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FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
CAMDEN LANDING AT WYNDHAM LAKES ESTATES

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR CAMDEN LANDING AT WYNDHAM LAKES ESTATES (this "First Amendment") is made by Lennar Homes, LLC, a Florida limited liability company ("Developer"), and joined in by Camden Landing at Wyndham Lakes Estates Homeowners Association, Inc., a Florida not-for-profit corporation ("Association").

RECITALS

A. Developer recorded that certain Declaration of Covenants and Restrictions for Camden Landing at Wyndham Lakes Estates on December 20, 2007 in Official Records Book 9541, at Page 2377 of the Public Records of Orange County, Florida (the "Declaration") creating Camden Landing at Wyndham Lakes Estates (the "Development").

B. Pursuant to Article VIII, Section 1 of the Declaration, amendments to the Declaration require the approval of at least 2/3 of the Owners (as defined in the Declaration).

C. Developer, as Owner of at least 2/3 of the Lots within the Development, desires to amend the Declaration to modify the same as set forth herein.

NOW THEREFORE, Developer hereby declares that every portion of the Development is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this First Amendment.

2. Conflicts. In the event that there is a conflict between this First Amendment and the Declaration, this First Amendment shall control. Whenever possible, this First Amendment and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

4. Common Properties. Pursuant to Article III, Section 1 of the Declaration, Developer hereby designates all retaining walls within the Development (whether within a Lot or within the existing Common Property, as those terms are defined in the Declaration) as Common Property and to the extent not maintained by the Master Association pursuant to the Master Declaration (as such terms are defined in the Declaration), the same shall be maintained by Association at Association's sole cost and expense subject to the maintenance requirements set forth in the Declaration.

5. Initial Capital Assessment. The first sentence of Article VI, Section 3 of the Declaration is hereby modified as follows:

The first purchaser of each Lot, at the time of closing of the conveyance to such first purchaser of a Lot, shall pay to the Developer an initial capital assessment in the amount of ~~\$\$500~~ \$450.00; the funds derived from the initial capital assessments shall be used at the discretion of the Developer for any purpose, including but not limited to, future and existing capital improvements, reserve funds, operating expenses, support costs and start-up costs.



Exhibit 1

WYNDHAM LAKES ESTATES UNIT 4

DESCRIPTION:

Lots 1 through 122, Block 9 and Tracts WW, XX, YY, ZZ, JJJ, TTT, VVV, W10 and W11, WYNDHAM LAKES ESTATES UNIT 4, according to the plat thereof recorded in Plat Book 73, Pages 28 through 35 of the Public Records of Orange County, Florida.