

**VILLAS OF SPANISH SPRINGS  
1928 SALK AVE  
TAVARES FL 32778**

INSTRUMENT #2012044644  
OR BK 4155 PG 318 - 321 (4 PGS)  
DATE: 4/30/2012 2:36:53 PM  
NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$35.50

Prepared by:  
Mike Psarakis  
3307 Las Brisas Drive  
Riverview, Florida 33578

Return to:  
Board of Directors of the Villas of Spanish Springs  
Condominium Owners Association, Inc.  
c/o Sentry Management, Inc.,  
2108 West State Road 434, Suite 5000  
Longwood, Florida 32779-5044.

RECEIVED

MAY 10 2012

DIVN 80

**CERTIFICATE OF FIRST AMENDMENT TO THE FIRST AMENDED AND  
RESTATED DECLARATION OF CONDOMINIUM OF VILLAS OF  
SPANISH SPRINGS, A CONDOMINIUM, THE VILLAGES, FLORIDA  
("FIRST AMENDMENT").**

**WHEREAS** The Villages of Lake-Sumter, Inc. hereinafter referred to as ("**Developer**") on the 7th day of December, 2001, recorded in Official Records Book 2038, Pages 1528-1640, Public Records of Lake County, Florida, the Declaration of Condominium of Villas of Spanish Springs, a Condominium, hereinafter referred to as the "**Original Declaration**", thereby forming the Villas of Spanish Springs condominiums, hereinafter referred to as the "**Condominium**"; and

**WHEREAS**, on the 24th day of January, 2002, Developer recorded in Official Records Book 2060, Page 1053, Public Records of Lake County, Florida, a first amendment to the Original Declaration, thereby amending certain terms of the Original Declaration; and

**WHEREAS**, on the 6th day of August, 2002, Developer recorded in Official Records Book 2153, Pages 2312-2313, Public Records of Lake County, Florida, a second amendment to the Original Declaration thereby further amending certain terms of the Original Declaration; and

**WHEREAS**, on October 30, 2007, the Developer completely amended and restated the Original Declaration by recording the First Amended and Restated Declaration of Condominium of Villas Of Spanish Springs, a Condominium, The Villages, Florida in accordance with the provisions of Florida Statute 718.110 in Official Records Book 03531, Pages 2273-2408, Public Records of Lake County Florida, (hereinafter referred to as the "**Declaration**"); and

**WHEREAS**, the Board of Directors ("**Board**") of the Villas of Spanish Springs Condominium Owners Association, Inc. ("**Association**"), a Florida non-profit corporation, whose mailing address is c/o Sentry Management, Inc., 2108 West State Road 434, Suite 5000,

Longwood, Florida 32779-5044 ("**Sentry**") and the Members of the Association, desire to amend Section 7.3 of the Declaration as set forth below; and

**WHEREAS**, the Board, at a scheduled meeting on July 15, 2011, passed a motion to proceed with the process to amend the Declaration pursuant to Section 617.0701(4), Florida Statutes, and Sections 15.3 and 15.8 of the Declaration; and

**WHEREAS**, on January 10, 2012, the Unit Owners, as defined in the Section 4.26 of the Declaration, were notified by mail and requested to provide a written consent, which agreed to amend the Declaration; and

**WHEREAS**, on January 16, 2012 the first response was received; and

**WHEREAS**, the deadline for all responses became March, 16, 2012; and

**WHEREAS**, on March 12, 2012, the Board determined that 32 written consents, which equals 67% of the Voting Interests, were received, approving the First Amendment to the Declaration; and

**WHEREAS**, pursuant to Section 15.9 of the Declaration, the Developer is required to approve an amendment to Section 7.3 of the Declaration, and said Joinder and Consent of the Developer is attached hereto and incorporated herein.

**NOW THEREFORE**, the Board, pursuant to the Declaration, files this First Amendment to the Declaration, with the additions shown underlined and deletions shown as stricken, as follows:

1. Section 7.3 of the Declaration is hereby amended to read as follows:

7.3. MATERIAL ALTERATIONS AND ADDITIONS -- Except for changes made by a Unit Owner with Association and Developer approval as provided in Paragraph 6.7. above, material alteration of or substantial additions to the Common Elements or to Association Property, including the purchase, acquisition, sale, conveyance, or mortgaging of such property, may be effectuated ~~only~~ pursuant to Section 15.8 of the Declaration by ~~vote~~ written agreement of 67% 51% of the voting interests of the Association or by a vote of 51% of the voting interests at a meeting called for that purpose. The Board of Directors, without any vote of the membership, is authorized to lease or grant easements or licenses for the use of the Common Elements or Association Property to Unit Owners or other persons if, in the judgment of the Board, the use will benefit the members of the Association, even when the lease, easement, or license would result in a material alteration or substantial addition to the Common Elements or Association Property. The Association may charge for the use.

