

AFTER RECORDING RETURN TO:

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222 W. Comstock Avenue, Suite 101
Winter Park, Florida 32789

FIRST AMENDMENT TO
COMMUNITY DECLARATION FOR MINNEOLA HILLS

THIS FIRST AMENDMENT TO COMMUNITY DECLARATION FOR MINNEOLA HILLS (the "Amendment") is made and entered into on March 16, 2021, by Jen Florida 30, LLC, a Florida limited liability company (the "Declarant").

RECITALS

WHEREAS, Jen Florida 30, LLC, a Florida limited liability company is the "Declarant" under that certain Community Declaration for Minneola Hills, recorded in Official Records Book 5498, Page 37 of the Public Records of Lake County, Florida ("**Declaration**"). Unless otherwise defined herein, all capitalized terms used in this Amendment shall have the same meanings ascribed to such terms in the Declaration.

WHEREAS, pursuant to Section 4.3 of the Declaration, prior to Turnover, Declarant has the right to amend the Declaration as it deems appropriate, without the joinder of consent of any person or entity, subject to the terms of the Declaration; and

WHEREAS, as of the date of this Amendment, Turnover has not occurred; and

WHEREAS, Declarant desires to amend the Declaration as more specifically set forth in this Amendment pursuant to the authority granted to Declarant in Section 4.3 of the Declaration; and

NOW, THEREFORE, Declarant, for itself and its successors and assigns, by the execution and recording in the Public Records of Lake County, Florida of this Amendment, does hereby declare that the Declaration shall be amended as provided herein.

1. Recitals. The foregoing recitals are true and correct and, by this reference, are hereby incorporated into this Amendment.
2. Maintenance by Owners.
 - a. The last sentence in Section 11.2.3.3 of the Declaration is deleted, and the following language is inserted in its place:

“The Association may enforce against each Owner the requirements of “Florida Friendly Landscaping”, as such term is used and defined in the Lake County, Florida Code of Ordinances.”

- b. The following sentence is hereby added, after the last sentence in Section 11.2.7 of the Declaration:

“All irrigation installed on an Owner’s Lot shall include rain sensors for water conservation purposes.”

- c. The following sentence is hereby added, after the last sentence in Section 11.3 of the Declaration:

“Further, all landscape lighting installed by an Owner shall conform to "dark sky" standards of downward projected, "full cut-off" illumination that shields light from being emitted upwards toward the night sky.”

3. Use Restrictions. The sentence in Section 12.45 of the Declaration is deleted, and the following language is inserted in its place:

“No individual wells or septic tanks are permitted on any Lot.”

4. No Further Amendments. In the event of any inconsistencies between the terms and provisions of this Amendment and the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control. Otherwise the Declaration is unmodified and remains in full force and effect. From and after the date of execution and recording of this Amendment, any and all references to the Declaration shall be deemed to refer to the Declaration as amended by this Amendment.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed as of the day and year first above written.

Signed, sealed and delivered
in our presence:

DECLARANT:

WITNESSES:

JEN FLORIDA 30, LLC, a Florida limited liability company

Name: [Signature]
Print Name: Dennis Markow

By: [Signature]
Name: Richard Jerman
Title: Vice President

Name: [Signature]
Print Name: Trina Dziejior

STATE OF FLORIDA

COUNTY OF ORANGE

THE FOREGOING instrument was acknowledged, sworn to and subscribed before me by means of physical presence or online notarization, this 16TH day of MARCH, 2021, by Richard Jerman, as Vice President of Jen Florida 30, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
Trina D Dziejior
Notary Name (Printed)
My Commission Expires: 9/9/2024

