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 JAMES C. WATKINS, CLERK OF COURT  
 LAKE COUNTY  
 RECORDING FEES 9.00  
 TRUST FUND 1.50

This instrument prepared by / return to:  
 Craig W. Little  
 McLin & Burnsed, P.A.  
 Post Office Box 1299  
 The Villages, Florida 32159

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM  
 OF  
 VILLAS OF SPANISH SPRINGS, A CONDOMINIUM  
 THE VILLAGES, FLORIDA**

**THIS SECOND AMENDMENT** is hereby executed by The Villages of Lake-Sumter, Inc., hereinafter referred to as "Developer", this 1<sup>st</sup> day of July, 2002.

**RECITALS**

1. On the 7<sup>th</sup> day of December, 2001, Developer 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 "Declaration", thereby forming the Villas of Spanish Springs condominiums, hereinafter referred to as the "Condominium".

2. On the 23<sup>rd</sup> day of January, 2002, Developer recorded in Official Records Book 2060, Page 1053, Public Records of Lake County, Florida, the Amendment to Declaration of Condominium of Villas of Spanish Springs, A Condominium, The Villages, Florida, thereby amending certain terms of the Declaration.

3. At this time, Developer wishes to further amend the Declaration in accordance with the provisions of Florida Statute 718.110.

**THEREFORE**, Developer hereby further amends the Declaration as follows:

1. Section 12.3.10., is hereby amended by deleting Section 12.3.10. in its entirety and replacing it with the following:

12.3.10. No outbuilding, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily only for construction purposes. Notwithstanding the restrictions contained herein, Unit Owners may construct a screened enclosure in the courtyard Limited Common Element attached to and utilized exclusively by the Unit if such screen enclosure is constructed at Unit Owner's sole cost and expense and meets the following specifications: Units 1104, 1116, 1138, 1206, 1212, 1222, and 1232 may have a screened enclosure which measures 24 feet, 8 inches by 8 feet with screen walls, located under the existing roof in the courtyard; all other Units may have a screened enclosure which measures 13 feet by 10 feet with a screen roof and screen walls, located off of the rear door of the Unit in the courtyard. The Unit Owners shall also be solely responsible for all costs and

expenses associated with the maintenance repair, replacement and disposal of the screens and the screened enclosure. If the Unit Owner does not properly maintain, repair, replace or dispose of the screens or screen enclosure then the Association may undertake such maintenance, repair, disposal or replacement and charge the Unit Owner with the cost thereof. Unit Owner shall be responsible for all costs and expenses to the Association resulting from the construction or maintenance of the screened enclosure. All maintenance responsibilities detailed in Section 6 of this Declaration shall apply to those Units which have a screen enclosure in the courtyard as well as those Units which do not have a screen enclosure in the courtyard and no screen enclosure shall interfere with the performance of such maintenance responsibilities.

2. Except as amended herein, all other terms and provisions of the Declaration shall remain unchanged.

IN WITNESSTH WHEREOF this Amendment is hereby executed the date first above written.

Witnesses:

*Craig W. Little*  
Printed Name: **Craig W. Little**

*Michelle L. Lancaster*  
Printed Name: **Michelle Lancaster**

Developer:

The Villages of Lake-Sumter, Inc.

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

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2002, by Martin L. Dzuro, as Vice President of and on behalf of THE VILLAGES OF LAKE-SUMTER, INC., a Florida corporation, who is personally known to me.

Sworn to before me on the 2<sup>nd</sup> day of July, 2002.



*Meg Yawn*  
NOTARY PUBLIC (signature)

Print Name **Meg Yawn**  
Commission Number \_\_\_\_\_  
Commission Expires \_\_\_\_\_