



Prepared By and Return to  
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RW

**Amendment  
to  
Declaration of Covenants and Restrictions  
for  
HIGHLAND LAKES RESERVE**

THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLAND LAKES RESERVE ("Amendment") is made this 8<sup>th</sup> day of December, 2009, by **FL Land Partners, LLC** ("Declarant"), a Delaware limited liability company, whose address is 665 Simonds Road, Williamstown, MA 01267.

**RECITALS:**

A. Declarant executed and recorded that certain Declaration of Covenants and Restrictions for Highland Lakes Reserve recorded on December 6, 2006, in Official Records Book 2029, Page 208, of the Public Records of Highlands County, Florida (hereinafter referred to as the "Declaration").

B. Declarant desires to amend the Declaration as set forth herein to adjust the minimum square footage of residences within certain lots within the subdivision..

C. The Declaration provides at Article XVII, two-thirds of the votes in the Association may change or amend any provision by executing a written instrument in recordable form setting forth such amendment.

D. The Declaration provides at Article III, Section 3.3B. that the Declarant as the sole Class "B" member shall be entitled to seven votes for each lot owned. Based upon this, Declarant holds, and signifies by execution of this Amendment, consent to and vote in approval of the Amendment to the Declaration herein described.

**DECLARATIONS:**

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended as follows:

1. Recitals; Definitions. The recitals stated above are incorporated herein by this reference. Capitalized terms used in this Amendment shall have the same meanings as set forth in the Declaration.

2. That Article X, Section 10.5(i) shall be amended to read:

(i) If constructed, no Residential Dwelling shall contain less than twenty-six hundred square feet (2,600 sq. ft.) of air conditioned living area, excluding attached garages (but including living space above attached garages), green houses, screened porches, covered patios or entry ways and outbuildings. Any two (2) story Residential Dwelling shall contain a minimum of two thousand square feet (2,000 sq. ft.) of air conditioned living area on the ground or first floor.

Provided however, for lots, 151 through 166, inclusive, no Residential Dwelling shall contain less than eighteen hundred square feet (1,800 sq. ft.) of air conditioned living area, excluding attached garages (but including living space above attached garages), green houses, screened porches, covered patios or entry ways and outbuildings. Any two (2) story Residential Dwelling shall contain a minimum of sixteen hundred square feet (1,600 sq. ft.) of air conditioned living area on the ground or first floor.

All Residential Dwellings shall have at least a two (2) car garage of a minimum four hundred and forty square feet (440 sq. ft.).

3. That all other provisions of the Declaration not amended herein shall remain in full forced and effect.

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

Signed, sealed and delivered in our presence: FL LAND PARTNERS, LLC, a Delaware limited liability company  
BY: NATIONAL LAND PARTNERS, LLC a Delaware limited liability company, Manager  
BY: AMERICAN LAND PARTNERS, INC. a Delaware Corporation, Manager

*Christine L. Londere'e*  
1st Witness-Signature

Christine L Londere'e  
1st Witness-Print Name

*Dane Stewart*  
2nd Witness-Signature

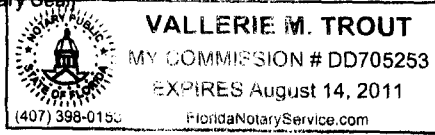
DANE STEWART  
2nd Witness-Print Name

BY: *Alan L. Murray*  
Alan L. Murray, Authorized Agent

State of ~~Massachusetts~~ Florida  
County of ~~Berkshire~~ Palm Beach

The foregoing instrument was acknowledged before me this 8<sup>TH</sup> day of December, 2009 by ALAN L. MURRAY, Authorized Agent for American Land Partners, Inc., on behalf of the corporation. He G is personally known to me or G has produced \_\_\_\_\_ as identification.

[Notary Seal]



*Vallerie M. Trout*  
Notary Public  
Printed Name: VALLERIE M. TROUT  
My Commission Expires: 08-14-2011