, 10, 16 and 19; ARTICLE VII, SECTION 2; and ARTICLE IX, SECTIONS 1 and 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS.

LOT OWNERS:

Sign: [Signature]
Print Name: Robert R. Terrigan
Address: 108 Sand Pine
Sanford, FL 32773
DATE 2-8-13

Sign: [Signature]
Print Name: Janet M. Jernigan
Address: 108 Sand Pine Circle
Sanford, FL 32773
DATE 2-8-13

Sign: [Signature]
Print Name: Deborah L Whitmire
Address: 106 Red Cedar Dr
Sanford, FL 32773
DATE 1/29/13 LOT NO. _____

Sign: [Signature]
Print Name: CHONG YUEN
Address: 116 LAKESIDE CIR
SANFORD, FL 32773
DATE 2-11-13

Sign: [Signature]
Print Name: Janine Horne
Address: 160 Sand Pine Circle
Sanford, FL 32773
DATE 2-12-13

Sign: [Signature]
Print Name: David Gardner
Address: 115 Sand Pine Circle
Sanford, FL 32773
DATE 2-14-13

Sign: [Signature]
Print Name: Stephen Glossop
Address: 132 LONG LEAF PINE
SANFORD
DATE: 2-11-13
LOT # _____ PHASE _____

LOT OWNERS:

Sign: [Signature]
Print Name: SHARON LITTLE
Address: 109 Edgewater Circle
Sanford, FL 32773

407-474-2079

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

I, THE UNDERSIGNED LOT OWNER, AGREE WITH THE AMENDMENT TO: ARTICLE III, SECTION 2; ARTICLES IV, SECTIONS 1, 3, 7, 8, and 9; ARTICLE V; ARTICLE VI, SECTIONS 1, 6, 8, 10, 16 and 19; ARTICLE VII, SECTION 2; and ARTICLE IX, SECTIONS 1 and 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS.

LOT OWNERS:

Sign: [Signature]
Print Name: Laticia Peters
Address: 170 Lakeside Cir.
Sanford, FL 32773

Date: 1-20-13
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: John A. Coates
Address: 184 Lakeside Cir
Sanford, FL 32773

Date: 1-20-13
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Robert R. Scarborough
Address: 110 Sand Pines Cir
Sanford, FL 32773
DATE 2-8-13

Sign: [Signature]
Print Name: DANIEL GUILLEN
Address: 245 Live Oak
Sanford FL 32773
DATE 1-30-13
LOT # _____ PHASE _____

Sign: [Signature]
Print Name: GEORGE COATES
Address: 184 Lakeside Cir
Sanford FL 32773

Date: 1/20/13
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Vivian O'Duane
Address: 817 Lakeside Circle
Sanford, Florida 32773

Date: 1-23-2013
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JOHN DALTON
Address: 249 LIVE OAK BLVD
Sanford, FL 32773
DATE _____
LOT NO. _____ PHASE _____

Sign: [Signature]
Print Name: MARIA GUILLEN
Address: 245 Live Oak
Sanford FL 32773
DATE 1-30-13
LOT # _____ PHASE _____

SH001 8/11/10

Additions to Declaration are indicated by bold underline; deletions by strikeout.

AD
Not Proton
Heads more significant

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

I, THE UNDERSIGNED LOT OWNER, AGREE WITH THE AMENDMENT TO: ARTICLE III, SECTION 2; ARTICLES IV, SECTIONS 1, 3, 7, 8, and 9; ARTICLE V; ARTICLE VI, SECTIONS 1, 6, 8, 10, 16 and 19; ARTICLE VII, SECTION 2; and ARTICLE IX, SECTIONS 1 and 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS.

LOT OWNERS:

Sign: Yacoub Alsak
Print Name: Yacoub Alsak
Address: 171 Clearlake Circle
Sanford, FL

Date: 12-28-12
Lot # 101 Phase # 3

Sign: Gail Fusco
Print Name: Gail Fusco
Address: 125 Lakeside Circle
Sanford, FL 32773

Date: 12-30-12
Lot # _____ Phase # _____

Sign: Marie E. Nelson
Print Name: Marie E. Nelson
Address: 103 Water Oak Dr
Sanford, FL 32773

Date: 1-25-13
Lot # _____ Phase # _____

Sign: Tracy R. Ross
Print Name: Tracy R. Ross
Address: 247 Live Oak Blvd
Sanford, FL 32773

DATE 1-28-13
LOT # _____ PHASE _____

SAHAR N

Sign: SAHAR ALSAKA
Print Name: SAHAR ALSAKA
Address: 171 CLEARLAKE CIRCLE

Date: 12-28-12
Lot # 101 Phase # 3

Sign: Teresa Eckerstrom
Print Name: Teresa Eckerstrom
Address: 1722 Spreading Oak Dr
Sanford, FL 32773

Date: Sept. 11, 2012
Lot # 8 Phase # _____

Sign: Robert L. Eckerstrom
Print Name: Robert L. Eckerstrom
Address: 1722 Spreading Oak Dr
Sanford, FL 32773

Date: Sept. 11, 2012
Lot # 8 Phase # _____

LOT OWNERS:

Sign: Paul Hareford
Print Name: PAUL HAREFORD
Address: 154 LORLENE DR Circle

DATE: 1-25-13 LOT # _____ PHASE ±

Additions to Declaration are indicated by bold underline; deletions by strikeout.

~~AMENDMENT TO DECLARATION~~

16 on this sheet

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

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LOT OWNERS:

J. Douglas & Joyce

Sign: [Signature]
Print Name: J. Douglas & Joyce
Address: 1266 Live Oak
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: J. Douglas & Joyce
Address: 105 Edgewater Cir
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: J. Douglas & Joyce
Address: 256 Live Oak
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: J. Douglas & Jack Joyce
Address: 107 Edgewater Cir
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: J. Douglas & Joyce
Address: 106 Shady Oak
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: J. Douglas & Joyce
Address: 163 Long Leaf Cir
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: J. Douglas & Joyce
Address: 126 Clear Lake
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: J. Douglas & Joyce
Address: ~~993 W. 1st St~~ 102 Red Cedar
Sanford, FL 32713

Date: 7-18-12
Lot # _____ Phase # _____

SH001 amn1b


[Signature]
102 Red Cedar

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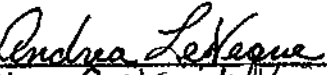
LOT OWNERS:

Sign: 
Print Name: STANLEY NOMURA
Address: 135 SAND PINE CIR
SANFORD FL 32773


Date: 7/18/12
Lot # 37 Phase # 2

Sign: 
Print Name: Wayne W. LeVeque
Address: 102 Oakridge Court
Sanford, FL 32773-5650


Date: August 3rd, 2012
Lot # 124 Phase # V

Sign: 
Print Name: Andrea LeVeque
Address: 102 Oakridge Court
Sanford, FL 32773-5650


Date: August 3rd, 2012
Lot # 124 Phase # V

Sign: 
Print Name: WALT MOLEMAN
Address: 143 CLEAR LAKE CIR
SANFORD, FL 32773


Date: 7/25/12
Lot # _____ Phase # _____

Sign: 
Print Name: JIN HEE NOMURA
Address: 135 SAND PINE CIR
SANFORD FL 32773

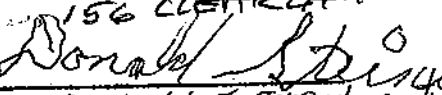
Date: 7/18/12
Lot # 37 Phase # 2

Sign: 
Print Name: KADEN HARROD
Address: 151 SANDHINE
SANFORD

Date: 8-10-12
Lot # _____ Phase # _____

Sign: 
Print Name: MARJORIE M. STEINER, TR.
Address: 7664 E PATABELLO
Mesa, AZ 85212

Date: 7-23-12
Lot # _____ Phase # _____

Sign: 
Print Name: DONALD E. STEINER, TR.
Address: 7664 E PATABELLO
Mesa, AZ 85212

Date: 7-23
Lot # _____ Phase # _____

SH1001 amnfb

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LOT OWNERS:

1911 Lakeside Cir
Sign: [Signature]
Print Name: Harold Daniel
Address: 1810 Chippendale Trl
Midway, FL 32751

Date: 7/17/12
Lot # 3 Phase # 3

Sign: [Signature]
Print Name: Ryan Courcat
Address: 3110 Oakwood St
Sanford, FL 32773

Date: 2/17/12
Lot # 3 Phase # 3

Sign: [Signature]
Print Name: Vivian Hechinger
Address: 206 Clear Lake Cir
Sanford, FL 32773

Date: 7-21-12
Lot # 98 Phase # III

Sign: [Signature]
Print Name: Harold C. Daniels
Address: 298 Live Oak Blvd
Sanford, FL 32773

Date: 7/15/12
Lot # 55 Phase #

ANNE HOWARD & RUAN M. COURCAT

Sign: [Signature]
Print Name: ANN M. CAIONE
Address: 176 Clear Lake Cir

Date: 7-31-2012
Lot # Phase #

Sign: [Signature]
Print Name: COREY STANLEY
Address: 290 LIVE OAK BLVD
SANFORD FL 32773

Date: 7/22/12
Lot # 51 Phase # IV

Sign: [Signature]
Print Name: DAVID STANLEY
Address: 290 LIVE OAK BLVD
SANFORD FL 32773

Date: 7-22-12
Lot # 51 Phase # IV

Sign: [Signature]
Print Name: Wilma Daniels
Address: 298 Live Oak Blvd
Sanford, FL 32773

Date: 7/15/2012
Lot # 55 Phase #

Sh1001 amnfb

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LOT OWNERS:

Sign: Flossie Wadsworth
Print Name: Flossie Wadsworth
Address: 140 Edgewater Circle
Sanford, FL 32773

Date: July 20, 2012
Lot # 50 Phase # 3

Sign: William Fisher
Print Name: William Fisher
Address: 142 Lakeside Cir
Sanford, FL 32773

Date: 7/16/12
Lot # _____ Phase # _____

Sign: Michael R. Colgan
Print Name: Michael R. Colgan
Address: 174 Clear Lake Cir
Sanford FL 32773

Date: 7/17/12
Lot # _____ Phase # _____

Sign: David Long
Print Name: DAVID LONG
Address: 182 EDGEWATER
CIRCLE

Date: 07/26/2012
Lot # 32 Phase # 111

Sign: Barbara Thomas
Print Name: BARBARA THOMAS
Address: 136 SAND PINE CIR.
SANFORD, FL 32773

Date: 7/19/12
Lot # _____ Phase # _____

Sign: Carlicett Fisher
Print Name: Carlicett Fisher
Address: 142 Lakeside Circle
Sanford, FL 32773

Date: 7/20/12
Lot # _____ Phase # _____

Sign: Diane M. Colgan
Print Name: Diane M. Colgan
Address: 174 Clear Lake Cir
SANFORD FL 32773

Date: 7/17/12
Lot # _____ Phase # _____

Sign: Marcia K. Long
Print Name: MARCIA K. LONG
Address: 182 EDGEWATER CIR.
SANFORD, FL 32773

Date: 07/26/2012
Lot # 32 Phase # 111

SHI001 amn1b

Additions to Declaration are indicated by **bold underline**; deletions by **strikeout**.

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LOT OWNERS:

Sign: ~~[Signature]~~
Print Name: ~~[Name]~~
Address: ~~[Address]~~
Date: _____
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: WM H Ray Jr
Address: 149 Clear Lake Cir
SANFORD, FL
Date: 7-16-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Martha R. Ray
Address: 149 Clear Lake Cir
SANFORD
Date: 7-16-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Walter Tkeshenko
Address: 154 Lakeside Cir
Sanford FL 32773
Date: 7/2/12
Lot # _____ Phase # _____

SH1001 amn1b

149 CLEAR LAKE CIR.
SANFORD, FL

Sign: [Signature]
Print Name: PATRICK KRUSCH
Address: 161 EDGEWATER CIR.
SANFORD, FL 32773
Date: _____
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: SWANSON W. COLEMAN, JR.
Address: 162 Clear Lake Circle
SANFORD, FL 32773
Date: 7-17-2012
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Julie E. Stewart
Address: 173 Clear Lake Cir.
Sanford FL 32773
Date: July 21, 2012
Lot # 102 Phase # 3

Sign: [Signature]
Print Name: Andrea Tkeshenko
Address: 154 Lakeside Cir
SANFORD, FL 32773
Date: 7/22/12
Lot # 3 Phase # 2

Additions to Declaration are indicated by **bold underline**; deletions by **strikeout**.

Thank You!
Bill Ray

✓
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LOT OWNERS:

Sign: Diane Keller
Print Name: DAVE KELLER
Address: 129 LAKESIDE CIRCLE
SANFORD FL 32773

Date: 7-22-12
Lot # 59 Phase # III

Sign: William Post
Print Name: William Post
Address: 130 Clearlake Ct
SANFORD FL

Date: 7/30/12
Lot # _____ Phase # _____

Sign: Amber Giffen
Print Name: Amber Giffen
Address: 133 Sand Pine Circle
Sanford, FL 32773

Date: 7-17-12
Lot # _____ Phase # _____

Sign: Connie Sartori
Print Name: CONNIE SARTORI
Address: 134 Seabell Palm Ct
Sanford, FL 32773

Date: 7-17-12
Lot # _____ Phase # _____

Sign: Diane R. Keller
Print Name: Diane R. Keller
Address: 129 Lakeside Circle
Sanford, FL 32773

Date: 7-22-12
Lot # 59 Phase # III

Sign: Erin McCrain
Print Name: ERIN MCCRAIN
Address: 159 Edgewater Circle
SANFORD, FL 32773

Date: 7-24
Lot # _____ Phase # 3

Sign: Phonida Saville
Print Name: Phonida Saville
Address: 159 Sand Pine Cir

Date: 7/20/12
Lot # _____ Phase # _____

Sign: Heidi L. Smith
Print Name: Heidi L. Smith
Address: 150 Edgewater Cr.
Sanford, FL 32773

Date: 7-29-12
Lot # _____ Phase # _____

SH1001 amnfb

Additions to Declaration are indicated by **bold underline**; deletions by **~~strikeout~~**.

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LOT OWNERS:

Sign: [Signature]
Print Name: JOHN S. GOSCINSKI
Address: 118 Clear Lake Cir

Date: 7-18-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: CHARLES
Address: 116 S. W. 11th St

Date: 17.07.2012
Lot # _____ Phase # _____

Sign: Gerardo Mani
Print Name: GERARDO MANI
Address: 126 SABAL PALM COURT
SANFORD, FL 32773

Date: 7-18-2012
Lot # 55 Phase # 3

Sign: Nancy Widener, Trustee
Print Name: NANCY WIDENER
Address: 103 CLEAR LAKE CIR
SANFORD, FL 32773

Date: 7-23-12
Lot # 82 Phase # 3

Sign: [Signature]
Print Name: GLENN NOLFF
Address: 128 LADY LEE PINE CR
SANFORD, FL 32771

Date: 7-16-12
Lot # 15 Phase # 12

Sign: Jack D. Lanier
Print Name: JACK D. LANIER
Address: 128 Clear Lake Cir
SANFORD, FL 32773

Date: 7/16/12
Lot # 28 Phase # 3

Sign: Mary Jo Lanier
Print Name: MARY JO LANIER
Address: 128 Clear Lake Cir
SANFORD, FL 32773

Date: 7/16/12
Lot # 28 Phase # 3

Sign: Kenneth L. Connell Irrevocable Tru
Print Name: _____
Address: _____

Date: _____
Lot # _____ Phase # _____

Shl001 amnfb

Additions to Declaration are indicated by **bold underline**; deletions by strikeout.

101

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

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LOT OWNERS:

Sign: Juanita Sawyer
Print Name: Juanita Sawyer
Address: 102 Sabal Palm Ct.
Sanford FL 32773

Date: 7-23-2012
Lot # 67 Phase # 3

Sign: Loretta Morgan
Print Name: Loretta Morgan
Address: 102 Edgewater Circle
Sanford, FL

Date: 7/27/2012
Lot # 179 Phase # 5

Sign: Anna B. McCall
Print Name: ANNA B. McCall
Address: 104 Red Cedar Dr.
Sanford, Florida 32773

Date: 7-27-12
Lot # _____ Phase # _____

Sign: Donna Coddington
Print Name: Donna Coddington
Address: 105 Clear Lake
SANFORD FL

Date: 7-19-12
Lot # _____ Phase # _____

SH1001 amnfb

Sign: Owen D. McLaughlin
Print Name: Owen D. McLaughlin
Address: 104 Sabal Palm Ct.
Sanford, FL 32773-5620

Date: July 16, 2012
Lot # 104 SPC Phase # _____

Sign: Martha E. Dittmer TRUSTEE
Print Name: WALT DITTMER & SONS INC
Address: PROFIT SHARING PLAN
104 EDGEWATER CIRCLE
SANFORD, FL 32773
Date: JULY 19, 2012
Lot # 178 Phase # 5

Sign: Anna B. McCall
Print Name: ANNA B. McCall
Address: 104 RED CEDAR

Date: 7-19-12
Lot # _____ Phase # _____

Sign: B. Wickes
Print Name: Betsy Wickes
Address: 2930 Queen Anne Ave. No.
Seattle, Washington 98109
Date: 7-18-12
Lot # 10 Long Leaf Pine Phase # _____

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✓
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LOT OWNERS:

Sign: Marcella J. Avant
Print Name: Marcella J. Avant
Address: 122 Sabal Palm Ct
Sanford FL 32773

Date: 7/22/12
Lot # _____ Phase # _____

Sign: David L. Avant
Print Name: David L. Avant
Address: 122 Sabal Palm Ct
Sanford FL 32773

Date: 7/22/12
Lot # _____ Phase # _____

Sign: Kathleen Oliveri-Dorn
Print Name: Kathleen Oliveri-Dorn
Address: 120 Clear Lake Circle
Sanford, FL 32773

Date: 7-18-12
Lot # _____ Phase # _____

Sign: Linda A. Kline Romboy
Print Name: LINDA A. KLINE ROMBOY
Address: 110 Sabal Palm Ct
Sanford, FL

Date: 7/21/2012
Lot # _____ Phase # _____

Sign: William Post
Print Name: WILLIAM POST
Address: 124 LAKEVIEW SE
SANFORD FL 3

Date: 7/30/12
Lot # _____ Phase # _____

Sign: Francis Post
Print Name: FRANCIS POST
Address: 126 LAKEVIEW SE
SANFORD FL

Date: 7/30/12
Lot # _____ Phase # _____

Sign: Daniel P. Dorn Jr.
Print Name: Daniel P. Dorn Jr.
Address: 120 Clear Lake Circle
Sanford, FL 32773

Date: 7-18-12
Lot # _____ Phase # _____

Sign: Karl H. Romboy
Print Name: Karl H. Romboy
Address: 110 Sabal Palm Ct
Sanford FL

Date: 7/21/2012
Lot # _____ Phase # _____

SH1001 amn1b

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LOT OWNERS:

Sign: Harriet E. Beckman
Print Name: Harriet E. Beckman
Address: 106 Water Oak Dr.
Sanford, FL 32773

Date: 7/28/12
Lot # 75 Phase # 4

~~105 SPREADING OAK TRUST~~
Sign: GROCE INC TRUSTEE FPO
Print Name: Debbie Paschall
Address: 105 Spreading Oak

Date: 7-25-12
Lot # _____ Phase # _____

Sign: Joseph Williams
Print Name: Joseph Williams
Address: 107 Shady Oak Dr.
Sanford, FL 32773

Date: 7-27-12
Lot # _____ Phase # _____

Sign: Alfred J. Conti
Print Name: ALFRED J. CONTI
Address: 107 CLEAR LAKE CIRCLE
SANFORD, FL 32773

Date: JULY 18, 2012
Lot # 84 Phase # _____

Sign: Stephen W. Silva
Print Name: Stephen W. Silva
Address: 120 Sycamore Ct
Sanford, FL 32773

Date: 7-18-12
Lot # _____ Phase # _____

Sign: Jacalyn K. Hewitt
Print Name: Jacalyn K. Hewitt
Address: 108 Sabal Palm Dr
Sanford FL 32773

Date: 7/18/12
Lot # 67 Phase # 3

Sign: Jennifer Williams
Print Name: Jennifer Williams
Address: 107 Shady Oak Dr.
Sanford FL 32773

Date: 7-28-12
Lot # _____ Phase # _____

Sign: Ina Faye Conti
Print Name: INA FAYE CONTI
Address: 107 CLEAR LAKE CIRCLE
SANFORD, FL 32773

Date: JULY 18, 2012
Lot # 84 Phase # _____

SH1001 amnfb

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LOT OWNERS:

Sign: Wayne E. Albert
Print Name: WAYNE E. ALBERT
Address: 170 SAND PINE CIRCLE
SANFORD, FL

Date: 7-15-12
Lot # 68 Phase # 2

Sign: Alice Watson
Print Name: Alice Watson
Address: 1005 YCAMORE CT
SANFORD FL 32773

Date: 7-28-12
Lot # 58 Phase # 1

Sign: Warren T. Bowers
Print Name: WARREN T. BOWERS
Address: 124 YCAMORE CT.
SANFORD, FL.

Date: 7/28/12
Lot # _____ Phase # _____

Sign: Zaida Ortiz
Print Name: Zaida Ortiz
Address: 136 Long Leaf Pine Circle
Sanford, FL 32773

Date: 7-28-2012
Lot # _____ Phase # _____

Sign: Nancy J. Bowers
Print Name: NANCY J. BOWERS
Address: 124 YCAMORE CT.
SANFORD, FL. 32773

Date: _____
Lot # _____ Phase # _____

Sign: Robert G. Williams
Print Name: ROBERT G. WILLIAMS
Address: 101 SAND PINE CIR.
SANFORD, FL. 32773

Date: 7-27-12
Lot # 20 Phase # I

Sign: Elaine Watson
Print Name: ELAINE WATSON
Address: 187 SAND PINE Cir
SANFORD FL 32773

Date: 7-28-12
Lot # 38 Phase # 2

Sign: Carmen R. Williams
Print Name: CARMEN R. WILLIAMS
Address: 101 SAND PINE CIR.
SANFORD, FL. 32773

Date: 7-27-12
Lot # 20 Phase # I

Shl001 amn1b

Additions to Declaration are indicated by **bold underline**; deletions by **strikeout**.

Port this page

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2012 G.

LOT OWNERS:

Sign: Roger Hicks
Print Name: ROGER HICKS
Address: 170 Clearlake Cir
SANFORD FL 32773

Date: 7-22-12
Lot # 8 Phase # 2

Sign: Calinda Telling
Print Name: CALINDA TELLING
Address: 1155 Sand Pine Circle
SANFORD FL 32773

Date: 8-2-12
Lot # 2 Phase # 2

Sign: Yvonne Lendore
Print Name: YVONNE LENDORE
Address: 135 EDENWATER CIR
SANFORD FL 32773

Date: July 26, 2012
Lot # 8 Phase # 3

Sign: Cecilia Guice
Print Name: CECILIA GUICE
Address: 101 Clearlake Circle

Date: 7/16/12
Lot # 81 Phase # 3

SH001 amn1b

Additions to Declaration are indicated

Sign: Connie Sartori
Print Name: CONNIE SARTORI
Address: 100 Longleaf Pine Cr.
SANFORD, FL

Date: 7-28-12
Lot # Phase #

Sign: P. Bailey
Print Name: P. Bailey
Address: 107 Sabal Palm Ct.
SANFORD, FL 32773

Date: 7/22/2012
Lot # Phase #

Sign: Richard Montes
Print Name: RICHARD MONTES
Address: 152 CLEAR LAKE CIRCLE
SANFORD FL 32773

Date: 8-18-12
Lot # Phase #

Sign: Wayne Dargatzis
Print Name: Wayne Dargatzis
Address: 101 Red Cedar Dr.
32273 Sanford, FL

Date: July 20 - 2012
Lot # 84 Phase # I

LOT OWNERS:

Sign: Richard Montes
Print Name: RICHARD MONTES
Address: 152 CLEAR LAKE CIR.
SANFORD, FL 32773

Date: 7/18/12
Lot # Phase #

X1

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

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LOT OWNERS:

Sign: [Signature]
Print Name: MARKS GREEN
Address: 110 CONVERSE CT
DELTONA FL
Date: 12-28-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: TAMMI DUNCAN
Address: 102 SYCAMORE
LAKE MARY
Date: 12-28-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: PATRICIA HARRON
Address: 2352 ROAD RD
LAKE MARY FL
Date: 12-28-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: TRACY DUNCAN
Address: 103 LAPECHAUN LANE
LAKE MARY, FL 32746
Date: 12-28-12
Lot # _____ Phase # _____

LOT OWNERS:

Sign: [Signature]
Print Name: JOSEPHINE CAREY
Address: 172 LAKESIDE
CIRCLE SANFORD, FL
Date: 11/29/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: ROBERT CAREY
Address: 172 LAKESIDE CIRCLE
SANFORD, FL 32773
Date: 11/29/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: DAVE VARGAS
Address: 108 S. COLUMBIA CHURCH
LAKE MARY FL 32746
Date: 12/10/12
Lot # 15 Phase # _____

Sign: [Signature]
Print Name: ALEX VARGAS
Address: 108 SPREADING OAK
SANFORD
Date: 12-10-12
Lot # 15 Phase # _____

SH1001 amn1b

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LOT OWNERS:

OK
Sign: Howard N. & Terry P. Suber
Print Name: HOWARD N. & TERRY P. SUBER
Address: 8200 VIA HERMOSA ST.
SANFORD, FL 32771
145 EDGEWATER

Date: 7-17-12
Lot # 13 Phase # 3

?
Sign: Wendy Bennett CL
Print Name: Wendy Bennett
Address: 276 Live Oak Blvd
Sanford FL 32773

Date: 7/14/12
Lot # 42 Phase # 4

OK
Sign: Helen Lainele
Print Name: HELEN RAINELLE
Address: 102 Spreading Oaks
Sanford, FL 32773

Date: 7/23/12
Lot # 18 Phase # 1

Sign: James Mikolajch
Print Name: James Mikolajch
Address: 118 Spreading Oaks Ct
Sanford FL 32773

Date: 12/09/2012
Lot # 10 Phase # 1

SMALL PRINT

Sign: Kyle Hopper
Print Name: Kyle Hopper
Address: 192 Edgewater
Sanford FL 32773

Date: 7/30/12
Lot # _____ Phase # _____

Sign: Sandra A. Oshinski
Print Name: SANDRA A. OSHINSKI
Address: 99 LONGLEAF PINE CIRCLE
SANFORD, FL 32773

Date: 7-28-12
Lot # 90 Phase # 4

Sign: Ann C. Chisholm
Print Name: Ann C. Chisholm
Address: 136 Clear Lake Cir.
SANFORD, FL 32773

Date: 8-11-12
Lot # _____ Phase # _____

Sign: David A. Gentry
Print Name: DAVID A. GENTRY
Address: 101 Spreading Oaks Ct
SANFORD, FL 32773

Date: 8/01/2012
Lot # 6 Phase # 1

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LOT OWNERS:

Sign: [Signature]
Print Name: Carl Collins
Address: 121 Edgewater
Sanford FL 32772

Date: 9/3/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Jonathan Devine
Address: 1415 Sand Pine Cir.

Date: _____
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JACQUELINE THOMAS
Address: 136 SAND PINE CIRCE

Date: 9-15-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Harold H. Kinn
Address: 123 Sand Pine Cir
Sanford, FL 32773

Date: 9-15-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Gail Collins
Address: 121 Edgewater Cir
SANFORD FL

Date: 9/3/2012
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JOHN JONES
Address: 155 SAND PINE

Date: 9-17-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: NEILSA JONES
Address: 155 SAND PINE

Date: 9-17-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Louise C. Kinn
Address: 123 Sand Pine Cir
Sanford, FL 32773

Date: 9-15-12
Lot # _____ Phase # _____

Sh1001 amn1b

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LOT OWNERS:

✓ Sign: Glennis Alberty
Print Name: Glennis Alberty
Address: 145 Longleaf Pine Cir

Date: 9.14.12
Lot # _____ Phase # 2

✓ Sign: Bobabek Manose
Print Name: Bobabek Manose
Address: 1140 N. Oak Dr

Date: 9/20/12
Lot # _____ Phase # _____

✓ Sign: Sheryl McCarty
Print Name: Sheryl McCarty
Address: 140 Longleaf Pine Cir.

Date: 9-15-12
Lot # _____ Phase # _____

Sign: Patricia Lenzi
Print Name: Patricia Lenzi
Address: 100 Longleaf Pine Ct

Date: 9-26-12
Lot # _____ Phase # _____

✓ Sign: Angel D. Subbert
Print Name: Angel D. Subbert
Address: 143 Longleaf Pine Cir

Date: 9/5/12
Lot # _____ Phase # 407-3/4-4353

✓ Sign: Pablo Lenzi
Print Name: Pablo Lenzi
Address: 100 Longleaf Pine Ct

Date: 9-26-12
Lot # _____ Phase # _____

✓ Sign: Terry Pattishall
Print Name: Terry Pattishall
Address: 116 Longleaf Pine Circle

Date: 9-19-12
Lot # _____ Phase # _____

✓ Sign: Bret Grimmus
Print Name: Bret Grimmus
Address: 103 Water Oak

Date: 7/29/12
Lot # _____ Phase # _____

SH001 amnfb

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Joint w/ Version
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LOT OWNERS:

Sign: [Signature]
Print Name: Margarita Flores
Address: 186 Lakeside Circle
Sanford FL 32773

Date: 7-20-2012
Lot # Phase #

Sign: [Signature]
Print Name: BETTY LEX
Address: 157 Sand Pine

Date: 7-26-12
Lot # Phase #

Sign: [Signature]
Print Name: DORES KING
Address: 161 Sand Pine Circle
Sanford, FL 32773

Date: 8-15-12
Lot # 63 Phase # II

Sign: [Signature]
Print Name: Shirley Davis
Address: 2630 Quantum
Lakes Baynton Beach
FL 33424
Date: 7-19 278 CIVE OAK
Lot # Phase # 561 801 1877

SH1001 amn1b

WEEKS MORE
Sign: [Signature]
Print Name: CYNTHIA WILDER
Address: 147 SAND PINE

Date 9-30-12
LOT

Sign: [Signature]
Print Name: Vincent Longobardo
Address: 196 Edgewood Cir
Sanford FL 32773

VINCENT LONGOBARDO
Date: 7-30-12
Lot # 39 Phase # 3

Sign: [Signature]
Print Name: Lori Morris
Address: 156 Long Leaf
Pine Circle

Date: 8/7/12
Lot # Phase #

Sign: [Signature]
Print Name: SALLY MOEHLHAR
Address: 200 ST. ANDREWS BLVD
WINTER PARK, FL 32792
APT 2803

Date: 07-19-12
Lot # Phase #

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LOT OWNERS:

Dep. Sign: [Signature]
Print Name: Vincent Longobardi
Address: 196 Edgewater Circle
Sanford FL 32773

Date: 12-15-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Anne Varies
Address: 106 Edgewater
Circle Sanford FL
DATE 12-13-12 / 32773
LOT NO _____ PHASE _____

Sign: [Signature]
Print Name: Maxine Halcomb
Address: 180 Edgewater Circle
Sanford FL 32773

Date: 12-15-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Monica A. Crane
Address: 150 Sabal Palm Ct
Sanford, FL 32773
DATE 12-14-12
LOT # _____ Phase _____

Sign: [Signature]
Print Name: Cynthia Mettenborn
Address: 1102 Edgewater Circle

Date: 12-14-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Donald J. Mettenborn
Address: 1102 Edgewater Circle

Date: 12-14-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: ROSE ZUNIGA
Address: 124 Sabal Palm Court
Sanford FL 32773
DATE 12-13-12
LOT NO _____ PHASE _____

Sign: [Signature]
Print Name: JOE ZUNIGA
Address: 124 Sabal Palm Court
Sanford FL 32773
DATE 12-13-12
LOT NO _____ PHASE _____

SH001 amn1b

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LOT OWNERS:

Sign: Angela C Paust
Print Name: Angela C Paust
Address: 111 Alder Court
Sanford, FL 32773
FOR 121 SANDPINE
Date: 11-13-12
Lot # _____ Phase # _____

121 Sandpine
Sign: [Signature]
Print Name: Howard E. BURCH JR
Address: 111 Alder Ct
Sanford, FL 32773
FOR 121 SANDPINE
Date: 11-13-12
Lot # _____ Phase # _____

Sign: Tyler S Denson
Print Name: Tyler S Denson
Address: 145 Lakeside Dr
Sanford, FL 32773
Date: 11-26-12
Lot # _____ Phase # _____

Sign: Angela C Paust
Print Name: Angela C Paust
Address: 111 Alder Court
Sanford, FL 32773
FOR 103 LAKESIDE
Date: 11-13-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: NYOLA LOPEZ
Address: 151 Edgewater Cir
Sanford, FL 32773

DUNFERMINE PROPERTIES,
Sign: Jan D. Crawford
Print Name: JAN D. CRAWFORD
Address: 1805 MEADOWBEND DR
LONGWOOD, FL 32750
NEW OWNER 2
Date: 7/17/12 268 LIVE OAK
Lot # 40 Phase # 4

DATE 12/1/12
LOT # P 407-683-6
9835

Sign: [Signature]
Print Name: Shawn M Burke
Address: 156 Edgewater Cir
Sanford, FL 32773

Sign: [Signature]
Print Name: HELEN B. BURKE
Address: 156 EDGEWATER CIR
SANFORD

Date: 7-19-12
Lot # _____ Phase # _____

Date: 7-19-12
Lot # _____ Phase # _____

Shl001 amn1b

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LOT OWNERS:

Sign: [Signature]
Print Name: Angela R. Nelson
Address: 112 Edgewater Ct
SANFORD, FL 32723
Date: 10/16/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: KEAN W. NELSON
Address: 112 EDGEWATER
Date: 10-16-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: ROBERT A. DAUKERTY
Address: 2073 STARBOARD DE
GENERA, FL 32732
Date: 3/18/2013
Lot # 106 Phase # 407-221-2424
Long Leaf Pine Circle

Sign: [Signature]
Print Name: JANIS L. OUTLAND
Address: 46 WINDWARD CT
FORT ORANGE, FL 32127
Date: 3/18/2013
Lot # 106 Phase # VILLAS
Long Leaf Pine Circle

Sign: [Signature]
Print Name: Harry O. Allen
Address: 180 Lakeside Ct
SANFORD FL 32723
Date: 3/11/13

Sign: [Signature]
Print Name: Cynthia Spurlin
Address: 178 LAKESIDE CIR.
SANFORD, FL 32773
Date: 10-16-12
Lot # _____ Phase # _____

Sign: _____
Print Name: _____
Address: _____
Date: _____
Lot # _____ Phase # _____

Sign: _____
Print Name: _____
Address: _____
Date: _____
Lot # _____ Phase # _____

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LOT OWNERS:

✓ Sign: Maria E. Nelson
Print Name: Maria E. Nelson
Address: 103 Water Oak Dr
Sanford FL 32773

Date: 9/29/12
Lot # 70 Phase # IV

Sign: Mary Beth Davis
Print Name: Mary Beth Davis
Address: 1071 Sand Pine Ct
Sanford, FL 32773

Date: 9/29/12
Lot # _____ Phase # _____

Sign: Carmela C. Gould
Print Name: CARMECA C. GOULD
Address: 109 OAKRIDGE CT.
SANFORD, FL. 32773

Nov. 3, 2012
LOT # _____

Sign: John Jones
Print Name: JOHN JONES
Address: 155 SAND PINE

Date: 9-30-12
Lot # _____ Phase # _____

Sign: Melissa Jones
Print Name: MELISSA JONES
Address: 155 SAND PINE

Date: 9-30-12
Lot # _____ Phase # _____

Sign: Derek Joyce
Print Name: DEREK JOYCE
Address: 166 SAND PINE

Date: 10-1-12
Lot # _____ Phase # _____

LOT OWNERS:

Sign: James H. Salter
Print Name: JAMES H. SALTER
Address: 191 EDGEWATER CIR
SANFORD FL 32773

DATE 11-2-12
LOT NO. _____

Sign: Andrea Smith
Print Name: Andrea Smith
Address: 191 Edgewater Cir
Sanford FL 32773

DATE 11-2-12
LOT NO. _____

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LOT OWNERS:

Sign: Sharon Barnett
Print Name: Sharon F. Barnett
Address: 125 Golfside Cir
Sanford, FL 32773
112 SYCAMORE
Date: 11-6-12
Lot # 52 Phase # 2

Sign: [Signature]
Print Name: CARTER W. HARRIS
Address: 165 LONG LEAF PINE
CIRCLE
Date: 11/5/12
Lot # 7 Phase # 2

Sign: [Signature]
Print Name: Alvin D. Booth
Address: 1606 N. Westmoreland Dr
Orlando, FL 32804
Date: 11/5/12
Lot # 96 Phase # 3

Sign: [Signature]
Print Name: Christine Booth
Address: 1606 N. Westmoreland Dr
Orlando, FL 32804
Date: 11/5/12
Lot # 96 Phase # 3

Sign: [Signature]
Print Name: Yvonne D. [unclear]
Address: 148 Sabal Palm Ct
Orlando, FL 32773
Date: 11-5-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: [unclear]
Address: 1715 [unclear]
Orlando, FL 32779
Date: 11-6-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Gustavo Araque
Address: 3212 Woodruff Dr
Orlando, FL 32837
Date: 11-26-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Tony A. Gustafson
Address: 3414 Bent Dale Ct
Valrico, FL
Date: 11-6-12
Lot # _____ Phase # _____

SH1001 amn1b

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LOT OWNERS:

Sign: John J. Paskoski
Print Name: JOHN J. PASKOSKI
Address: 390 EVANSDALE RD
LAKE MARY FL 32746
160 CLEAR LAKE CR
Date: 7-16-12
Lot # 12 Phase # III

Sign: Lucy A. Paskoski
Print Name: LUCY A. PASKOSKI
Address: 160 CLEAR LAKE
Date: 7-16
Lot # _____ Phase # _____

Sign: Louis E. Vogt
Print Name: LOUIS E. VOGT
Address: 111 Red Cedar Dr
Sanford, FL
Date: 07-22-12
Lot # 89 Phase # 1

Sign: Robert A. Beatty
Print Name: ROBERT A. BEATTY
Address: 144 SADDLE PALM CT
DATE 12-14-12
LOT NO. _____ PHASE _____

Sign: Eileen L. Vogt
Print Name: EILEEN L. VOGT
Address: 111 Red Cedar Dr
SANFORD, FL
Date: 12/7/12
Lot # 89 Phase # 1

Sign: Natalie Colonna
Print Name: NATALIE COLONNA
Address: 100 Shady Oak Dr
Sanford FL 32783
DATE _____
LOT NO. _____ PHASE _____

Sign: Mark Montes
Print Name: MARK MONTES
Address: 125 SANDPINE
SANFORD FL 32712
DATE 1/26/13
LOT # _____ PHASE _____

Sign: Trisha Collier
Print Name: 401-328-2594
Address: 112 SADDLE PALM CT
SANFORD, FL
DATE 12-14-12
LOT NO. _____ PHASE _____

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LOT OWNERS:

Sign: [Signature]
Print Name: PAINE C. B. A. L. O.
Address: 173 Lakeside Cir
Date: 11-24-12

Date: 11-24-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: DAVID C. B. A. L. O.
Address: 173 Lakeside Cir

Date: 11-24-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Debra A. choice
Address: 187 Lakeside Cir

Date: 11-24-12
Lot # _____ Phase # _____

EMERLOEE LLC/MANAGER

Sign: [Signature]
Print Name: DAVID MONTES
Address: 125 SAND PINE CIRCLE
SANFORD, FL 32773

Date: 11-05-2012
Lot # 32 Phase # 1

Sign: [Signature]
Print Name: DAVID B. A. L. O.
Address: 100 LAKE SIDE CIR
SANFORD FL 32773

Date: NOV 11 2012
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JASON HAWK
Address: 175 LAKESIDE CIR
SANFORD FL 32773

Date: 11/24/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: SUZANNE L. PORTER
Address: 1475 PALM AVE
SANFORD FL 32773
DATE 11-29-12 SUZANNE L. PORTER
LOT # _____

Sign: EMERLOEE LLC-CEO

Sign: [Signature]
Print Name: Maureen Montes
Address: 125 Sand Pine Circle
Sanford, FL 32773

Date: 11-6-2012
Lot # 32 Phase # 1

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LOT OWNERS: RE. 103 LONG LEAF PINE CIR.
COB CORP.

Sign: [Signature]
Print Name: BARTON B. PILCHER
Address: 2595 SANFORD AV
SANFORD, FL 32773

Date: 11.13.12
Lot # 89 Phase # 4

Sign: [Signature]
Print Name: MATT J. McDONALD
Address: 5540 OAKWORTH PL
SANFORD, FL 32773

Date: 11-9-12
Lot # 25 Phase # 4
148 LONG-LEAF PINE CIR.

Sign: [Signature]
Print Name: Carol Roman
Address: 165 Clear Lake Cir
Sanford FL 32773

Date: 11/8/12
Lot # 88 Phase # 3

Sign: [Signature]
Print Name: DOREIS M OLDS
Address: 374 MAIN RD
LAKE MARIL FL 32746
134 Sand Puro

Date: 11/8/12
Lot # 76 Phase # 2

Sign: [Signature]
Print Name: Susan Easton
Address: 149 Edgewater Circle
Sanford FL

Date: 11-26-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Rena McDonald
Address: 5540 Oakworth Pl
Sanford, FL 32773

Date: 11/9/12
Lot # 25 Phase # 4
148 LONG-LEAF PINE CIRCLE

Sign: [Signature]
Print Name: Carol Roman
Address: 167 Clear Lake Cir
Sanford FL 32773

Date: 11/08/12
Lot # 89 Phase # 3

Sign: [Signature]
Print Name: KEVIN T. HUDSON
Address: 101 LAKESIDE CIR

Date: 11/8/12
Lot # 262 Phase # 6

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LOT OWNERS:

Sign: [Signature]
Print Name: William Barco
Address: 143 Edgewater Cir
Sanford, Florida
DATE: 11-12-12
LOT NO.

LOT OWNERS:

Sign: [Signature]
Print Name: Jason Davis
Address: 127 Edgewater Cir
Sanford FL
DATE 11-12-12 32773
LOT NO.

Sign: [Signature]
Print Name: BONNIE MARSH
Address: 185 Edgewater Cir
SANFORD 32773
DATE 11-17-12
LOT NO.

Sign: [Signature]
Print Name: Mary Toothman
Address: 136 Sabal Palm
DATE 11-26-12
LOT #

Sign: [Signature]
Print Name: Theresa Gna
Address: 186 Edgewater Cir
Sanford FL 32777
DATE 11-17-12
LOT NO.

Sign: [Signature]
Print Name: Dicky Myers
Address: 127 Edgewater Cir
Sanford FL
DATE 11-12-12 32773
LOT NO.

Sign: [Signature]
Print Name: Jane Rannon
Address: 127 Edgewater Cir
DATE 11-17-12
LOT NO.

Sign: [Signature]
Print Name: Consevelo M. Brant
Address: 147 Edgewater Cir
Sanford 32773
DATE 11-27-12
LOT NO.

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

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LOT OWNERS:

Sign: [Signature]
Print Name: Lisa Daniel
Address: 169 Edgewater Cir
Sanford, FL 32773
DATE 11-11-12
LOT NO. 169

Sign: [Signature]
Print Name: Lisa Daniel
Address: 169 Edgewater Cir
Sanford, FL 32773
DATE 11-11-12
LOT NO. 169

Sign: [Signature]
Print Name: Luis Fonseca
Address: 137 Edgewater Cir
Sanford, FL 32773
DATE 11-16-12
LOT NO.

Sign: [Signature]
Print Name: Luis Fonseca
Address: 137 Edgewater Cir
Sanford, FL 32773
DATE 11-16-12
LOT NO.

LOT OWNERS:

Sign: [Signature]
Print Name: Danielle Koller
Address: 172 Edgewater Cir
Sanford, FL 32773
DATE 11/16
LOT NO. 27

Sign: [Signature]
Print Name: Michael Koller
Address: 172 Edgewater Cir
Sanford, FL 32773
DATE 11/16
LOT NO. 27

LOT OWNERS:

Sign: [Signature]
Print Name: Priscilla K Telfair
Address: 139 Edgewater Circle
Sanford, Florida 32773

Date: 11-12-12
Lot # 10 Phase # III

Sign: [Signature]
Print Name: Priscilla K Telfair
Address: 139 Edgewater Circle
Sanford Florida 32773

Date: 11-12-12
Lot # 10 Phase # III

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LOT OWNERS:

Sign: Claire O'Brien
Print Name: CLAIRE O'BRIEN
Address: 101 SHADY OAK DR
SANFORD FL 32773
DATE 11-6-12
LOT NO. _____

Sign: Douglas K. Hill
Print Name: Douglas K. Hill
Address: 194 Lakeside Circle
Sanford FL 32773
Date: 10-22-12
Lot # _____ Phase # _____

Sign: John O'Brien
Print Name: JOHN O'BRIEN
Address: 101 SHADY OAK DR
SANFORD FL 32773
DATE 11-6-12
LOT NO. _____

Sign: Gail C Hill
Print Name: Gail C Hill
Address: 194 Lakeside Circle
Sanford, FL 32773
Date: 10-22-12
Lot # _____ Phase # _____

Sign: Jay Hamrick
Print Name: Jay Hamrick
Address: 175 Clear Lake Cir
Sanford, FL 32773
Date: 10-27-12
Lot # _____ Phase # _____

Sign: Pat Lavanway
Print Name: Pat Lavanway
Address: 118 Edgewater Circle
Sanford, FL 32773
DATE 11/6/12
LOT NO. _____

Sign: Heather Kaufman
Print Name: Heather Kaufman
Address: 178 Clear Lake Cir
Sanford, FL 32773
Date: 10-31-12
Lot # _____ Phase # _____

Sign: Robert Johnson
Print Name: Robert Johnson
Address: 101 Clear Lake Cr
Sanford, FL 32773
Date: _____
Lot # _____ Phase # _____

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

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LOT OWNERS:

✓
Sign: Loethle Stebbins
Print Name: Loethle Stebbins
Address: 135 Edgewater Circle
Sanford, FL 32773

Date: 10-16-12
Lot # _____ Phase # _____

✓
Sign: Eva M. Moreira
Print Name: EVA M MOREIRA
Address: 122 Edgewater Cir
SANFORD FL 32773

Date: 10-16-12
Lot # _____ Phase # _____

✓
Sign: Thomas Gustafson
Print Name: Thomas Gustafson
Address: 167 Edgewater Circle
Sanford FL 32773

Date: 10-16-12
Lot # _____ Phase # _____

Sign: Richard DeFazio
Print Name: Richard DeFazio
Address: 137 Edgewater

DATE 11-2
LOT NO. 187

Sign: Ray Sica
Print Name: RAY SICA
Address: 150 Longleaf Pine Cir ✓

Date: 10/16/12
Lot # _____ Phase # _____

Sign: Ray Sica
Print Name: RAY SICA
Address: 107 Longleaf Pine Cir ✓

Date: 10/16/12
Lot # _____ Phase # _____

Sign: Jessica Brown
Print Name: Jessica Brown
Address: 124 Edgewater Circle 384 ✓

Date: 10/16/12
Lot # _____ Phase # _____

Sign: Dasen Duangdet
Print Name: Dasen Duangdet
Address: 124 Edgewater Cir
SANFORD, FL 32773

Date: 10/16/12
Lot # _____ Phase # _____

SH1001 amn1b

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LOT OWNERS:

Sign: [Signature]
Print Name: Barbara Guevara
Address: 167 SOUTHPINE CIR
SANFORD FL 32773

DATE 10-1-12

LOT #

LOT OWNERS:

Sign: [Signature]
Print Name: M. J. CATANGELO
Address: 104 OAKRIDGE CT
SANFORD FL 32773
DATE 10-6-12 LOT #

Sign: [Signature]
Print Name: ELLEN WILKES
Address: 100 SPREADING OAKS CT
SANFORD FL 32773
DATE: 10-30-12
LOT NO.

Sign: [Signature]
Print Name: CAROLYN BLACKMON
Address: 114 SPREADING OAKS CT
SANFORD, FL 32773
DATE 10-30-12
LOT NO.

Sign: [Signature]
Print Name: Jenifer Torres
Address: 138 Lakeside Cir
Sanford, FL 32773
Date: 10-13-12
Lot # Phase #

LOT OWNERS: DEANNE S POLEY

Sign: [Signature]
Print Name: SHILOH POLEY
Address: 118 SYCAMORE CT
SANFORD FL 32773
DATE: 10-1-12
LOT #

Sign: [Signature]
Print Name: Marlene Calanogelo
Address: 204 OAKRIDGE CT
SANFORD FL 32773
DATE 10-1-12

Sign: [Signature]
Print Name: CECIL WILKES
Address: 100 SPREADING OAK
DATE: 10-30-12
LOT NO.

Sign: [Signature]
Print Name: ANA V. FLORES
Address: 110 OAK RIDGE CT
SANFORD, FL 32773
DATE: 10/14/12
LOT NO.

Sign: [Signature]
Print Name: WONNE LENDRE
Address: 135 EDGEWATER CIR
SANFORD 32773
Date: July 26, 2012
Lot # 80 Phase # 3

11 on this page

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LOT OWNERS:

Sign: [Signature]
Print Name: Vanessa Frazier
Address: 102 Longleaf
Pine Circle, Sanford

Date: 8-24-2012
Lot # 2 Phase # IV

Sign: [Signature]
Print Name: HENRIQUE & LINDA MIRANDA
Address: 101 LONGLEAF
SANFORD FL 32773

Date: 9-10-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: HENRIQUE & LINDA MIRANDA
Address: 108 SANDY OAKS
SANFORD FL 32773

Date: 9-10-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: HENRIQUE & LINDA MIRANDA
Address: 101 WATEROAK
SANFORD, FL 32773

Date: 9-10-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Tracy Adair
Address: 143 Sand Pine Circle
Sanford, FL 32773

Date: 9-21-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JANINA BUSNAROWICZ
Address: 141 SANDPINE CR

Date: 9-21-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: BERNADETTE BUSNAROWICZ
Address: 141 SANDPINE CR

Date: 9-21-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Nadio Mubarak
Address: 101 WATEROAK
off Sanford FL 32773
DATE 10/13/12
LOT NO. _____

SH1001 amn1b

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LOT OWNERS:

Sign: [Signature]
Print Name: Angel Santiago
Address: 101 Oakridge Ct
Sanford FL 32773

DATE 10-17-12

LOT

Sign: [Signature]
Print Name: Jessica Santiago
Address: 101 Oakridge Ct
Sanford FL 32773

DATE 10-17-12

LOT

Sign: [Signature]
Print Name: Ines Gonzalez
Address: 105 Oakridge Ct
Sanford, FL 32773

DATE 10-17-12

LOT

Sign: [Signature]
Print Name: Steven Santiago
Address: 105 Oakridge Ct
Sanford, FL 32773

DATE

LOT

✓ Sign: [Signature]
Print Name: Gail Hicks
Address: 170 Clear Lake Cir
Sanford, FL 32773

