1116 296

BOOK PAGE
SEMINOLE COUNTY
FLORIDA

SIXTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

WHEREAS, LNC LAND SALES, INC., an Indiana corporation, EARL DOWNS and JOHN H. McCLINTOCK, JR., co-venturers, d/b/a "The Springs", a joint venture have heretofore executed and placed of record that certain Declaration of Covenants and Restrictions, hereinafter referred to as "The Declaration", which is dated February 24, 1971, and recorded in Official Records Book 831, Page 96, Public Records of Seminole County, Florida, thereby imposing the covenants, restrictions, easements, charges and liens therein set forth upon the property described therein; and

WHEREAS, by Assignment of Interest in Joint Venture, dated December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1697, and by Quitclaim Deed of December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1699, all of the public records of Seminole County, Florida, John H. McClintock, Jr., assigned his interest in "The Springs" joint venture to LNC Land Sales, Inc.; and

WHEREAS, following said assignment the Developer became known as LNC Land Sales, Inc., an Indiana corporation, and Earl Downs, co-venturers, d/b/a "The Springs", a joint venture; and

WHEREAS, said Declaration has been amended by that certain Amendment to Declaration of Covenants and Restrictions dated February 26, 1975, and recorded in Official Records Book 1045, Page 1132, Public Records of Seminole County, Florida; that certain Amendment to Declaration of Covenants and Restrictions dated September 9, 1976, and recorded in Official Records Book 1097, Page 729, Public Records of Seminole County, Florida; that certain Amendment to Declarations of Covenants and Restrictions dated December 2, 1976, and recorded in Official Records Book 1105, Page 462, Public Records of Seminole County, Florida; and that certain Fourth Amendment to Declaration of Covenants and Restrictions dated January 28, 1977, and recorded in Official Records Book 1110, Page 1812, Public Records of Seminole County, Florida; and that certain Fifth Amendment to Declaration of Covenants and Restrictions dated February 15, 1977, and recorded in Official Records Book 1112, Page 1240, Public Records of Seminole County, Florida, amending those provisions of the Declaration as specifically set forth in each Amendment; and

WHEREAS, the Developer has caused additional lands to become subject to the terms of the Declaration, pursuant to the terms of said Declaration, by filing or placing of record various Supplementary Declarations of Covenants and Restrictions in the Public Records of Seminole County, Florida, thereby extending the scheme of the covenants and restrictions of said Declaration to such lands as is described in said Supplementary Declarations; and

This instrument prepared by:

W. DAVID ROGERS, JR., ESQUIRE, OF
ROGERS AND DOWLING, P. A.
3101 Maguire Boulevard
Suite 280, Essex Building
Orlando, FL 32803

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SEMINOLE COUNTY
FLORIDA

WHEREAS, the Declaration, pursuant to the terms of Article XI, Section 6 thereof, may be amended by a two-thirds (2/3) vote of the Board of Directors of The Springs Community Association, Inc., (the "Association"), and thereafter placing such amendment of record in the Public Records of Seminole County, Florida; and

WHEREAS, the Board of Directors of the Association deems it desirable to amend the Declarations as hereinafter set forth.

NOW THEREFORE, by majority vote and resolution constituting three-fourths (3/4) of the Board of Directors of The Springs Community Association, Inc., the Declaration and the Amendment to Declaration dated September 9, 1976, are hereby modified, changed and amended to the extent of deleting Section 1 of Article III of the Declaration and the Amendment to Declaration dated September 9, 1976, and in place, stead and lieu thereof, new Section 1 of Article III is hereby substituted, which shall read as follows:

