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Prepared by:
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Sebring, FL 33870-3702



**SIXTH AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
HIGHLAND LAKES RESERVE**

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLAND LAKES RESERVE (“Amendment”) is made this 30th day of June, 2017, by **HIGHLAND LAKES RESERVE PROPERTY OWNERS ASSOCIATION, INC.**, a Florida non-profit corporation (“the Association”) whose address is 3321 US Hwy 27 South, Sebring, Florida 33870.

RECITALS:

- A. The Declaration of Covenants and Restrictions for Highland Lakes Reserve was 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. On or about December 14, 2009, an amendment to the Declaration was recorded in Official Records Book 2219, Page 357, of the Public Records of Highlands County, Florida.
- C. On or about February 4, 2014, a second amendment to the Declaration was recorded in Official Records Book 2415, Page 115, of the Public Records of Highlands County, Florida.
- D. On or about February 19, 2014, a third amendment to the Declaration was recorded in Official Records Book 2417, Page 1069, of the Public Records of Highlands County, Florida.
- E. On or about August 13, 2014, a fourth amendment to the Declaration was recorded in Official Records Book 2440, Page 530, of the Public Records of Highlands County, Florida.
- F. On or about April 19, 2017, 2017, a fifth amendment to the Declaration was recorded in Official Records Book 2576, Page 989, of the Public Records of Highlands County, Florida.
- G. Pursuant to Article XVII of the Declaration, the Declaration may be amended by affirmative vote of at least two-thirds (2/3) of the Members’ votes cast at a duly-noticed

meeting of the Association and executing a written instrument in recordable form setting forth such amendment.

- H. This Amendment was adopted by at least two-thirds (2/3) of the Members' votes cast at a duly-noticed meeting of the Association, and a written copy of this proposed Amendment was furnished to each Owner at least thirty (30) days, but not more than ninety (90) days, prior to said meeting of the Association.

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 10.1** shall be amended to read:

Residential Use. The Parcels shall be used for residential use only. Nothing herein shall be deemed to prohibit an Owner from: (1) leasing a Parcel for residential use only; or (2) constructing and marketing for sale a speculative home on a Parcel. Notwithstanding the foregoing, a Residential Dwelling may be used for a home business or home occupation, provided such use:

(i) is incidental and secondary to the residential use of the Residential Dwelling;

(ii) does not change the essential residential character of the Parcel or Residential Dwelling and requires no exterior alterations or use of a detached garage, carport or other type of accessory structure or outbuilding;

(iii) is carried on solely by the residents of the Residential Dwelling;

(iv) is confined to no more than twenty percent (20%) of the air conditioned living area of the Residential Dwelling, excluding attached garages (but including air conditioned living space above attached garages), green houses, screened porches, covered patios or entry ways and outbuildings;

(v) is not visible from any Roads, Common Property, Conservation Areas, or other Residential Dwellings;

(vi) does not produce any offensive noise, odor, smoke, dust, heat, glare, excessive traffic, or other objectionable defects;

(vii) does not require or result in employees, customers, or clients visiting the Residential Dwelling; and


(viii) does not otherwise increase the average daily automobile trips generated on the Roads.

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


IN WITNESS WHEREOF, the Association 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:


**HIGHLAND LAKES RESERVE
PROPERTY OWNERS' ASSOCIATION,
INC.**, a Florida non-profit corporation



1st Witness Signature Terri Watson

By: 

Martin Wohl, President




1st Witness Print Name
Marcella S Sebring

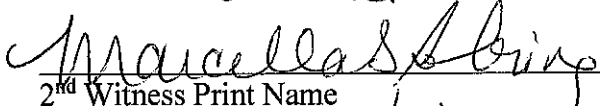
Attest:



2nd Witness Signature Terri Watson

By: 

Donald "Dusty" Johnson, Secretary



2nd Witness Print Name
Marcella S Sebring

(corporate seal)

**STATE OF FLORIDA
COUNTY OF HIGHLANDS**

I HEREBY CERTIFY that on this 30 day of June, 2017, before me, an officer duly qualified to take acknowledgments, personally appeared Martin Wohl and Donald "Dusty" Johnson, as President and Secretary, respectively, of **HIGHLAND LAKES RESERVE PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida non-profit corporation, [] who are personally known to me or [] who produced _____ as identification.
on.



Notary Public, State of Florida

Printed Name: _____

My commission expires: _____

(affix seal)

