

This instrument prepared by and
should be returned to:

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CERTIFICATE OF FIRST AMENDMENT TO THE
DECLARATION FOR SAND LAKE COVE

and

BY-LAWS OF SAND LAKE COVE HOMEOWNERS ASSOCIATION, INC.

THIS IS TO CERTIFY that the following language amending Article XVII, Section 4 and constitutes the First Amendment to the "Declaration" for Sand Lake Cove which was duly and properly adopted pursuant to the provisions of Article XVII, Section 4 of the Declaration, by at least a two-thirds vote of the members on August 21, 2003, to wit:

ARTICLE XVII
GENERAL PROVISIONS

Section 4. Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by the Owners of ~~sixty-six and two-thirds (66 2/3 %)~~ **fifty-one percent (51%)** or more of the Lots or by a vote of ~~ninety (90%) percent~~ **eighty percent (80%)** of a quorum of Owners present in person or by proxy at a duly called regular or special meeting of the members of the Association. Notwithstanding the above, (i) there will be no amendment to the provisions of this Declaration pertaining to the maintenance of Common Space without the prior consent of the County; and (ii) ~~Developer will have~~

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~~the right to amend this Declaration pursuant to Section 1 of Article VI and Article VII without the consent of any Owners and/or Mortgagees. Any amendment must be recorded.~~

Any amendment to this Declaration which alters any provision relating to the surface water or stormwater management system, beyond maintenance in its original conditions, including the water management portions of the common open space, must have the prior approval of the Water Management District.

The original "Declaration" for Sand Lake Cove is recorded in Official Records Book 5008, Page 2110, of the Public Records of Orange County, Florida.

Further, **THIS IS TO CERTIFY** that the following language amending Article III, Section 4 and constitutes the First Amendment to the "By-Laws of Sand Lake Cove Homeowners Association, Inc." which was duly and properly adopted pursuant to the provisions of Article XII, Section 1 of the By-Laws, by at least a vote of a majority of the members on August 21, 2003, to wit:

ARTICLE III
MEETING OF MEMBERS

Section 4. Quorum. Thirty (30) percent **Twenty-five percent (25%)** of the members of the Association shall constitute a quorum for the transaction of business **and for any and all other purposes when a quorum is required, including the quorum require to amend the Declaration, the Articles of Incorporation or these By-laws.** Every act done or decision made by a majority of the members present in person or by proxy, at duly held meetings at which a quorum is present shall be regarded as an act of the members of the Association.

The original "By-Laws of Sand Lake Cove Homeowners Association, Inc." is recorded in Official Records Book 5008, Page 2137, of the Public Records of Orange County, Florida.

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