

THIS DOCUMENT PREPARED BY
AND RETURN TO:
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Orange County, FL
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**CERTIFICATE OF AMENDMENT TO
AMENDED, RESTATED AND CONSOLIDATED DECLARATIONS OF COVENANTS
AND RESTRICTIONS FOR EASTWOOD**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of EASTWOOD COMMUNITY ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the AMENDED, RESTATED AND CONSOLIDATED DECLARATIONS OF COVENANTS AND RESTRICTIONS FOR EASTWOOD, recorded in Official Records 4286, Page 1408, *et seq.*, of the Public Records of Orange County, Florida, as amended and supplemented (hereinafter "Declaration"), hereby certify that the AMENDMENT TO AMENDED, RESTATED AND CONSOLIDATED DECLARATIONS OF COVENANTS AND RESTRICTIONS FOR EASTWOOD, which is attached hereto as Exhibit "A" and by reference made a part hereof (hereinafter "Amendment"), was duly adopted in accordance with the requirements of the Declaration.

Said Amendment was approved, pursuant to Article XII, Section 4 of the Declaration, by an instrument signed by Owners of not less than two-thirds (2/3) of the total number of Lots, Dwelling Units and Commercial Acres, as evidenced by the signatures on Exhibit "B" attached hereto and by reference made a part hereof.

The Association is a homeowners' association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its
17 day of December, 2020.

Signed, sealed and delivered
in the presence of:

EASTWOOD COMMUNITY
ASSOCIATION, INC.

[Signature]
(Sign - Witness 1)

Richard Eckelberry
(Print - Witness 1)

[Signature]
(Sign - Witness 2)

Rafaela Trojce
(Print - Witness 2)

By: [Signature]
(Sign)

James B Ray
(Print)

President, Eastwood Community
Association, Inc.

[Signature]
(Sign - Witness 1)

Richard Eckelberry
(Print - Witness 1)

[Signature]
(Sign - Witness 2)

Rafaela Trojce
(Print - Witness 2)

Attest: [Signature]
(Sign)

Lawrence Glinzman
(Print)

Secretary, Eastwood Community
Association, Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me by means of physical presence or online
notarization, this 17 day of DECEMBER, 2020, by JAMES RAY, as
President, and LAWRENCE GLINZMAN as Secretary, of EASTWOOD COMMUNITY
ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who are
 personally known to me or who have produced _____ as
identification.

NOTARY PUBLIC

[Signature]
(Sign)

TAMMY HARDT
(Print)

State of Florida, At Large
My Commission Expires:

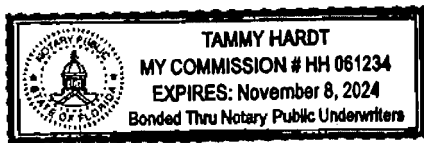


EXHIBIT "A"

**AMENDMENT TO AMENDED, RESTATED AND CONSOLIDATED DECLARATIONS
OF COVENANTS AND RESTRICTIONS FOR EASTWOOD**

The following amendment is made to Article IV, Sections 4(d), (5), and (7), Article IX, Section 19, and Article XII, Section 4, of that certain AMENDED, RESTATED AND CONSOLIDATED DECLARATIONS OF COVENANTS AND RESTRICTIONS FOR EASTWOOD, recorded in Official Records Book 4286, Page 1408, *et. seq.*, of the Public Records of Orange County, Florida (additions are indicated by underlining, deletions are indicated by ~~strikethrough~~, and omitted but unaltered provisions are indicated by ellipse):

[...]

**ARTICLE IV
PROPERTY RIGHTS IN THE COMMON PROPERTIES**

[...]

Section 4. Limitation of Members' Easements. The rights and easements of use and enjoyment created hereby shall be subject to the following:

[...]

~~(d) The right of the Declarant, without approval of the Association, or the Membership, to dedicate easements and rights of way over the Common Properties in accordance with the terms of this Declaration; Intentionally left blank.~~

[...]

Section 5. Utility and Irrigation Easements. ~~There is reserved unto the Declarant, so long as it owns a Lot or Dwelling Unit, the right to grant reasonable easements for the installation and maintenance of temporary roads, cable television services, public utilities and irrigation systems (including the installation of irrigation pumps) on the Properties and the Common Properties in addition to those easements already reserved. All such grants of easements shall be subject to the approval of Orange County, Florida. Intentionally left blank.~~

[...]

Section 7. Declarant's Construction and Sales Activities. ~~In addition to the property rights granted in this Declaration to the Declarant, as Owners or otherwise, the Declarant is extended the right to enter upon the Properties at any time and in any way reasonably necessary to allow the Declarant to construct, sell and promote, in this subdivision or any contiguous subdivision or to carry out any responsibility of the Declarant to Owners in such subdivisions, including but not limited to the right to use the street in front of any model areas designated by Declarant for parking by visitors and staff, to use any part of the Common Properties for location~~

~~of Declarant's sales center, to maintain and show model homes, right to place signs in Common Properties, to have employees in the offices, and to use the Common Properties. Notwithstanding any other provisions in the Declaration, the Declarant is irrevocably empowered to sell, lease or rent Lots, Dwelling Units, and Commercial Acres on any terms to any purchasers or lessees for as long as it owns any Lot or Dwelling Unit. Intentionally left blank.~~

[...]

ARTICLE IX PERMITTED AND PROHIBITED USES

[...]

~~Section 19. — Exception for Declarant. The Declarant provided that it owns any Lot, Dwelling Unit or Commercial Acre in the Properties or in the event that the Declarant is doing construction work within the Properties, shall be exempt from the provision of this Article IX.~~

[...]

ARTICLE XII GENERAL PROVISIONS

[...]

~~Section 4. Amendment. This Declaration may be amended by an instrument signed by Owners not less than two thirds (2/3rds) of the total number of Lots, Dwelling Units and Commercial Acres. Declarant shall have the right in addition to filing supplemental amendments as set forth in this Declaration, any time on or before December 12, 1993, to amend this Declaration to correct scrivener's errors and to clarify any ambiguities determined to exist herein, or to change or add provisions to this Declaration for the purpose of meeting the requirements of governmental agencies, including but not limited to the Federal Housing Administration and the Veterans Administration. Such Amendment need be executed and acknowledged by the De and need not be approved by the Association, Owners, lienors and mortgagees of Dwelling Units, Lots or Commercial Acres whether or not elsewhere required for amendments. No amendment shall alter the subordination provisions of this Declaration without the prior approval of any mortgagee enjoying such protection. All such amendments shall be subject to the approval of Orange County, Florida. This Declaration shall be amended at a regular or special meeting of the Members upon the affirmative vote of not less than a majority of all Owners of Lots, Dwelling Units and Commercial Acres. Any amendment which alters any provision relating to the Surface Water or Stormwater Management Systems, beyond maintenance in its original condition including the water management portions of the Common Properties, must have the prior of the St. John's River Water Management District.~~

[...]