Date: Oct 22-12

Lot # Phase #

Sign: [Signature]
Print Name: Aurora Ascension
Address: 124 Long Leaf Pl
Sanford, FL 32773

DATE 10-26-12

LOT

✓ Sign: [Signature]
Print Name: Gail Hicks
Address: 216 Live Oak Bl
Sanford, FL 32773

Date: Oct 22-12

Lot # Phase #

Sign: [Signature]
Print Name: Harold Palmer
Address: 111 Spreading Oak Ct
Sanford FL 32773

DATE 10-27-12

LOTS

See next page for 2A

Sign: [Signature]
Print Name: Andrea Alleyne
Address: 103 Longleaf Pine Court
Sanford, FL 32773

DATE 10-26-12

LOT

Sign: [Signature]
Print Name: Andrea Alleyne
Address: 117 Longleaf Pine Circle
Sanford, FL 32773

DATE 10-26-12

LOT

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LOT OWNERS:

✓ Sign: [Signature]
Print Name: RICHARD W GOSS
Address: 204 CLEAR LAKE CIR.
SANFORD FL 32773

Date: 7/23/12
Lot # _____ Phase # _____

✓ Sign: [Signature]
Print Name: CHARLENE M. GOSS
Address: 204 CLEAR LAKE CIR.
SANFORD FL 32773

Date: 7/23/12
Lot # _____ Phase # _____

✓ Sign: [Signature]
Print Name: KEVIN JULIAN
Address: 168 CLEAR LAKE CIR.
SANFORD FL 32773

Date: 10-15-12
Lot # _____ Phase # _____

2, Sign: [Signature]
Print Name: KEVIN JULIAN
Address: 168 CLEAR LAKE CIR.
SANFORD FL 32773

Date: 10-15-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Phyllis P. Lamont
Address: 154 CLEAR LAKE CIR.
SANFORD FL

Date: 10/16/2012
Lot # _____ Phase # _____

✓ Sign: [Signature]
Print Name: ANN S. LAMONT
Address: 176 CLEAR LAKE CIR.
SANFORD FL 32773

Date: 10/20/12
Lot # _____ Phase # _____

✓ Sign: [Signature]
Print Name: RUTHAN COLEMAN
Address: 172 CLEAR LAKE CIR.
SANFORD FL

Date: 10-20-12
Lot # _____ Phase # _____

LOT OWNERS:
Sign: [Signature]
Print Name: CHEADLE PALMER
Address: 111 SPRENGER DR.
SANFORD FL 32773

DATE 10-27-12
LOT # _____

SH1001 amnfb

Additions to Declaration are indicated by bold underline; deletions by strikeout.

✓

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LOT OWNERS:

Sign: [Signature]
Print Name: JOHN DALTON
Address: 249 LIVE OAK BLVD
SANFORD, FL 32773

Date: 8-20-2012
Lot # _____ Phase # 3

EN 12K 2012

Sign: [Signature]
Print Name: Deborah B. Fletcher
Address: 144 Longleaf Pine Cir.
SANFORD, FL 32773
DATE - 10-15-12
LOT # _____ DATE _____

Sign: [Signature]
Print Name: 11 Tony Beard
Address: 149 Sand Pine Circle
Sanford FL 32773
DATE 10-13-12
LOT # _____

Sign: [Signature]
Print Name: Lesly Kayna
Address: 149 Sand Pine Circle
Sanford FL 32773
DATE 10-13-12
LOT # _____

Sign: [Signature]
Print Name: Evelyn R. Bowen
Address: 119 Longleaf Pine Cir.
Sanford, FL 32773

Date: 10-15-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: KAZI MITAL
Address: 103 SPREADING OAK

DATE 10-18-12
LOT _____

Sign: [Signature]
Print Name: Ayaz Mahammad
Address: 107 SPREADING OAK

DATE 10-17-12
LOT _____

Sign: [Signature]
Print Name: MARIE LALIBERTE
Address: 122 SYCAMORE CT
SANFORD, FL 32773

DATE: 10-7-12
LOT # _____

SH001 ama1b

Additions to Declaration are indicated by bold underline; deletions by ~~strikeout~~.

FOR
RED
5

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

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LOT OWNERS:

✓ Sign: Diane Colgan
Print Name: Diane Colgan
Address: 174 CLEAR LAKE CIR
SANFORD FL 32773

Date: 10-13-12
Lot # _____ Phase # _____

✓ Sign: Michael Colgan
Print Name: Michael Colgan
Address: 174 CLEAR LAKE CIR
SANFORD FL 32773

Date: 10-13-12
Lot # _____ Phase # _____

✓ Sign: John Montez
Print Name: JOHN MONTES
Address: 174 CLEAR LAKE CIR
SANFORD FL 32773

Date: 10/13/12
Lot # _____ Phase # _____

✓ Sign: Lawrence W. Copeland Jr
Print Name: Lawrence W. Copeland Jr
Address: 5 SANFORD, FL
Lawrence W. COPELAND JR

Date: 10/13/12
Lot # _____ Phase # _____

✓ Sign: Nicole Eschelt
Print Name: Nicole Eschelt
Address: 208 CLEAR LAKE CIR
SANFORD, FL 32773

Date: 10-13-12
Lot # _____ Phase # _____

✓ Sign: Raymond Montes
Print Name: RAYMOND MONTES
Address: 150 CLEAR LAKE CIR
SANFORD, FL

Date: 10-13-12
Lot # _____ Phase # _____

✓ Sign: Richard Montes
Print Name: RICHARD MONTES
Address: 152 CLEAR LAKE CIR
SANFORD, FL 32773

Date: 10-13-12
Lot # _____ Phase # _____

✓ Sign: Tammy Buchanan
Print Name: Tammy Buchanan
Address: 168 CLEAR LAKE CIR
SANFORD, FL 32773

Date: 10/13/12
Lot # _____ Phase # _____

SH1001 amn1b

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LOT OWNERS: 7

✓ Sign: Bret Grinnus
Print Name: BRET GRINNUS
Address: 103 Hidden Lake

Date: 8-8-12
Lot # _____ Phase # _____

✓ Sign: Conrad G. Bley
Print Name: CONRAD G. BLEY
Address: 102 Clear Lake Cir
Sanford, FL

Date: 10-13-2012
Lot # _____ Phase # _____

✓ Sign: Roger Hicks
Print Name: ROGER HICKS
Address: 276 Live Oak Blvd
Sanford FL 32723

Date: 7-28-12
Lot # _____ Phase # _____

✓ Sign: Ian Watson
Print Name: IAN WATSON
Address: 177 Clear Lake Cir
SANFORD FL 32773

Date: 10-16-12
Lot # _____ Phase # _____

✓ Sign: Roger D. Hicks
Print Name: ROGER D. HICKS
Address: 170 Clear Lake Cir
Sanford FL 32773

Date: 10-13-12
Lot # _____ Phase # _____

✓ Sign: Linda S. George
Print Name: LINDA S. GEORGE
Address: 177 Clear Lake Cir
SANFORD, FL 32773

Date: 10-16-12
Lot # _____ Phase # _____

✓ Sign: Sharon Wheeler
Print Name: Sharon Wheeler
Address: 134 Clear Lake Cir
Sanford F 32773

✓ Sign: Weyra Macbeth
Date: 10-16-12
Lot # _____ Phase # _____

✓ Sign: Vivian Dice
Print Name: VIVIAN DICE
Address: 182 Clear Lake Circle
SANFORD FL 32773

Date: 10.16.2012
Lot # _____ Phase # _____

SH001 amn1b

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LOT OWNERS:

Sign: Arina Paulding
Print Name: Arina Paulding
Address: 170 Edgewater Cir.
Sanford, FL

Date: 9-29-12
Lot # _____ Phase # _____

Sign: Sharon Thomas
Print Name: Sharon Thomas
Address: 158 Edgewater Cir
Sanford, FL 32773

Date: 10/6/12
Lot # _____ Phase # _____

Sign: Eliabeth Callaghan
Print Name: Eliabeth Callaghan
Address: 156 Edgewater Cir
Sanford, FL 32773

Date: 10-6-12
Lot # _____ Phase # _____

Sign: Tuan Schacter
Print Name: Tuan Schacter
Address: 153 Edgewater Circle
Sanford, FL, 32773

Date: 9/10/12
Lot # _____ Phase # _____

Sign: Donald K. Cooper
Print Name: Donald K. Cooper
Address: 157 Edgewater Circle
Sanford, FL 32773

Date: 10-7-12
Lot # _____ Phase # _____

Sign: Shawn McBucke
Print Name: Shawn McBucke
Address: 156 Edgewater Cir
Sanford, FL 32773

Date: 10-8-12
Lot # _____ Phase # _____

Sign: Robert L. Eckerstrom
Print Name: ROBERT L. ECKERSTROM
Address: 122 SPREADING OAK

Date: 10-13-12
Lot # _____ Phase # _____

Sign: Teresa Eckerstrom
Print Name: TERESA ECKERSTROM
Address: 122 SPREADING OAK

Date: 10-13-12
Lot # _____ Phase # _____

SH1001 amn1b

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V

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LOT OWNERS:

Sign: [Signature]
Print Name: GRANT KNOWLTON
Address: 118 LAKESIDE CIR
SANFORD FL 32773

Date: 10/2/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JOHN CECILIONE
Address: 150 LAKESIDE CIR.
SANFORD FLA 32773

Date: _____
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: CARRIE HANSHUR
Address: 151 LAKESIDE CIRCLE
SANFORD, FL. 32773

Date: 10/17/2012
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: ELIZABETH KNOWLTON
Address: 118 Lakeside Cir
Sanford, FL 32773

Date: 10/2/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: SOLOMAN LANGSUAH
Address: 151 LAKESIDE CIRCLE
SANFORD, FL. 32773

Date: 10/7/2012
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: BRIAN BARBER
Address: 100 SANDPINE

DATE - 10-13-12
LOT NO. _____

Sign: [Signature]
Print Name: CRYSTAL WRIGLEY
Address: 107 SANDPINE

DATE: 10-13-12
LOT # _____

Sign: [Signature]
Print Name: JEREMY WRIGLEY
Address: 107 SANDPINE

DATE 10-13-12
LOT # _____

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✓
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LOT OWNERS:

Sign: [Signature]
Print Name: JOHN BOSCH
Address: 111 Lakeside Cir.
SANFORD, FL 32773

Date: 9-23-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: REBECCA WILLIAMS
Address: 120 LAKESIDE CIRCLE
SANFORD, FL 32773

Date: 9-23-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: ANDY CAMPIONE
Address: 152 Lakeside Circle
SANFORD FL 32773

Date: 9-30-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Theresa Syner
Address: 106 Lakeside Cir
Sanford 32773

Date: 10-2-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Karen Bost
Address: 111 Lakeside Cir
SANFORD, FL 32773

Date: 9-23-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Jessie Barnes
Address: 114 Lakeside Cir
SANFORD, FL 32773

Date: 10-1-2012
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Cheryl Dvorak
Address: 112 Lakeside Cir
Sanford FL

Date: 10/2/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Lisa Walker
Address: 185 Lakeside Circle
Sanford FL 32773

Date: 10-6-12
Lot # _____ Phase # _____

SH1001 amn1b

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I, THE UNDERSIGNED LOT OWNER, AGREE WITH THE AMENDMENT TO: ARTICLE III, SECTION 2; ARTICLES IV, SECTIONS 1, 3, 7, 8, and 9; ARTICLE V; ARTICLE VI, SECTIONS 1, 6, 8, 10, 16 and 19; ARTICLE VII, SECTION 2; and ARTICLE IX, SECTIONS 1 and 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS.

