
Prepared By/Return To:
Todd J. Mazenko, Esq.
Bowen, Radson & Schroth, P.A.
600 Jennings Avenue
Eustis, FL 32726

**AMENDMENT TO LAKE FRANCES ESTATES
PROPERTY OWNERS ASSOCIATION, INC.
DECLARATION OF COVENANTS AND RESTRICTIONS**

This Amendment of the Declaration of Covenants and Restrictions is made this 14TH day of February, 2014.

WHEREAS, certain Declarations of Restrictive Covenants dated May 14, 1971, executed by West Cocoa Company, Inc., a Florida Corporation, certain Declarations of Restrictive Covenants dated October 3, 1973, executed by Environs Property Management, Inc., a Foreign Corporation, and also certain Declarations of Restrictive Covenants dated September 25, 1973, December 17, 1980, March 21, 1983, and September 8, 1989, executed by Lake Frances Estates, Inc., a Florida Corporation, having been recorded respectively in Official Record Books: Unit 1 – Book 434, page 101; Unit 2 – Book 523, page 822; Unit 3 – Book 715, page 1106; Unit 4 – Book 772, page 1118; Unit 5 – Book 1026, page 0056, Covenant 6 – Book 1198, page 0415, Public Records of Lake County, Florida, affecting the real property now identified as LAKE FRANCES ESTATES, a subdivision in Lake County, Florida, according to the plats thereof, filed and recorded in Plat Book 18, page 32; Plat Book 20, page 19; Plat Book 25, page 39; Plat Book 26, page 10; Plat Book 26, page 12, Public Records of Lake County, Florida; and

WHEREAS, Section 13 of the Bylaws of Lake Frances Estates Property Owners Association, Inc. provides that "the governing documents may be altered, amended, or repealed and new governing documents may be adopted by the majority (50% + 1) of members at any regular or special meeting"; and

WHEREAS, the following amendment to the Declaration was adopted by a vote of greater than a majority of the Owners at the Annual Meeting held on February 8, 2014.

NOW, THEREFORE, the Amendment to Lake Frances Estates Property Owners Association, Inc.'s Declaration of Restrictive Covenants is amended as follows:

Section 17, is deleted in its entirety and replaced to read as follows:

17. Right of First Refusal. The Association shall have the first option to purchase any individual lot for sale by its owner(s). Owner(s) shall provide the Association or its designee, successor, or assign, no less than ten (10) days written notice of proposed sale specifying the terms of the

proposed sale of that owner(s) lot before listing any lot for sale. Providing a copy of the proposed purchase contract shall satisfy the written notice requirement. If the Association does not exercise its option on or before the tenth (10th) day after the day of receiving said notice, the Association shall have waived its option to purchase that lot. The owner(s) may then sell the lot according to the terms contained in the purchase contract. Any material change to the terms of the proposed sale must be submitted to the Association in writing no less than five (5) days before the proposed sale and the Association will then have a renewed five (5) day option period after the day of receiving the written resubmission to accept the "changed" terms as resubmitted according to this paragraph.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hands and seal this 14TH day of February, 2014.

Signed, sealed, and delivered

Alison Brown
Witness 1

Alison Brown
Printed Name

Todd J. Mazenko
Witness 2

Todd J. Mazenko
Printed Name

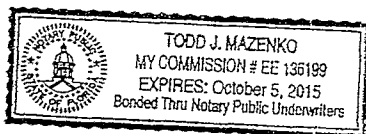
Lake Frances Estates Property Owners Association, Inc.

By: Milton Grimes
Milton Grimes, President

By: Bernice Kaczneski
Bernice Kaczneski, Secretary

STATE OF FLORIDA
COUNTY OF LAKE

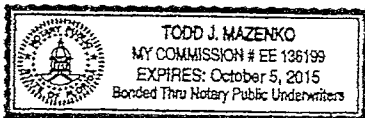
The foregoing instrument was acknowledged before me this 14TH day of February, 2014, by Milton Grimes, on behalf of and as President of Lake Frances Estates Property Owners Association, Inc. who is personally known to me or who produced _____ as identification and who did not take an oath.



Todd J. Mazenko
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 14th day of February, 2014, by Bernice Kaczneski, on behalf of and as Secretary of Lake Frances Estates Property Owners Association, