

This instrument prepared by and )  
should be returned to: )  
 )  
**Elizabeth A. Lanham-Patrie, Esquire** )  
Becker & Poliakoff, P.A. )  
111 North Orange Ave. )  
Suite 1400 )  
Orlando, FL 32801 )  
(407) 875-0955 )  
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**CERTIFICATE OF FIRST AMENDMENT  
TO THE  
SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS FOR  
THE GROVE AT HARBOR HILLS**

**WHEREAS**, the Declaration of Covenants, Conditions, Easements and Restrictions for The Grove at Harbor Hills was originally recorded at Official Records Book 1417, Page 710 of the Public Records of Lake County, Florida ("Declaration"); and

**WHEREAS**, the Declaration was completely amended and restated by the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for The Grove at Harbor Hills recorded at Official Records Book 1422, Page 2124 of the Public Records of Lake County, Florida ("Amended and Restated Declaration"); and

**WHEREAS**, the Amended and Restated Declaration was also completely amended and restated by the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for The Grove at Harbor Hills recorded at Official Records Book 3660, Page 835 of the Public Records of Lake County, Florida ("Second Amended and Restated Declaration"); and

**WHEREAS**, pursuant to Section 7.4 of the Second Amended and Restated Declaration, the approval of at least 75% of the Voting Members is required to amend the Amended and Restated Declaration.

**NOW THEREFORE**, it is hereby certified that the First Amendment to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for The Grove at Harbor Hills amending Section 7.4 of the Second Amended and Restated Declaration, as set forth herein, was properly approved by the Voting Members at a Special Members' Meeting held on **June 10, 2018**.

Article VII, Section 7.4, is hereby amended as follows:

**ARTICLE VII**  
**ENFORCEMENT OF, AMENDMENT TO, AND TERM OF RESTRICTIONS, CONDITIONS,**  
**COVENANTS, RESERVATIONS AND LIENS**

...

7.4 Term; Amendment. The covenants and restrictions of this Declaration shall run with and bind the Property for a term of twenty-five (25) years from the date this Declaration is recorded in the Public Records of Lake County, Florida, after which time they shall be automatically extended for successive periods of ten (10) years each. This Declaration may be amended at any time by one of the following methods: ~~(a) by approval of at least 75% of the Voting Members in The Grove at Harbor Hills,~~ **66% of the Voting Members in The Grove at Harbor Hills, who are present and voting, in person or by proxy,** at a duly called meeting of the Members as evidenced by a **certificate of amendment,** ~~certification thereof by the Secretary of the Association which is recorded in the Public Records;~~ or (b) ~~by the execution and recording of an instrument evidencing the amendment executed by at least 75% of the Voting Members in The Grove at Harbor Hills,~~ which instrument is effective upon being recorded in the Public Records.

...

Executed at Lady Lake (city), Lake County, Florida, on this the 9<sup>th</sup> day of July, 2018.

(Signatures on Next Page)

Signed and deliver  
in the presence of:

Alexis L. Frame

Printed Name: Alexis L Frame

Chris Delzio

Printed Name: Chris Delzio

Chris Delzio

Printed Name: Chris Delzio

Alexis L. Frame

Printed Name: Alexis L Frame

**THE GROVE AT HARBOR HILLS  
HOMEOWNER'S ASSOCIATION, INC.**

By: John Frame

Printed Name: John Frame

Title: President

Address: 5460 GROVE MANOR  
LADY LAKE, FL 32159

ATTEST:  
By: Dana Delzio

Printed Name: Dana Delzio

Title: Secretary

Address: 5411 Grove Manor  
Lady Lake, FL 32159

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2018, by John Frame, and by Dana Delzio, as President and Secretary, respectively, of **THE GROVE AT HARBOR HILLS HOMEOWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. They [X] are personally known to me or [ ] have produced \_\_\_\_\_ as identification.

WITNESS my hand in the County and State last aforesaid on this 9<sup>th</sup> day of July, 2018.



Notary Public-State of Florida

Print Name: Peter J. Strack

Commission No.: FF200333

My Commission Expires: 2/17/2019