> "Section 1. Membership. Every person or entity who is a record owner of a fee simple or undivided fee simple in any Lot, Living Unit or real property upon which is constructed a Multi-family apartment structure used for the production of rental income and all of which is subject by covenants of record to assessment by the Association shall become a member of the Association and all tenants of Apartment Units shall also be Members of the Association; provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.
>
> An initiation fee of Fifty and No/100 Dollars ($50.00) is required of all property owners who become members of the Association on or after April 1, 1977. The proceeds from said initiation fee shall be used for the specific purpose of capital improvements of The Springs. The initiation fee will be due and payable as follows:
>
> A. If the property being purchased is closed prior to the 16th day of any month, then the initiation fee will be due and payable by the first day of the following month.
>
> B. If the property being purchased is closed after the 15th day of any month, then the initiation fee will be due and payable by the first day of the second month following the month in which the property is closed.
>
> Initiation fees not received when due as provided herein shall be deemed delinquent and subject to interest as the rate of eight per cent (8%) per annum from due date. Delinquent initiation fees

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will be deemed as a non payment of assessment as set forth in Section 9 of Article V of the Declarations and Covenants and Restrictions as Amended by the Second Amendment to Declarations of Covenants and Restrictions dated September 9, 1976, with all the obligations, remedies and rights as set forth in that section."

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name, and its corporate seal hereunto to be affixed by its proper officers thereunto duly authorized this 24 day of March, 1977.

Signed, sealed and delivered in the presence of:

Carolyn Simmes

Carolyn Simmes

THE SPRINGS COMMUNITY ASSOCIATION, INC.

BY: James L. Wallace
James L. Wallace, President

ATTEST: Karen L. Bass
Karen Bass, Assistant Secretary

(CORPORATE SEAL)

I, KAREN BASS, an Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., hereby certify that the Board of Directors of said corporation presently consists of EARL DOWNS, MARY J. RIBLETT, JAMES R. WALLACE, DAVID ROGERS, DAN SCHOENMAN, and JAY CLARK, and that the foregoing Amendment to Declaration of Covenants and Restrictions was duly adopted by a unanimous vote of the Board of Directors of said corporation at the regular Board meeting on the 27th day of January, 1977.

Karen L Bass
Karen Bass, Assistant Secretary

THE SPRINGS COMMUNITY ASSOCIATION, INC.

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personnaly appeared JAMES L. WALLACE and KAREN BASS, well known to me to be the President and Secretary, respectively, of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of March, 1977.

Carolyn Simmes
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 30, 1981
BONDED THROUGH MUROSKI-HUCKLEBERRY, INC.

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BOOK SEMINOLE COUNTY FLORIDA

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared KAREN BASS, well known to me to be the Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument, and that she acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of March, 1977.

Carolyn Simmes
NOTARY PUBLIC

My Commission Expires
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 30, 1981
BONDED THROUGH MUROSKI-HUCKLEBERRY, INC.

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SEVENTH AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS

WHEREAS, LNC LAND SALES, INC., an Indiana corporation, EARL DOWNS and JOHN H. McCLINTOCK, JR., co-venturers, d/b/a "The Springs", a joint venture have heretofore executed and placed of record that certain Declaration of Covenants and Restrictions, hereinafter referred to as "The Declaration", which is dated February 24, 1971, and recorded in Official Records Book 831, Page 96, Public Records of Seminole County, Florida, thereby imposing the covenants, restrictions, easements, charges and liens therein set forth upon the property described therein; and

WHEREAS, by Assignment of Interest in Joint Venture, dated December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1697, and by Quitclaim Deed of December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1699, all of the Public Records of Seminole County, Florida, John H. McClintock, Jr., assigned his interest in "The Springs" joint venture to LNC Land Sales, Inc.; and

WHEREAS, following said assignment the Developer became known as LNC Land Sales, Inc., an Indiana corporation, and EARL DOWNS, co-venturer, d/b/a "The Springs", a joint venture; and

