

THE SPRINGWOOD LANDING HOMEOWNERS' ASSOCIATION, INC.
P.O. BOX 672
Eustis, Fla 32727-0672

THIS FIRST AMENDMENT made and entered into this 22nd day of November, A.D. 1982, by KEITH J. SHAMROCK, hereinafter called "Developer," and the undersigned owners of lots in Springwood Landing, hereinafter called "Lot Owners":

WHEREAS, the Developer did make and enter into that certain Declaration of Easements, Covenants, Conditions and Restrictions of Springwood Landing on November 5, 1981, recorded on November 12, 1981, in Official Records Book 737, Pages 1913 through 1932, inclusive; and

WHEREAS, Section 3 of Article IX of the Declaration of Easements, Covenants, Conditions and Restrictions of Springwood Landing provides that the Declaration may be amended at any time during the first twenty-year period by an instrument signed by not less than 90 percent of the lot owners; and

WHEREAS, the Developer and the undersigned lot owners constitute 90 percent of the owners of lots in Springwood Landing, and now desire to amend Section 2 of Article VIII of the Declaration:

NOW, THEREFORE, WITNESSETH: The Developer and the undersigned lot owners do hereby declare that Section 2 of Article VIII of the Declaration of Easements, Covenants, Conditions and Restrictions of Springwood Landing, recorded in Official Records Book 737, pages 1913 through 1932, inclusive, be, and it is hereby amended to read as follows:

Section 2: Garages. All garages shall be enclosed and shall be at least adequate to house one (1) standard-sized American automobile. All garage doors must be maintained in a useful condition. No garage door or vehicular entrance to any garage located on any lot in Block 1 shall face either Lakeshore Drive or Overlook Road, and no repairs, alterations or modifications shall be made to any vehicle except in a totally enclosed structure.

Except as otherwise modified herein, the Declaration of Easements, Covenants, Conditions and Restrictions of Springwood Landing, recorded in Official Records Book 737, Page 1913 through 1932, inclusive, Public Records of Lake County, Florida, shall remain in full force and effect.

IN WITNESS THEREOF, the parties hereto have hereunto set their hands and seals the day and the year first above written.

Developer:
Keith J. Shamrock

Lot Owners:
F.E. Sawyer, Shirley P. Sawyer, Homer E. Royals, Marilyn D. Royals, J. Elliott Seabrook, Joann B. Seabrook, Elijah Bailey Jr., Agnes A. Bailey, Eldon L. Bunn, Suzanne H. Bunn

SECOND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS OF SPRINGWOOD LANDING

THIS SECOND AMENDMENT MADE AND ENTERED INTO this 23rd day of December, 1986, by KEITH J. SHAMROCK, hereinafter called "Developer" and the undersigned owners of lots in Springwood Landing, hereinafter called "Lot Owners":

WHEREAS, the Developer did make and enter into that certain Declaration of Easements, Covenants, Conditions and Restrictions of Springwood Landing on November 5, 1981, recorded on November 12, 1981, in Official Records Book 737, Pages 1913 through 1932 inclusive, further amended by First Amendment recorded in Official Record Book 762, page 1194, Public Records of Lake County, Florida;

WHEREAS, Note 3 on the survey of Springwood Landing recorded in Official Record Book 737, Page 1932, provides that all side lot lines are subject to a 7.5' easement, each side of the lot line for drainage and utilities; and

WHEREAS, some lot owners have acquired more than one lot and constructed homes over and upon the side yard easements aforesaid; and

WHEREAS, the undersigned developer and lot owners desire to amend the Plat or Survey of Springwood Landing in order to vacate the easements described above:

NOW THEREFORE WITNESSETH: The developer and the undersigned lot owners, who constitute ninety percent (90%) of the owners of lots in Springwood Landing, do hereby amend the Declaration of Easements, Covenants, Conditions and Restrictions of Springwood Landing, recording in OR Book 737, page 1913, and any amendments thereto, as follows:

1. The 7.5' easement for drainage and utilities along each side of the lot lines lying between lots 24 and 25, lots 25 and 26, lots 43 and 44, lots 44 and 45, lots 45 and 46, lots 46 and 47, lots 47 and 48, lots 77 and 78, Springwood Landing, according to the survey thereof recorded in OR Book 737, Page 1932, Public Records of Lake County, Florida, be, and they are hereby vacated, abandoned and deleted.

2. If at anytime in the future a person or entity, other than the developer, acquires title to more than one contiguous lot in Springwood Landing, the 7.5' easement for drainage and utilities along the side yard lot lines shall be automatically vacated, terminated, and abandoned, and shall by this amendment be relocated to the perimeter boundary of the parcel acquired, PROVIDED HOWEVER, such automatic relocation of the easement shall apply only to those lots in which the side yard easement as shown on the survey of Springwood Landing in OR Book 737, Page 1932, is not then in actual use.

3. All reservations, restrictions, and covenants pertaining to those certain easements, described above, are hereby deleted.

4. Nothing contained herein shall in any way affect the easements reserved along the rear lot lines.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

LOT OWNERS: Lot 1, John A. Roberts, Molly C. Roberts Lot 2, Keith J. Shamrock Lot 3, Andrew Brown, Ermalee Brown Lot 4, Keith J. Shamrock Lot 5, Keith J. Shamrock