LOT OWNERS:

Sign: [Signature]
Print Name: MARSHALL STILES
Address: 128 LAKESIDE CIR
SANFORD, FL 32773

Date: 9/22/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: MARY STILES
Address: 128 LAKESIDE CIR
SANFORD, FL 32773

Date: 9/22/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Fredrick Alvarez
Address: 115 LAKESIDE CIRCLE
SANFORD FL 32773

Date: 9-23-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Jacqueline Alvarez
Address: 115 LAKESIDE
CIRCLE SANFORD FL 32773

Date: 9-23-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Candice M. Fisher
Address: 142 LAKESIDE CIR
SANFORD, FL 32773

Date: 9/23/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: William E. Fisher Jr.
Address: 142 LAKESIDE CIR
SANFORD, FL 32773

Date: 9/23/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: LINGY SHORT
Address: 122 LAKESIDE CIR

Date: 9/23/2012
Lot # 122 Phase # _____

Sign: [Signature]
Print Name: SHANG SHORT
Address: 122 LAKESIDE

Date: 9-23-12
Lot # 122 Phase # _____

SH1001 amn1b

Additions to Declaration are indicated by bold underline; deletions by strikeout.

100

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

I, THE UNDERSIGNED LOT OWNER, AGREE WITH THE AMENDMENT TO: ARTICLE III, SECTION 2; ARTICLES IV, SECTIONS 1, 3, 7, 8, and 9; ARTICLE V; ARTICLE VI, SECTIONS 1, 6, 8, 10, 16 and 19; ARTICLE VII, SECTION 2; and ARTICLE IX, SECTIONS 1 and 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS.

LOT OWNERS:

Sign: [Signature]
Print Name: STINE GONG
Address: 1314 Lakeside Cir
SANFORD, FL 32773

Date: 9-19-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: OMAR CZARIT
Address: 1119 LAKESIDE CIR
SANFORD 32773

Date: 9/19/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Darlene Sampson
Address: 136 Lakeside Cir
SANFORD, FL 32773

Date: 9-19-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Abbie Czafit
Address: 149 Lakeside Cir
SANFORD, FL 32773

Date: 9/19/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: EVERETT CARLUSAMPSON
Address: 136 LAKESIDE CIR
SANFORD FL 32773

Date: 9-19-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: Kathryn Tens
Address: 124 Lakeside Cir
SANFORD FL 32773

Date: 9-20-12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JENNIFER FERGUSON
Address: 113 Lakeside Cir
SANFORD, FL 32773

Date: 9/29/12
Lot # _____ Phase # _____

Sign: [Signature]
Print Name: JAMES B CRIDER
Address: 1117 LAKESIDE CIR.

Date: 9-22-12
Lot # _____ Phase # _____

SH1001 amn1b

Additions to Declaration are indicated by bold underline; deletions by strikeout.

IN WITNESS WHEREOF, the following Owners of Lots in Hidden Lake Villas have caused these presents to be executed as of the day and year written below.

I, THE UNDERSIGNED LOT OWNER, AGREE WITH THE AMENDMENT TO: ARTICLE III, SECTION 2; ARTICLES IV, SECTIONS 1, 3, 7, 8, and 9; ARTICLE V; ARTICLE VI, SECTIONS 1, 6, 8, 10, 16 and 19; ARTICLE VII, SECTION 2; and ARTICLE IX, SECTIONS 1 and 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HIDDEN LAKE VILLAS.

LOT OWNERS:

Sign: [Signature]
Print Name: CARL STEVENS
Address: 127 LAKESIDE CIR.
SANFORD FL 32773

Date: 9/15/2012

Lot # Phase #

Sign: [Signature]
Print Name: PETER BOSSINI
Address: 130 LAKESIDE CIR
SANFORD FL 32773

Date: 15 Sept 2012

Lot # Phase #

Sign: [Signature]
Print Name: STEPHANIE ROSE
Address: 132 LAKESIDE CIR
SANFORD FL 32773

Date: 9/18/12

Lot # Phase #

Sign: [Signature]
Print Name: CAROL GREEN
Address: 144 LAKESIDE CIR.
SANFORD, FL 32773

Date: 9/18/12

Lot # Phase #

Sign: [Signature]
Print Name: PETER BOSSINI
Address: 130 LAKESIDE CIR.
SANFORD, FL 32773

Date: 9-18-12

Lot # Phase #

Sign: [Signature]
Print Name: PETER BOSSINI
Address: 130 LAKESIDE CIR
SANFORD, FL 32773

Date: 9-18-12

Lot # Phase #

Sign: [Signature]
Print Name: ANTON JONNEY
Address: 140 LAKESIDE CIRCLE
SANFORD, FL 32773

Date: 9/18/12

Lot # Phase #

Sign: [Signature]
Print Name: THOMAS ANTONIO
Address: 146 LAKESIDE CIR
SANFORD, FL 32773

Date: 9-18-12

Lot # Phase #

SH1001 amn1b

Additions to Declaration are indicated by **bold underline**; deletions by **strikeout**.

FILED
MAY 9 11 52 AM '83
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RESTATED ARTICLES OF INCORPORATION OF
SANFORD - HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION
a corporation not for profit

The original Articles of Incorporation of Sanford-Hidden Lake Villas Home Owners Association, Inc. were filed with the Secretary of State of Florida on February 28, 1983 and given Charter No. 767211.

We, the undersigned, J.D. Feinstein, Barry S. Goodman, and Norman A. Rossman, the incorporators and entire Board of Directors of said corporation and Residential Communities of America, a Florida general partnership, the only present member of said corporation, have heretofore unanimously resolved that the Articles of Incorporation shall be restated as hereinafter set forth with the amendments contained therein, and that such amendments were unanimously ratified and approved by all of the members of Sanford-Hidden Lake Villas Home Owners Association, Inc. at a duly scheduled meeting called the 25th day of March, 1983 at 12:00 noon.

ARTICLE I - NAME OF CORPORATION

The name of the corporation is Sanford-Hidden Lake Villas Home Owners Association, Inc., a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association").

ARTICLE II - PRINCIPAL PLACE OF BUSINESS

The principal office of the Association is located at 158 E. Altamonte Drive, Altamonte Springs, Florida 32701 or other office designated by Board of Directors.

ARTICLE III - INITIAL REGISTERED AGENT

NORMAN A. ROSSMAN, whose address is 158 E. Altamonte Drive, Altamonte Springs, Florida 32701, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and Common Area within that certain tract of property described as:

That real property described on Exhibit "A" attached hereto and incorporated herein by this reference.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise of all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Clerk of the Court of Seminole County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI - VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on the date seven (7) years from the date when Declaration is recorded.

ARTICLE VII- BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not more than nine (9) directors, who need not be members of the Association. The initial number of directors shall be three (3) and may be changed by amendment of the By-laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

J.D. FEINSTEIN	120 Spring Isle Trail Maitland, Florida 32751
BARRY S. GOODMAN	364 Woodstead Circle Longwood, Florida 32750
Norman A. Rossman	203 Wild Ash Lane Longwood, Florida 32750

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII - SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

J.D. FEINSTEIN	120 Spring Isle Trail Maitland, Florida 32751
BARRY S. GOODMAN	364 Woodstead Circle Longwood, Florida 32750
NORMAN A. ROSSMAN	203 Wild Ash Lane Longwood, Florida 32750

ARTICLE IX - OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws of the Association as shall be elected by the Board of Directors at its first meeting following the first annual meeting of the general membership and they shall serve at the pleasure of the Board of Directors. Pending the election of the permanent officers of this Association by the Board of Directors, the following named persons shall be the temporary officers of the Association until their successors have been duly elected:

President	J.D. FEINSTEIN
Vice President	NORMAN A. ROSSMAN
Secretary/Treasurer	BARRY S. GOODMAN

ARTICLE X - BY-LAWS

By-Laws of the Association will be hereinafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended or repealed, in whole or in part, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Veterans Administration shall have the right to veto amendments while there is a Class B membership.

ARTICLE XI - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLES OF INCORPORATION

767211

OF

SANFORD - HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC.
ASSOCIATIONFEB 28 3 20 PM '83
RECORDED & INDEXED
TALLAHASSEE, FLORIDAIn compliance with the requirements of Florida Statutes Chapter 617

_____, the undersigned, all of whom are
residents of The State of Florida and all of whom
are of full age, have this day voluntarily associated themselves together for the
purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is SANFORD - HIDDEN LAKE VILLAS HOME OWNERS
ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at _____
158 E. Altamonte Drive, Altamonte Springs, Florida 32701.

ARTICLE III

NORMAN A. ROSSMAN, whose address is
158 E. Altamonte Drive, Altamonte Springs, Florida 32701, is hereby appointed
the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members
thereof, and the specific purposes for which it is formed are to provide for
maintenance, preservation and architectural control of the residence Lots and Common
Area within that certain tract of property described as:

That real property described on Exhibit "A"
attached hereto and incorporated herein
by this reference.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Clerk of the Court of Seminole County, Florida.

and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members,

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

- 3 -

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on the date seven (7) years from the date when Declaration is recorded.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not more than nine (9) Directors, who need not be members of the Association. The initial number of directors shall be three (3) and may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Corrected

NAME	ADDRESS
J.D. Feinstein	158 E. Altamonte Drive
	Altamonte Springs, Florida 32701
Barry S. Goodman	158 E. Altamonte Drive
	Altamonte Springs, Florida 32701
Norman A. Rossman	158 E. Altamonte Drive
	Altamonte Springs, Florida 32701

conflict

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI

CONFLICT

In the event that any provision of these Articles of Incorporation conflict with any provision of Declaration, the provision of Declaration in conflict therewith shall control.
Rev. October 1973

ARTICLE XII

VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 22nd day of February, 1983.


