

CERTIFICATE OF SECOND AMENDMENT
TO THE DECLARATION OF RESTRICTIONS: BEAR CREEK ESTATES

KNOW ALL MEN BY THESE PRESENTS:

THAT on the 16th day of August, 2018, the undersigned, for BEAR CREEK ESTATES a/k/a BEAR CREEK ESTATES HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association"), pursuant to the Declaration of Restrictions: Bear Creek Estates ("the Declaration"), as executed by the Developer on April 15, 1982, and recorded April 20, 1982, in Official Records Book 1388, Page 600, of Seminole County, Florida and thereafter amended by the First Amendment to the Declaration of Restrictions: Bear Creek Estates, recorded on June 14, 1991, in Official Records Book 2305, Page, 1403, Public Records of Seminole County, Florida, hereby certifies that the SECOND AMENDMENT TO THE DECLARATION OF RESTRICTIONS: BEAR CREEK ESTATES, a copy of which is attached hereto as Composite Exhibit "A" and which is incorporated herein by reference and is made a part hereof, has been duly approved by not less than ninety percent (90%) of the membership of the Association.

IN WITNESS WHEREOF, the BEAR CREEK ESTATES, caused these presents to be executed in its name, by its proper officers duly authorized, this 28th day of February, 2019

<corporate seal>

Signed, sealed and delivered
in the presence of:

BEAR CREEK ESTATES HOMEOWNERS
ASSOCIATION, INC. A Florida-not-for-profit
Corporation.

By: Michael Taylor
President

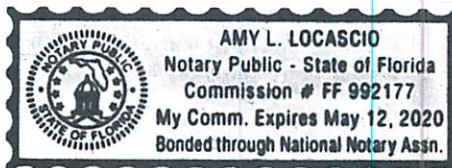
ATTEST: Glen R. Ritchie
Secretary

STATE OF FLORIDA)
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me this 28th day of February, 2018, by Michael Taylor as President and Glen R. Ritchie as Secretary of the BEAR CREEK ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation.

Amy L. Locascio
Notary Public

The Instrument was prepared by and return to:
Theresa M. McDowell, Esquire
Garganese, Weiss, D'Agresta, & Salzman, P.A.
Post Office Box 2873
Orlando, Florida 32802-2873



SECOND AMENDMENT TO
DECLARATION OF RESTRICTIONS: BEAR CREEK ESTATES

THIS SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS FOR BEAR CREEK ESTATES HOMEOWNERS ASSOCIATION, INC. ("Second Amendment"), is made this 16th day of August, 2018, and hereby amends the original and First Amendment to the Declaration of Restrictions: Bear Creek ("the Declaration").

WHEREAS, the Declaration was executed by the Developer on April 15, 1982, and recorded April 20, 1982, in Official Records Book 1388, Page 600, of Seminole County, Florida;

WHEREAS, the Declaration was Amended by the First Amendment To Declaration of Restrictions: Bear Creek Estates and recorded June 14, 1991, in Official Records Book 2305, Page 1403, of Seminole County, Florida; and

WHEREAS, the Bear Creek Estates Homeowners Association, Inc., ("Association") desires to amend provisions of the Declaration, as more specifically set forth herein; and

WHEREAS, pursuant to Declaration Article X, Section 7, Amendment, the Declaration may be amended by obtaining the approval of the "Required Percentage" of (90%) of the Membership of the Association; and

WHEREAS, this Second Amendment has been approved by at least ninety percent (90%) of the total votes of the Association, pursuant to Article X, Section 7 of the Declaration; and

NOW, THEREFORE, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAR CREEK ESTATES HOMEOWNERS ASSOCIATION, INC., IS HEREBY AMENDED AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference.

Section 2. **Amendment to the Declaration.** The Declaration of Restrictions: Bear Creek Estates is hereby amended as follows (double underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from this Second Amendment to the Declaration of text existing in the Declaration Restrictions: Bear Creek Estates. It is intended that the text in the Declaration of Restrictions: Bear Creek Estates, denoted by the asterisks and set forth in this Second Amendment shall remain unchanged from the language existing prior to this Second Amendment):

ARTICLE II
DEFINITIONS AND CONSTRUCTION

(v) "Required Percentage": means as from time to time provided in the Articles. ~~At the time this Declaration is recorded, such term means members eligible to cast at least ninety percent (90%) of the total votes eligible to be cast by each class of membership and voting as classes. Upon Termination of Class B membership, as provided in the Articles, such terms means members eligible to cast at least ninety percent~~ two-thirds (90%) (2/3) of the total votes eligible to be cast.

Section 3. **Effective Date.** This Second Amendment shall become effective upon the affirmative vote of ninety percent (90%) of the total eligible votes of the membership and upon the recording of this Second Amendment.

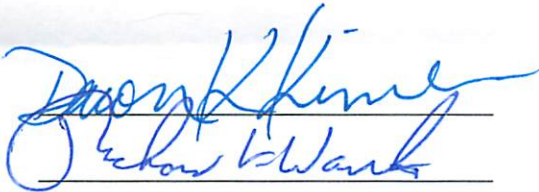
Section 4. **Recording.** This Amendment shall be recorded in the Public Records of Seminole County, Florida.

ADOPTED by the membership of Bear Creek Estates Homeowners Association, Inc.,
the 16th day of August, 2018

IN WITNESS WHEREOF, the BEAR CREEK ESTATES, has caused these presents to be
executed in its name, by its proper officers duly authorized, this 28th day of February, 2019.

<corporate seal>

Signed, sealed and delivered
in the presence of:


Michael Taylor

BEAR CREEK ESTATES HOMEOWNERS
ASSOCIATION, INC. A Florida-not-for-profit
Corporation.

By: Michael Taylor
President
ATTEST: Glenn Ritchie
Secretary

STATE OF FLORIDA)
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 28th day of February,
2019, by Michael Taylor, as President and Glenn Ritchie, as Secretary of the BEAR CREEK
ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation.


Notary Public

