

MARYANNE NORSE, CLERK OF CIRCUIT CHART
SEMINOLE COUNTY
BK 06921 Pgs 1710 - 1712; (3pgs)
CLERK'S # 2008032866
RECORDED 02/04/2008 02:37:50 PM
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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

-[SPACEABOVETHIS LINE FOR RECORDING DATA]-

SECOND AMENDMENT TO KATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BELLA VISTA

This Second Amendment to Declaration of Covenants, Conditions and Restrictions of Bella Vista is executed by FOREST CREEK, INC., a Florida corporation, hereinafter referred to as ____"Developer," whose address is 557 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, Page 880, as amended by that certain First Amendment thereto recorded in Official Records Book 6797, Page 1983, both of the Public Records of Seminole County, Florida (Me 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 as described herein.

MENDMENT

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. The recitals set forth hereinabove are true and correct in all respects and are incorporated herein by reference as fully as if set forth herein verbatim.
- 2. <u>Driveways</u>. Section 10 ("Construction") of Article VI ("General Use Restrictions") of the Declaration is hereby amended in order to delete the sentence which reads: "Driveways within a Lot must be paved with either plant-mixed concrete or pavers," replacing it with the new sentences reading "Driveways within a Lot must be paved with pavers only. Pavers must be approved by the Architectural Committee."
- 3. <u>Signs.</u> Section 13 ("Signs") of Article VI ("General Ise Restrictions") of the Declaration is hereby amended in order to insert additional language into this subsection as illustrated below:

"... No other signs may be erected or maintained on any Lot, and no sign may be erected or maintained on any Lot which contains any language, drawing, or any material other than the words noted above. This restriction shall not apply to signs used by the Developer at the entrance of the subdivision to identify and advertise the subdivision as a whole, or to signs to advertise Lots and/or houses by Developer or other licensed builders who own or owned more than 5 Lots within the subdivision and who are engaged in the business of construction and sale of houses, during the construction and development period and provided such signs are approved by the Architectural Committee.

"Duilder Approval. Section 1 ("Authority") of Article VII ("Architectural Committee") is horeby amended to add the following language to the end thereof:

"Any licensed builders who are engaged in the business of construction and sale of houses who wish to purchase and/or build upon Lots within the subdivision shall be subject

"Any literased builders who are engaged in the business of construction and sale of houses who wish to purchase and/or build upon Lots within the subdivision shall be subject to Architectural Committee approval. Such approval will not be unreasonably withheld for builders whose products conform in design, materials, appearance and quality to that of the other houses in the subdivision."

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 4th day of February 2008. FOREST CREEK, INC., a Florida corporation Signed, scaled and delivered in the presence of: ouise A. Ward, Vice-President STATE OF FLORIDA COUNTY OF OF The foregoing instrument was executed before me this A. Ward, as Vice-President of Forest Creek, Inc., a Florida corporati is personally known to me or as identification has produced IMPRINT NOTARY PUBLIC RUBBER STAMP SEAL BELOW Signature of Person **Notary Public** KIM KNOWLTON

MY COMMISSION # DD 563249 EXPIRES: June 12, 2010 ARY FL Notary Discount Assoc. Co.

BOO 3-NOTARY

BELLA VISTA, LLC JOINDER AND CONSENT TO SECOND 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 Second 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 Second Amendment.

erms of this Second Amendment.	
	BELLA VISTA, LLC, a Florida limited liability company
	By: Robert T. Rosen, Vice President
STATE OF FLORIDA COUNTY OF Seminole	2008
The foregoing instrument was a by Robert T. Rosen, as Vice-President is personally known to me ok	executed before me this \(\frac{1}{2}\) day of \(\frac{1}{2}\) February, 2008, of Bella Vista, LLC, a Florida limited liability company. He as identification.
IMPRINT NOTARY PUBLIC RUBBER STAMP SEAL BELOW	Signature of Person Taking Acknowledgment Notary Public
	SHERRY BILLETTE Netwy Public: State of Florida Ny Commission Expires Sep 11, 2010 Commission # CO 584383 Conded By National Notery Assn.
F:USERS\2\\MEND\Bella Vista - 2nd Amond to Dec.wpd	