J.D. FEINSTEIN



BARRY S. GOODMAN


NORMAN A. ROSSMAN

STATE OF FLORIDA
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared J.D. FEINSTEIN, BARRY S. GOODMAN & NORMAN A. ROSSMAN, to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of February, 1983.


NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires: 1-2-84

SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION. The name of the corporation is SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 158 E. Altamonte Drive, Altamonte Springs, Florida 32701 but meetings of members and directors may be held at such places within the State of Florida County of Seminole, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to RESIDENTIAL COMMUNITIES OF AMERICA, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of Clerk of the Court, Seminole County, Florida

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of seven o'clock, P. M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth ($\frac{1}{4}$) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third ($\frac{1}{3}$) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of nine (9) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

enforced

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

ARTICLE VI
Section 1. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- (b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;
- (c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 7. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

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ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 10 percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: HIDDEN LAKE VILLAS HOMEOWNERS ASSOCIATION, INC.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

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ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of the _____
SANFORD-HIDDEN LAKE VILLAS HOME-OWNERS ASSOCIATION, INC. ~~Association~~
do hereunto set our hands this 12th day of May, 1983.

MARYANNE MORSE, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 08212 Pgs 0393 - 4051 (13pgs)
CLERK'S # 2014017067
RECORDED 02/17/2014 08:04:37 AM
RECORDING FEES 112.00
RECORDED BY H DeVore

This instrument prepared by and)
should be returned to:)

Elizabeth A. Lanham-Patrie, Esquire)
Becker & Poliakoff)
111 N. Orange Ave.)
Suite 1400)
Orlando, FL 32801)
(407) 875-0955)

CERTIFICATE OF RECORDING
THE ORIGINAL BY-LAWS
OF
SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC.
AND
THE FIRST AMENDMENT TO BY-LAWS OF
SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC.

WHEREAS, the original By-Laws of Sanford-Hidden Lake Villas Home Owners Association, Inc., ("Original By-Laws") was adopted by the first Board of Directors for the Sanford-Hidden Lake Villas Home Owners Association, Inc. ("Association") in May of 1983, but was not recorded in the Public Records of Seminole County, Florida; and

WHEREAS, the Association is the homeowners association for Sanford-Hidden Lake Villas as identified in the Declaration of Covenants, Conditions and Restrictions of Hidden Lake Villas recorded at Official Records Book 1466, Page 1577, Public Records of Seminole County, Florida on March 25, 1983 and supplemented at: Official Records Book 1475, Page 486; Official Records Book 1496, Page 1917; Official Records Book 1532, Page 1959; Official Records Book 1592, Page 1055; preserved at Official Records Book 7704, Page 90, and then amended at Official Records Book 8029, Page 1862 all of the Public Records of Seminole County, Florida; and

WHEREAS, an amendment to the Original By-Laws was adopted by the Members on January 8, 2014; and

WHEREAS, the amendment to the By-Laws was properly adopted pursuant to the requirements set forth in Article XIII of the Original By-Laws; and

WHEREAS, for the purpose of clearly identifying the Original By-Laws and certifying that the Original By-Laws were properly amended by the First Amendment to the By-Laws, the Association is recording this Certificate of Recording the Original By-Laws of Sanford-Hidden Lake Villas Home Owners Association, Inc., and the First Amendment to the By-Laws of Sanford-Hidden Lake Villas Home Owners Association, Inc.

NOW THEREFORE, this is to certify that the Original By-Laws, which is attached hereto as Exhibit "A" and incorporated herein by reference, is a true and correct copy of the Original

By-Laws. Further, this is to Certify that on January 8, 2014, the Members voted to amend Article III, Sections 1 and 4, Article V, Section 1, Article VII, Section 1, and Article XI of the By-Laws, which was properly adopted pursuant to Article XIII of the Original By-Laws, and which is set forth on Exhibit "B" and incorporated herein by reference.

Executed at Orlando (city), Orange County, Florida, on this the 24th day of January, 2014.

Signed and delivered
in the presence of:

Diana L. Cortright
Signature of Witness
Diana L. Cortright
Print Name

Brice Phillips
Signature of Witness
Brice Phillips
Print Name

Diana L. Cortright
Signature of Witness
Diana L. Cortright
Print Name

Brice Phillips
Signature of Witness
Brice Phillips
Print Name

SANFORD-HIDDEN LAKE VILLAS HOME
OWNERS ASSOCIATION, INC.

By: David Keller

Print Name: DAVID KELLER
President

Address: 123 LAKEVIEW CIRCLE
SANFORD, FL 32773

Attest: Wayne F. Albert

Print Name: WAYNE F. ALBERT
Secretary

Address: 170 SAND PINE CIRCLE
SANFORD, FL 32773

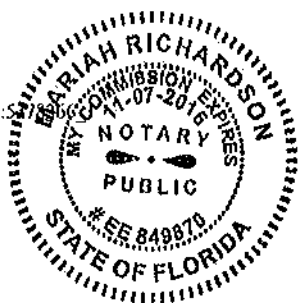
STATE OF FLORIDA
COUNTY OF SEMINOLE Orange

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of January, 2014, by David Keller and Wayne F. Albert who ☐ are personally known to me to be the President and Secretary, respectively, of SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC., or ☒ have produced FL Driver License (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand in the County and State last aforesaid on this 24th day of January, 2014.

(Notary Seal)

ACTIVE: S23075/354692



Mariah Richardson
Notary Public-State of Florida
Print Name: mariah richardson
Commission No.: EE 849870
Commission Expires: 11/7/2016

SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION. The name of the corporation is SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 158 E. Altamonte Drive, Altamonte Springs, Florida 32701 but meetings of members and directors may be held at such places within the State of Florida County of Seminole, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to RESIDENTIAL CORPORATIONS OF AMERICA, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of Clerk of the Court, Seminole County, Florida

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.



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ARTICLE III

MEETING OF MEMBERS

Amended

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of seven o'clock, P. M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth ($\frac{1}{4}$) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Amended

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third ($\frac{1}{3}$) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of nine (9) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Rev. October 1973

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ARTICLE V
Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- Amended*
- (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
 - (b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;
 - (c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

Rev. October 1973

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FOR SCANNING

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

-7-

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

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FOR SCANNING

ARTICLE XI

ASSESSMENTS

amended

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 10 percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: HIDDEN LAKE VILLAS HOME-OWNERS ASSOCIATION, INC.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Veterans Administration shall have the right to veto amendments while there is Class B membership.

*Same as
Articles*

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

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FOR SCANNING

ARTICLE XIV
MISCELLANEOUS

LEGIBILITY UNSATISFACTORY
FOR SCANNING

The fiscal year of the Association shall begin on the first day of January and on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of the SANFORD-HIDDEN LAKE VILLAS HOME-OWNERS ASSOCIATION, INC. ~~Association~~

we hereunto set our hands this 12th day of July, 1981.

EXHIBIT "B"

FIRST AMENDMENT TO
BY-LAWS OF
SANFORD-HIDDEN LAKE VILLAS HOME OWNERS ASSOCIATION, INC.

Article III, MEETING OF MEMBERS, Sections 1 and 4 are hereby amended as follows:

Section 1. Annual Meetings. ~~The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of seven o'clock, P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.~~ The Annual Members' Meeting shall be held on the date, at the place, and at the time determined by the Board of Directors from time to time, provided that there shall be an Annual Meeting every calendar year. Business transacted at the Annual Meeting shall include the election of directors of the Association.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast ~~ten (10%) percent, one-third (1/3)~~ of the votes of each class of ~~the~~ membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Article V, NOMINATION AND ELECTION OF DIRECTORS, Section 1 is hereby amended as follows:

Section 1. Nomination. ~~Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. In addition, the Board of Directors shall have the right to adopt Rules and Regulations regarding additional nominating procedures, which may include but not be limited to, sending out a Notice of Intent to be a Candidate form to all the Members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.~~

Article VII, POWERS AND DUTIES OF THE BOARD OF DIRECTORS, Section 1 is hereby amended as follows:

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common

Additions to text are indicated by bold underlining; deletions by ~~strikeout~~.

Area and Lots facilities, ~~and the personal conduct of the members and their guests thereon;~~ and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, ~~for a period not to exceed 60 days for~~ infraction of published rules and regulations;

...

(f) adopt and publish architectural guidelines; and

(g) to levy a fine or fines against any Member or Member's tenants, guests or invitees for failure to comply with any provision of the Governing Documents including, but not limited to, the Declaration, the Articles of Incorporation, these By-Laws, or any Rules or Regulations or architectural guidelines (hereinafter "violation"); provided that the procedural and due process requirements required by Florida law, (e.g. Section 720.305, Florida Statutes), as amended from time to time, are followed. Fines imposed hereunder shall be deemed an indebtedness due the Association from the person against whom it is imposed, and shall bear interest at the highest lawful rate until paid. The Association may collect said fine(s) using any method permitted by law or in equity. The Committee shall have the right to levy a fine in excess of \$1,000.00, and the Association may file a lien for any fine in the amount of \$1,000.00 or higher. Should it be necessary for the Association to employ an attorney to collect such fine, in addition to interest, the Association shall be entitled to recover the costs and expenses thereof, together with reasonable attorneys' fees. All monies received from fines shall be allocated as directed by the Board of Directors. The Board reserves the right to prepare a schedule of fines for particular violations.

Article XI, ASSESSMENTS, is hereby amended as follows:

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen (18%) 40 percent per annum and a late fee shall be charged, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, ~~and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment.~~ Late fees, as set forth herein, shall be charged in an amount permitted by Section 720.3085(3)(a), Florida Statutes, as amended from time to time. For any assessment not paid when due, there shall be added to the amount of such assessment the aforesaid interest, late charges and costs of collection, including court costs and reasonable attorneys' fees (including, without limitation, attorneys' fees and costs upon appeal, in bankruptcy and with regard to any other actions relating to creditors rights), and the said costs of collection shall be recoverable whether or not suit be brought. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

SH1001 amn2c

Additions to text are indicated by bold underline; deletions by ~~strikeout~~.