WHEREAS, said Declaration has been amended by that certain Amendment to Declaration of Covenants and Restrictions dated February 26, 1975, and recorded in Official Records Book 1045, Page 1132, Public Records of Seminole County, Florida; that certain Amendment to Declaration of Covenants and Restrictions dated September 9, 1976, and recorded in Official Records Book 1097, Page 729, Public Records of Seminole County, Florida; that certain Amendment to Declarations of Covenants and Restrictions dated December 2, 1976, and recorded in Official Records Book 1105, Page 462, Public Records of Seminole County, Florida; that certain Fourth Amendment to Declaration of Covenants and Restrictions dated January 28, 1977, and recorded in Official Records Book 1110, Page 1812, Public Records of Seminole County, Florida; that certain Fifth Amendment to Declaration of Covenants and Restrictions dated February 15, 1977, and recorded in Official Records Book 1112, Page 1240, Public Records of Seminole County, Florida; and that certain Sixth Amendment to Declaration of Covenants and Restrictions dated March 24, 1977, and recorded in Official Records Book 1116, Page 1293, Public Records of Seminole County, Florida, amending those provisions of the Declaration as specifically set forth in each Amendment; and

WHEREAS, the Developer has caused additional lands to become subject to the terms of the Declaration, pursuant to the terms of said Declaration, by filing or placing of record various Supplementary

1118 0892
BOOK SEMINOLE COUNTY FLORIDA

This instrument prepared by:

W. DAVID ROGERS, JR., ESQUIRE, OF
ROGERS AND DOWLING, P. A.
3101 Maguire Boulevard
Suite 280, Essex Building
Orlando, FL 32803

Return to:

James L. Wallace
THE SPRINGS COMMUNITY ASSOCIATION, INC.
100 Springs Boulevard
Longwood, FL 32750

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Declarations of Covenants and Restrictions in the Public Records of Seminole County, Florida, thereby extending the scheme of the covenants and restrictions of said Declaration to such lands as is described in said Supplementary Declarations; and

WHEREAS, the Declaration, pursuant to the terms of Article XI, Section 6 thereof, may be amended by a two-thirds (2/3) vote of the Board of Directors of The Springs Community Association, Inc., (the "Association"), and thereafter placing such amendment of record in the Public Records of Seminole County, Florida; and

WHEREAS, the Board of Directors of the Association deems it desirable to amend the Declaration as hereinafter set forth.

NOW THEREFORE, by unanimous vote and resolution of the Board of Directors of The Springs Community Association, Inc., the Declaration is hereby modified, changed and amended to the extent of deleting Section 4 of Article IX of the Declaration and in place, stead and lieu thereof, new Section 4 of Article IX is hereby substituted, which shall read as follows:

"Section 4. Signs. No commercial signs, including "For Rent", "For Sale", and other similar signs, shall be erected or maintained on any Lot or Living Unit except with the written permission of the Association or except as may be required by legal proceedings, it being understood that the Association will not grant permission for said signs unless their erection is reasonably necessary to avert serious hardship to the property owner. If such permission is granted, the Association shall have the right to restrict size, color and content of such signs. Property identification and like signs exceeding a combined total of more than two (2) square feet may not be erected without the written permission of the Association. Should any sign subject to this Section be in violation of these provisions, then the President of the Association or his designee shall have the authority to enter upon the property and remove the sign provided written notice has been mailed to the property owner at least five (5) days prior to the removal."

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name, and its corporate seal hereunto to be affixed by its proper officers thereunto duly authorized this 8 day of April, 1977.

Signed, sealed and delivered in the presence of:

Carolyn Simmons

Joan C. Boulnois

THE SPRINGS COMMUNITY ASSOCIATION, INC.

BY: James L. Wallace
James L. Wallace, President

ATTEST: Karen L. Bass
Karen Bass, Assistant Secretary

(CORPORATE SEAL)

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BOOK
SEMINOLE COUNTY
FLORIDA

I, KAREN BASS, an Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., hereby certify that the Board of Directors of said corporation presently consists of EARL DOWNS, MARY J. RIBLETT, JAMES R. WALLACE, DAVID ROGERS, DAN SCHOENMAN, and JAY CLARK, and that the foregoing Amendment to Declaration of Covenants and Restrictions was duly adopted by a unanimous vote of the Board of Directors of said corporation at the regular Board meeting on the 23rd day of February, 1977.

