

GRANT MALOY, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
BK 8910 Pgs 1784-1785 (2Pgs)  
CLERK'S # 2017046772  
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This instrument was prepared by:  
C. John Christensen, Esquire  
South Milhausen, P.A.  
1000 Legion Place, Suite 1200  
Orlando, Florida 32801

**CERTIFICATE OF AMENDMENT**  
**TO**  
**DECLARATION OF COVENANTS AND RESTRICTIONS**  
**OF**  
**ESCONDIDO**

THE UNDERSIGNED Officers of the ESCONDIDO COMMUNITY ASSOCIATION, INC., the not for-profit Florida corporation organized and existing to operate and maintain ESCONDIDO, a Condominium, Section I, ESCONDIDO, a Condominium, Section II, ESCONDIDO, a Condominium, Section III, ESCONDIDO, a Condominium, Section IV, ESCONDIDO, a Condominium, Section V, ESCONDIDO, a Condominium, Section VI, ESCONDIDO, a Condominium, Section VII, and ESCONDIDO, a Condominium, Section VIII, according to amendments merging the Associations of these Condominiums as recorded in O.R. Book 2767, Page 1812, et. seq., and according to the Declaration of Covenants and Restrictions of ESCONDIDO, as recorded in O.R. Book 1259, Page 0791, et. seq., as amended, both of the Public Records of Seminole County, Florida, hereby certify and confirm that the following amendment to the Declaration of Covenants and Restrictions was approved by not less than two-thirds (2/3rds) of the Board of Directors at a Board meeting held MARCH 23<sup>RD</sup> 2017, 2017. The undersigned certify that the amendment was proposed and adopted in accordance with the condominium and community documentation, and applicable law.

**Additions indicated by underlining**  
**Deletions indicated by ~~strike-through~~**  
**Unaffected, omitted, language indicated by ...**

**ARTICLE IX. -GENERAL RESTRICTIONS**

...

(k) Conveyances, disposition and financing. In order to assure a community of congenial residents and thus protect the value of the Units, the conveyance, disposal and financing of the Units by any Owner ~~other than the Developer~~ shall be subject to the following provisions:

...

(5) Multiple Unit Ownership Restriction. With the exception of the Association, or an institutional first mortgagee taking title through foreclosure or deed-in-lieu of foreclosure of its first mortgage, no person, persons, or entity may be the owner of more than two (2) units at the same time after the effective date of the Amendment adding this paragraph (5), except as noted below. For the purposes of this Amendment, person or persons shall include any person or persons who are either the beneficiaries, officers, directors, partners, or partial or 100% owners, of any corporation, limited liability company, trust, partnership or other legal entity which has or seeks title to a unit in Escondido. Any person, persons or entity owning more than two (2) units

Executed this 23<sup>RD</sup> day of MARCH, 2017.

Signed, sealed and delivered  
in the presence of witnesses:

Vernon Smith

Print: VERONICA SMITH

By: Elizabeth Schaefer

Print: Elizabeth Schaefer

By: Eileen Baco

Print: Eileen BACO

By: Lois Gordan

Print: LOIS GORDAN

ESCONDIDO COMMUNITY ASSOCIATION, INC.

By: Robert T. Burnett  
(President)

Print: ROBERT T. BURNETT

ATTEST:

By: Patricia Fluno  
(Secretary)

Print: PATRICIA FLUNO

(CORPORATE SEAL)

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

BEFORE ME, the undersigned authority, personally appeared ROBERT BURNETT  
and PATRICIA FLUNO to me personally known to be the President and  
Secretary, respectively, of ESCONDIDO COMMUNITY ASSOCIATION, INC., or having  
produced PERSONALLY KNOWN as identification and did/did not take an oath, and they  
severally acknowledged before me that they freely and voluntarily executed the same as such  
officers, under authority vested in them by said Corporation.

WITNESS my hand and official Seal in the State and County last aforesaid, this day of 23<sup>RD</sup>  
MARCH, 2017.

Candace A. Keeler

Notary Public, State of Florida at Large.

Printed Name: CANDACE A. KEELER

My commission expires:

