

3550

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202060000224 Date: 01/02/2020 Time: 3:47PM
Page 1 of 4 B: 3682 P: 3 By: ML

This instrument prepared by
and after recording return to:

Jonathan S. Dean, Esquire
11714 NE 62nd Terrace, Suite 400
The Villages, FL 32162

FIRST AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR LAKESIDE LANDINGS

This **First Amendment to the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Lakeside Landings** is made this ___ day of November, 2019 by Power Corporation, a Florida corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, the Declarant caused the Master Declaration of Covenants, Conditions, Restrictions and Easements for Lakeside Landings to be recorded in Official Records Book 1486, pages 459 through 540 (2005-42833) in the Public Records of Sumter County, Florida (the "Original Master Declaration");

WHEREAS, the Original Master Declaration provides in its Development Plan a method for the Declarant to add additional Common Property and Neighborhoods at Sections 4.01 and 2.02 of the Original Master Declaration, respectively, and the Declarant has added Common Property and Neighborhoods to the Original Master Declaration;

WHEREAS, the Original Master Declaration by its own terms submitted the Neighborhood known as Anchor Villas on Lake Miona, a Condominium, to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-1;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 1534, pages 628 through 632 (2006-6887) submitting the Neighborhood known as Bay Villas on Lake Miona, a Condominium, to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-2;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 1574, pages 728 through 730 (2006-15356) submitting the Neighborhood known as Compass Pointe Villas on Lake Miona, a Condominium, to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-3;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 1574, pages 742 through 746 (2006-15359) submitting the Neighborhood known as Melrose Gardens at Lakeside Landings Unit One to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-4;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 1603, pages 177 through 179 (2006-21003) submitting the Neighborhood known as Melrose Gardens at Lakeside Landings Unit Two to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-5;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 1603, pages 163 through 167 (2006-21000) submitting the Neighborhood known as Dory Villas on Lake Miona, a Condominium, to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-6;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 1721, pages 243 through 247 (2007-3605) submitting the Neighborhood known as Magnolia Place at Lakeside Landings Unit 1 to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-7;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 1983, page 623 (2008-22392) submitting the Neighborhood known as Azalea Grove at Lakeside Landings to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-8;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 2127, page 448 (2009-29333) submitting the Neighborhood known as Regatta at Lakeside Landings to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-9;

WHEREAS, the Original Master Declaration was amended in Supplemental Declaration to Master Declaration as recorded in Official Records Book 2365, Page 152 (2011-60063271) submitting the Neighborhood known as Regatta Two at Lakeside Landings to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-10;

WHEREAS, the Original Master Declaration was supplemented by Supplemental Declaration recorded in Official Records Book 2226, page 591 (2010-23610) submitting the Neighborhood known as Edgewater at Lakeside Landings to the Original Master Declaration provisions, the legal description for which Neighborhood is attached as Exhibit 3-11;

WHEREAS, pursuant to Section 15.07 of the Original Master Declaration and Section 10.1 of the Association Bylaws, prior to turnover of control of the Association to non-developer owners, the Declarant has the right to amend the Original Master Declaration and the Bylaws;

WHEREAS, the Declarant amended and restated the Original Master Declaration and Bylaws which were recorded in Official Records Book 2963, Page 214
[REDACTED]

WHEREAS, the turnover of control to non-developer owners has not occurred;

WHEREAS, the Declarant wishes to amend **Article 1, Section 1.42** of the Amended and Restated Declaration and Bylaws; and

NOW THEREFORE, the Declarant hereby deletes **ARTICLE 1, Section 1.42** and replaces it with the following:

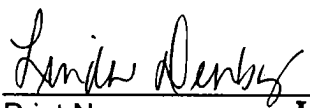
1.42 "Turnover Date" means the earlier of the following dates:

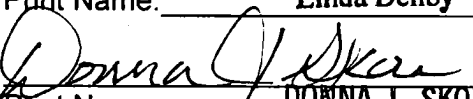
(a) Ninety (90) days after the date on which Declarant has conveyed its last Lot and Unit in the Master Community to an Owner other than Declarant; or

(b) The effective date on which Declarant surrenders its right to Declarant Membership status in writing.

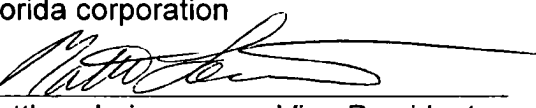
IN WITNESS WHEREOF, Declarant has caused these presents to be executed in its name by an officer thereunto duly authorized as of the day and year first above written.

Witnesses:


Print Name: Linda Denby


Print Name: DONNA J. SKORA

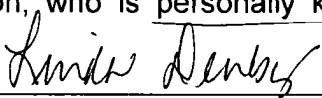
POWER CORPORATION,
A Florida corporation

By: 
Matthew Loiacano, as Vice-President

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202060000224 Date: 01/02/2020 Time: 3:47PM
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**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 17th day December, 2019 by Matthew Loiacano, as Vice-President of Power Corporation, a Florida corporation, on behalf of the corporation, who is personally known to me or produced _____ as identification.



Notary Public