Karen L. Bass

Karen Bass, Assistant Secretary

THE SPRINGS COMMUNITY ASSOCIATION, INC.

(CORPORATE SEAL)

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BOOK PAGE
SEMINOLE COUNTY
FLORIDA

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personnaly appeared JAMES L. WALLACE and KAREN BASS, well known to me to be the President and Secretary, respectively, of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of April, 1977.

NOTARY PUBLIC

My Commission Expires: 1/30/81

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared KAREN BASS, well known to me to be the Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument and that she acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of April, 1977.

NOTARY PUBLIC

My Commission Expires: 1/30/81

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BOOK SEMINOLE COUNTY FLORIDA

APR 20 1977

EIGHTH AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS

WHEREAS, LNC LAND SALES, INC., an Indiana corporation, EARL DOWNS and JOHN H. McCLINTOCK, JR., co-venturers, d/b/a "The Springs", a joint venture have heretofore executed and placed of record that certain Declaration of Covenants and Restrictions, hereinafter referred to as "The Declaration", which is dated February 24, 1971, and recorded in Official Records Book 831, Page 96, Public Records of Seminole County, Florida, thereby imposing the covenants, restrictions, easements, charges and liens therein set forth upon the property described therein; and

1119014 BOOK PAGE SEMINOLE COUNTY FLORIDA

WHEREAS, by Assignment of Interest in Joint Venture, dated December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1697, and by Quitclaim Deed of December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1699, all of the Public Records of Seminole County, Florida, John H. McClintock, Jr., assigned his interest in "The Springs" joint venture to LNC Land Sales, Inc.; and

WHEREAS, following said assignment the Developer became known as LNC Land Sales, Inc., an Indiana corporation, and Earl Downs, co-venturers, d/b/a "The Springs", a joint venture; and

WHEREAS, said Declaration has been amended by that certain Amendment to Declaration of Covenants and Restrictions dated February 26, 1975, and recorded in Official Records Book 1045, Page 1132, Public Records of Seminole County, Florida; that certain Amendment to Declaration of Covenants and Restrictions dated September 9, 1976, and recorded in Official Records Book 1097, Page 729, Public Records of Seminole County, Florida; that certain Amendment to Declarations of Covenants and Restrictions dated December 2, 1976, and recorded in Official Records Book 1105, Page 462, Public Records of Seminole County, Florida; that certain Fourth Amendment to Declaration of Covenants and Restrictions dated January 28, 1977, and recorded in Official Records Book 1110, Page 1812, Public Records of Seminole County, Florida; that certain Fifth Amendment to Declaration of Covenants and Restrictions dated February 15, 1977, and recorded in Official Records Book 1112, Page 1240, Public Records of Seminole County, Florida; that certain Sixth Amendment to Declaration of Covenants and Restrictions dated March 24, 1977, and recorded in Official Records Book 1116, Page 1293, Public Records of Seminole County, Florida; and that certain Seventh Amendment to Declaration of Covenants and Restrictions dated April 8, 1977, and recorded in Official Records Book 1118, Page 892, Public Records of Seminole County, Florida, amending those provisions of the Declaration as specifically set forth in each Amendment; and

WHEREAS, the Developer has caused additional lands to become subject to the terms of the Declaration, pursuant to the terms of said Declaration, by filing or placing of record various Supplementary Declarations of Covenants and Restrictions in the Public Records of Seminole County, Florida, thereby extending the scheme of the covenants and restrictions of said Declaration to such lands as is described in said Supplementary Declarations; and

This instrument prepared by:

W. DAVID ROGERS, JR., ESQUIRE, OF
ROGERS AND DOWLING, P. A.
3101 Maguire Boulevard
Suite 280, Essex Building
Orlando, FL 32803

