

MARYANNE NORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06797 Pgs 1983 - 1985; (3pgs)
CLERK'S # 2007122794
RECORDED 08/22/2007 03:57:46 PM
RECORDING FEES \$7.00
RECORDED BY T Smith

This instrument prepared by and after recording return to:

Christopher W. Hayes, Esquire
Godbold, Downing, Sheahan & Bill, P.A.
222 West Comstock Avenue, Suite 101
Winter Park, Florida 32789

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF BELLA VISTA

This First Amendment to Declaration of Covenants and Restrictions of Bella Vista is executed by FOREST CREEK, INC., a Florida corporation, hereinafter referred to as "Developer," whose address is 57 N. Wymore Road, Suite 102, Maitland, Florida 32751.

RECITALS

1. An instrument entitled Declaration of Covenants and Restrictions of Bella Vista, previously was recorded in Official Records Book 6681, Pages 880, of the Public Records of Seminole County, Florida (the "Declaration").
2. Pursuant to the power and authority reserved by and unto Developer under the Declaration to amend the Declaration, Developer desires hereby to amend said Declaration to correct an internal inconsistency regarding assessments.

AMENDMENT

NOW, THEREFORE, Developer hereby amends the Declaration in accordance with the provisions set forth hereafter. All capitalized words and terms used herein shall have the same meaning and definition as set forth in the Declaration.

1. Section 5 of Article V, "Assessments," of the Declaration is hereby amended in order to delete the sub-sections (b) and (c) in their entirety, and to replace them with the following new sub-sections (b) and (c):

"(b) An initial assessment of Six Hundred Dollars (\$600.00) per Lot shall be due and payable by the transferee upon the initial transfer of a Lot from the Class B Owner to a Class A Owner (the "Initial Assessment")."

(c) At the time of every subsequent conveyance of a Lot to a Class A Owner (after the initial conveyance from Developer), an initiation assessment of Four Hundred Dollars (\$400.00) per Lot shall be due and payable by the transferee (the "Initiation Assessment")."

Except as specifically amended herein, all other terms and provisions of the Declaration, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer, FOREST CREEK, INC., a Florida corporation, has caused this Amendment to be executed in its name on this 17th day of August, 2007.

Signed, sealed and delivered in the presence of

FOREST CREEK, INC., a Florida corporation

[Signature]

By: *Ellsworth G. Gallimore*
Ellsworth G. Gallimore, President

Print Name: *Andrew Trest*

Louise A. Ward

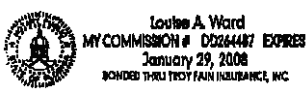
Print Name: *LOUISE A. WARD*

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was executed before me this 17 day of Aug., 2007, by Ellsworth G. Gallimore, as President of Forest Creek, Inc., a Florida corporation. He is personally known to me or has produced _____ as identification.

IMPRINT NOTARY PUBLIC
RUBBER STAMP SEAL BELOW

Louise A. Ward
Signature of Person Taking Acknowledgment
Notary Public



BELLA VISTA, LLC
JOINER AND CONSENT TO FIRST AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS OF BELLA VISTA

The undersigned, Bella Vista, LLC, hereby certifies that it is owner of certain lots subject to the above referenced Declaration, that Bella Vista, LLC, hereby joins in and consents to the foregoing First Amendment to Declaration of Covenants and Restrictions of Bella Vista to which this Joinder is attached, and agrees that the lots owned by Bella Vista, LLC shall be subject to the terms of this First Amendment.

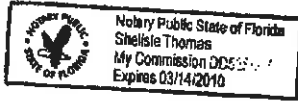
BELLA VISTA, LLC, a Florida limited liability company

By: Robert T. Rosen
Robert T. Rosen, Vice President

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was executed before me this 14 day of August, 2007, by Robert T. Rosen, as Vice-President of Bella Vista, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

IMPRINT NOTARY PUBLIC
RUBBER STAMP SEAL BELOW



Shellie Thomas
Signature of Person Taking Acknowledgment
Notary Public

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