2. If there is any conflict between the terms and conditions of the Declaration and the terms and conditions of this First Amendment, this First Amendment shall prevail.
3. The intention is the Declaration and this First Amendment to be hereinafter considered and interpreted together as a single document and that the capitalized terms of the Declaration and this First Amendment not otherwise defined herein shall have the same meaning as defined in the Declaration.
4. All other terms and conditions of the Declaration, as amended, not modified by this First Amendment shall remain in full force and effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE FOLLOW THIS PAGE

IN WITNESS WHEREOF the Board has authorized this First Amendment to be executed by its duly authorized representative on the 20 day of April 2012.

WITNESSES

Sign: [Signature]  
Print: Barbara Scholz

Sign: [Signature]  
Print: MARY SHUTTS

BOARD OF DIRECTORS OF THE VILLAS OF SPANISH SPRINGS CONDOMINIUM OWNERS ASSOCIATION, INC.

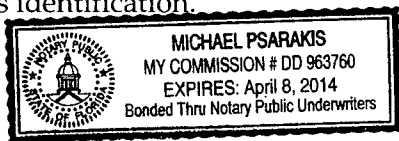
By: [Signature]  
Kenneth P. Shutts, as President

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 20 day of April, 2012 by Kenneth P. Shutts, President of the BOARD OF DIRECTORS OF THE VILLAS OF SPANISH SPRINGS CONDOMINIUM OWNERS ASSOCIATION, INC., a not-for-profit corporation, existing under the laws of the State of Florida, for the corporation.

Personally Known X  
Provided \_\_\_\_\_ as identification.

Notary Public - State of Florida  
[Signature]  
Notary Signature



Commission Expires \_\_\_\_\_

Prepared by:  
Mike Psarakis  
3307 Las Brisas Drive  
Riverview, Florida 33578

Return to:  
Board of Directors of the Villas of Spanish Springs  
Condominium Owners Association, Inc.  
c/o Sentry Management, Inc.,  
2108 West State Road 434, Suite 5000  
Longwood, Florida 32779-5044.

**JOINDER AND CONSENT**

WHEREAS, pursuant to Section 15.9 of the First Amended and Restated Declaration of Condominium of Villas of Spanish Springs, a Condominium, The Villages, Florida, (the "Declaration"), the Developer must approve amendments to Section 7.3 of the Declaration; and


WHEREAS, the undersigned, The Villages of Lake-Sumter, Inc. a Florida corporation, was the Developer of the Villas of Spanish Springs, a Condominium, (hereinafter referred to as "Developer").

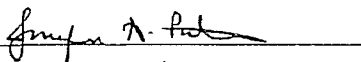
NOW THEREFORE, the Developer hereby joins in and consents to the amendments to Section 7.3, Material Alterations and Additions, as set forth in the First Amendment to the Declaration, and hereby agrees with the terms and conditions contained therein.

All corporate action exists or has been accomplished to duly authorize the Developer to execute this instrument so as to duly bind the Developer, its successors or assigns, to the terms and provisions of this instrument.

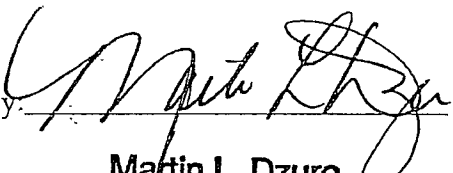
IN WITNESS WHEREOF, the Developer has caused this instrument to be executed in its name by its proper officials duly authorized on the date first written below.

WITNESSES

Sign:   
Print: Vicki C. Vamon

Sign:   
Print: Jennifer A. Peters

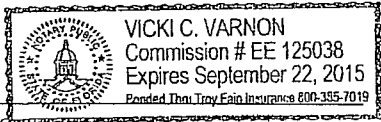
THE VILLAGES OF LAKE-SUMTER, INC.

By:   
**Martin L. Dzuro**  
Vice President

Print Name and Title  
4-26-12  
Date

STATE OF FLORIDA  
COUNTY OF LAKE

The forgoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2012,  
by Martin L. Dzuro, as <sup>Vice</sup> resident of The Villages of Lake Sumter, Inc., a  
Florida corporation, on behalf of the company. He is personally known to me and appeared  
before me at the time of notarization.



Notary Seal

Notary Public - State of Florida

*Vicki C. Varnon*

Notary Signature

Vicki C. Varnon

EXHIBIT A Follows this Page