Return to:

James L. Wallace (R)
THE SPRINGS COMMUNITY ASSOCIATION, INC.
100 Springs Boulevard
Longwood, FL 32750

FILED
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SEMINOLE COUNTY FLA
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WHEREAS, the Declaration, pursuant to the terms of Article XI, Section 6 thereof, may be amended by a two-thirds (2/3) vote of the Board of Directors of The Springs Community Association, Inc., (the "Association"), and thereafter placing such amendment of record in the Public Records of Seminole County, Florida; and

WHEREAS, the Board of Directors of the Association deems it desirable to amend the Declaration as hereinafter set forth.

NOW THEREFORE, by unanimous vote and resolution of the Board of Directors of The Springs Community Association, Inc., the Declaration and the Amendment to the Declaration dated December 2, 1976, are hereby modified, changed and amended to the extent of deleting Section 3 of Article V of the Declaration and the Amendment dated December 2, 1976, and in place, stead and lieu thereof, new Section 3 of Article V is hereby substituted, which shall read as follows:

> "Section 3. Basis and Maximum of Annual Assessments. Commencing on January 1, 1977, the annual assessment shall be Four Hundred Eighty and No/100 Dollars ($480.00) per lot; Four Hundred Eighty and No/100 Dollars ($480.00) per living unit and One Hundred Eighty and No/100 Dollars ($180.00) per apartment unit based upon ninety (90%) percent of apartment units within a particular multi-family apartment house complex; provided such assessment shall not commence until fifty (50%) percent of such apartment units have been leased to the tenants thereof. One dollar of each annual assessment shall constitute a subscription for a monthly newsletter which shall be provided to each voting member of the association. From and after January 1, 1980, the annual assessment may be increased by vote of the members as hereinafter provided, for the next succeeding three (3) years and at the end of each such period of three years for each succeeding period of three years."

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name, and its corporate seal hereunto to be affixed by its proper officers thereunto duly authorized this 15 day of April, 1977.

Signed, sealed and delivered in the presence of:

Kathleen Shea

Barbara L. Ashworth

THE SPRINGS COMMUNITY ASSOCIATION, INC.

BY: James L. Wallace
James L. Wallace, President

ATTEST: Karen L. Bass
Karen Bass, Assistant Secretary

(CORPORATE SEAL)

I, KAREN BASS, an Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., hereby certify that the Board of Directors of said corporation presently consists of EARL DOWNS, MARY J. RIBLETT, JAMES R. WALLACE, DAVID ROGERS, DAN SCHOENMAN, and JAY CLARK, and that the foregoing Amendment to Declaration of Covenants and Restrictions was duly adopted by a unanimous vote of the Board of Directors of said corporation at the regular Board meeting on the 23rd day of February, 1977.

Karen L. Bass
Karen Bass, Assistant Secretary

THE SPRINGS COMMUNITY ASSOCIATION, INC.

(CORPORATE SEAL)

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SEMINOLE COUNTY
FLORIDA

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY than on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared JAMES L. WALLACE and KAREN BASS, well known to me to be the President and Secretary, respectively, of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of April, 1977.

Barbara L. Ashworth
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 22, 1977.
Bonded Thru Herndon, iles & Scott

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared KAREN BASS, well known to me to be the Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument and that she acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of April, 1977.

Barbara L. Ashworth
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 22, 1977.
Bonded Thru Herndon, iles & Scott

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BOOK
SEMINOLE COUNTY
FLORIDA

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SEMINOLE COUNTY
FLORIDA

NINTH AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS

WHEREAS, LNC LAND SALES, INC., an Indiana corporation, EARL DOWNS and JOHN H. McCLINTOCK, JR., co-venturers, d/b/a "The Springs", a joint venture have heretofore executed and placed of record that certain Declaration of Covenants and Restrictions, hereinafter referred to as "The Declaration", which is dated February 24, 1971, and recorded in Official Records Book 831, Page 96, Public Records of Seminole County, Florida, thereby imposing the covenants, restrictions, easements, charges and liens therein set forth upon the property described therein; and

