

PREPARED BY:  
Mildred S. Crowder, Esq.  
WEISENFELD & ASSOCIATES, P.A.  
801 Brickell Avenue, 9th Floor  
Miami, Florida 33131

RETURN TO:  
Attn: Sarah Gilman  
REAL ESTATE CORPORATION  
OF FLORIDA, INC.  
2533 Boggy Creek Road  
Kissimmee, Florida 32743

AMENDMENT TO DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR BUENAVENTURA LAKES  
SILVER PARK VILLAS I

THIS AMENDMENT TO DECLARATION is made this 16<sup>TH</sup> day of AUGUST, 1989, by REAL ESTATE CORPORATION OF FLORIDA, INC., a Florida corporation, herein called Developer.

W I T N E S S E T H:

WHEREAS, Developer recorded a Declaration of Covenants and Restrictions for Buenaventura Lakes - Silver Park Villas I (the "Declaration") on March 29, 1989 in Official Records Book 0916, at Page 0432 of the Public Records of Osceola County, Florida; and

WHEREAS, Developer, in Article II, Section 1, of the Declaration, reserved the right to subject additional real property to the Declaration by an amendment thereto; and

WHEREAS, Developer is the owner of Buenaventura Lakes-Silver Park Villas II (the "Property"), according to the plat thereof, recorded in Plat Book 6, at Page 184-19, of the Public Records of Osceola County, Florida; and

WHEREAS, Developer desires to subject the Property to the terms and conditions of the Declaration;

NOW, THEREFORE, Developer declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens provided for in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the

benefit of each owner thereof; except that Article VI, Section 2 A. and B., which read as follows, shall NOT apply to the Property:

Section 2: Rentals.

- A. Living Units shall not be leased without the prior written approval of the Board of Directors of the Association or the Architectural Control Committee ("ACC"), as hereinafter defined. No lease shall be for a period of less than six (6) months; provided, however, that this prohibition shall not apply to the Developer so long as Developer retains title to any Living Unit. All leases shall be in writing, and shall require that lessees comply with all requirements of this Declaration, the Articles of Incorporation and the By-Laws, and the Book of Resolution. Notwithstanding the rental of his Living Unit, the liability of the Owner under this Declaration shall continue.
- B. The Board of Directors of the Association or the ACC must either approve or disapprove a lease within thirty (30) days after its receipt of a request for such approval, which request shall be accompanied by such information as the Board or the ACC may reasonably require. If the Board or ACC fails to give the Owner notice of its approval or disapproval of the proposed lease within the foregoing thirty (30) day period, approval will not be required and this Section will be deemed to have been full complied with.

All other terms and conditions of the Declaration are hereby ratified and confirmed and shall apply to the Property.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand and seal this 16<sup>th</sup> day of August, 1989.

George C. ...  
D. ...

REAL ESTATE CORPORATION OF FLORIDA, INC., a Florida corporation  
By: Bernard Eckstein  
Bernard Eckstein, President

[CORPORATE SEAL]

STATE OF FLORIDA )  
                          )SS:  
COUNTY OF DADA

The foregoing Extension of Declaration of Covenants and Restrictions for Buenaventura Lakes - Silver Park Villas I was

acknowledged before me this 16<sup>th</sup> day of AUGUST, 1989, by Bernard Eckstein, as President of REAL ESTATE CORPORATION OF FLORIDA, INC., a Florida corporation, on behalf of the corporation.

*George A. [Signature]*  
Notary Public, State of Florida

My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP JULY 25, 1992  
BONDED THRU GENERAL INS. UPD.

890056581

1989 SEP 22 AM 10:36

FILED, RECORDED AND  
RECORD VERIFIED  
MEL WILLS, JR, CLK CIR CT  
OSCEOLA COUNTY

By: *[Signature]* ————