WHEREAS, by Assignment of Interest in Joint Venture, dated December 16, 1976, and recorded December 29, 1977, in Official Records Book 1107, Page 1697, and by Quitclaim Deed of December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1699, all of the Public Records of Seminole County, Florida, John H. McClintock, Jr., assigned his interest in "The Springs" joint venture to LNC Land Sales, Inc.; and

WHEREAS, following said assignment the Developer became known as LNC Land Sales, Inc., an Indiana corporation, and Earl Downs, co-venturers, d/b/a "The Springs", a joint venture; and

WHEREAS, said Declaration has been amended by certain Amendments to Declaration of Covenants and Restrictions recorded in the Public Records of Seminole County, Florida, amending those provisions of the Declaration as specifically set forth in each Amendment; and

WHEREAS, the Developer has caused additional lands to become subject to the terms of the Declaration, pursuant to the terms of said Declaration, by filing or placing of record various Supplementary Declaration of Covenants and Restrictions in the Public Records of Seminole County, Florida, thereby extending the scheme of the covenants and restrictions of said Declaration to such lands as is described in said Supplementary Declarations; and

WHEREAS, the Declaration, pursuant to the terms of Article XI, Section 6 thereof, may be amended by a two-thirds (2/3) vote of the Board of Directors of The Springs Community Association, Inc., (the "Association"), and thereafter placing such amendment of record in the Public Records of Seminole County, Florida; and

WHEREAS, the Board of Directors of the Association deems it desirable to amend the Declaration as hereinafter set forth.

NOW THEREFORE, by unanimous vote and resolution of the Board of Directors of The Springs Community Association, Inc., the Declaration and the Amendments to Declaration dated September 9, 1976, and March 24, 1977, are hereby modified, changed and amended to the extent of deleting Section 1 of Article III of the Declaration and the Amendments to Declaration dated September 9, 1976, and March 24, 1977, and in place, stead and lieu thereof, new Section 1 of Article III is hereby substituted. In addition, the Declaration is hereby modified, changed and amended to the extent of deleting Section 9 of Article V of the Declaration and the Amendment to Declaration dated September 9, 1976, and in place, stead and lieu thereof, a new Section 9 of Article V is hereby substituted.

This instrument prepared by:

Robert M. Johnston, President
Springs Community Association, Inc.
100 Springs Boulevard
Longwood, Florida 32750

Return to:

(B)

Robert M. Johnston, President
Springs Community Association, Inc.
100 Springs Boulevard
Longwood, FLorida 32750

Article III, Section 1, of the Declaration of Covenants and Restrictions shall be amended to read as follows:

"Section 1. Membership. Every person or entity who is a record owner of a fee simple or undivided fee simple in any Lot, Living Unit or real property upon which is constructed a Multi-family apartment structure used for the production of rental income and all of which is subject by covenants of record to assessment by the Association shall become a member of the Association and all tenants of Apartment Units shall also be Members of the Association; provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.

An initiation fee of One Hundred and No/100 Dollars ($100.00) is required of all property owners who become members of the Association on or after January 1, 1979. The proceeds from said initiation fee shall be used for the specific purpose of capital improvements of The Springs. The initiation fee will be due and payable as follows:

A. If the property being purchased is closed prior to the 16th day of any month, then the initiation fee will be due and payable by the first day of the following month.

B. If the property being purchased is closed after the 15th day of any month, then the initiation fee will be due and payable by the first day of the second month following the month in which the property is closed.

Initiation fees not received when due as provided herein shall be deemed delinquent and subject to interest compounded at the rate of nine per cent (9%) per annum from due date. Delinquent initiation fees will be deemed as a non payment of assessment as set forth in Section 9 of Article V of the Declarations of Covenants and Restrictions as Amended by the Ninth Amendment to Declarations of Covenants and Restrictions dated November 30, 1978, with all the obligations, remedies and rights as set forth in that section."

Article V, Section 9, of the Declaration of Covenants and Restrictions shall be amended to read as follows:

"Section 9. Effect of Nonpayment of Assessment. The Personal Obligation of the Owner; The Lien; Remedies of Association. If the assessments are not paid on the date when due (being the date specified in Section 7 hereof), then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devises, personal representatives and assigns. Personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation for the statutory period. If it becomes necessary for the Association to file a claim of lien against any property

a fifty dollar ($50.00) lien fee may be charged by the Association. In addition, if it becomes necessary for the Association to employ the services of an attorney in an attempt to collect the past due assessments, then the costs of the services of said attorney shall be included in the total amount which is due to The Springs Community Association from the owner who is obligated for payment of said delinquent assessments.

If the assessment is not paid within thirty days after the delinquency date, the assessment shall bear interest from the date of delinquency compounded at the rate of nine percent per annum, and the Association may bring an action at law against the owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action, the costs of attempted collection of the assessments, and in the event a judgment is attained, such judgment shall include interest on the assessment as provided and a reasonable attorneys fee to be fixed by the court together with the costs of action."

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name, and its corporate seal hereunto to be affixed by its proper officers thereunto duly authorized this 30th day of November, 1978.

Signed, sealed and delivered in the presence of:

Diane M. Murray

Joan C. Boulnois

THE SPRINGS COMMUNITY ASSOCIATION, INC.

BY: Robert M. Johnston
Robert M. Johnston, President

ATTEST: Felecia Hammond
Felecia Hammond, Assn't Secretary

(CORPORATE SEAL)

I, FELECIA HAMMOND, an Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., hereby certify that the Board of Directors of said corporation presently consists of EARL DOWNS, DAVID ROGERS, DAN SCHOENMAN, JOSEPH CAROLAN and GLEN BARNHART, and that the foregoing Amendment to Declaration of Covenants and Restrictions was duly adopted by a unanimous vote of the Board of Directors of said corporation at the regular Board meeting on the 2nd day of November, 1978.

Felecia Hammond
Felecia Hammond, Assistant Secretary

THE SPRINGS COMMUNITY ASSOCIATION, INC.

(CORPORATE SEAL)

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BOOK PAGE
SEMINOLE COUNTY
FLORIDA

STATE OF FLORIDA,)
) SS:
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared ROBERT M. JOHNSTON AND FELECIA HAMMOND, well known to me to be the President and Assistant Secretary, respectively, of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1978.

Karen L Baar
NOTARY PUBLIC

My Commission Expires:

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 17, 1980
BONDED THROUGH MUROSKI-HUCKLEBERRY, INC.

STATE OF FLORIDA)
) SS:
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared FELECIA HAMMOND, well known to me to be the Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument and that she acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1978.

Karen L Baar
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 17, 1980 (SEAL)
BONDED THROUGH MUROSKI-HUCKLEBERRY, INC.

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CLERK, CIRCUIT COURT
SEMINOLE COUNTY FLA

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TENTH AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS

WHEREAS, LNC LAND SALES, INC., an Indiana corporation, EARL DOWNS and JOHN H. McCLINTOCK, JR., co-venturers, d/b/a "The Springs", a joint venture have heretofore executed and placed of record that certain Declaration of Covenants and Restrictions, hereinafter referred to as "The Declaration", which is dated February 24, 1971, and recorded in Official Records Book 831, Page 96, Public Records of Seminole County, Florida, thereby imposing the covenants, restrictions, easements, charges and liens therein set forth upon the property described therein; and

WHEREAS, by Assignment of Interest in Joint Venture, dated December 16, 1976, and recorded December 29, 1977, in Official Records Book 1107, Page 1697, and by Quitclaim Deed of December 16, 1976, and recorded December 29, 1976, in Official Records Book 1107, Page 1699, all of the Public Records of Seminole County, Florida, John H. McClintock, Jr., assigned his interest in "The Springs" joint venture to LNC Land Sales, Inc.; and

WHEREAS, following said assignment the Developer became known as LNC Land Sales, Inc., an Indiana corporation, and Earl Downs, co-venturers, d/b/a "The Springs" a joint venture; and

WHEREAS, said Declaration has been amended by certain Amendments to Declaration of Covenants and Restrictions recorded in the Public Records of Seminole County, Florida, amending those provisions of the Declaration as specifically set forth in each Amendment; and

WHEREAS, the Developer has caused additional lands to become subject to the terms of the Declaration, pursuant to the terms of said Declaration, by filing or placing of record various Supplementary Declaration of Covenants and Restrictions in the Public Records of Seminole County, Florida, thereby extending the scheme of the covenants and restrictions of said Declaration to such lands as is described in said Supplementary Declarations; and

WHEREAS, the Declaration, pursuant to the terms of Article XI, Section 6 thereof, may be amended by a two-thirds (2/3) vote of the Board of Directors of The Springs Community Association, Inc., (the "Association"), and thereafter placing such amendment of record in the Public Records of Seminole County, Florida; and

WHEREAS, the Board of Directors of the Association deems it desirable to amend the Declaration as hereinafter set forth.

NOW THEREFORE, by unanimous vote and resolution of the Board of Directors of The Springs Community Association, Inc., the Declaration is hereby modified, changed and amended to the extent of adding Section 15 of Article IX of the Declaration, which shall read as follows:

"Section 15. Outdoor Burning. No outdoor burning of leaves, trees, construction debris, refuse or any other natural or man-made material may take place upon the Existing Property or Additions to Existing Property at any time unless written permission has been granted by the President of the Association."

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This instrument prepared by:

Robert M. Johnston, President
Springs Community Association, Inc.
100 Springs Boulevard
Longwood, Florida 32750

Return to:

Robert M. Johnston, President
Springs Community Assoc., Inc.
100 Springs Boulevard
Longwood, Florida 32750

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IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name, and its corporate seal hereunto to be affixed by its proper officers thereunto duly authorized this 1st day of May, 1979.

Signed, sealed and delivered in the presence of:

Lucie Argenziano

Sharon Underwood

THE SPRINGS COMMUNITY ASSOCIATION, INC.

BY: Robert M. Johnston
Robert M. Johnston, President

ATTEST: Felecia Hammond
Felecia Hammond, Assn't Secretary

(CORPORATE SEAL)

I, FELECIA HAMMOND, an Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., hereby certify that the Board of Directors of said corporation presently consists of EARL DOWNS, DAVID ROGERS, DAN SCHOENMAN, JOSEPH CAROLAN, GLENN BARNHART, DOUGLAS DANKS AND TED DITTMER, and that the foregoing Amendment to Declaration of Covenants and Restrictions was duly adopted by a unanimous vote of the Board of Directors of said corporation at the regular Board meeting on the 14th day of March, 1979.

Felecia Hammond
Felecia Hammond, Assistant Secretary

THE SPRINGS COMMUNITY ASSOCIATION, INC.

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared ROBERT M. JOHNSTON AND FELECIA HAMMOND, well known to me to be the President and Assistant Secretary, respectively, of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of May, 1979.

Deborah L. Stevens
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires April 18, 1983
Bonded By American Fire & Casualty Company

(SEAL)

1223 1068

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SEMINOLE COUNTY
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STATE OF FLORIDA)
) SS:
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared FELECIA HAMMOND, well known to me to be the Assistant Secretary of THE SPRINGS COMMUNITY ASSOCIATION, INC., the corporation named in the foregoing instrument and that she acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of May, 1979.

Deborah L. Stevens
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires April 18, 1983 (SEAL)
Bonded By American Fire & Casualty Company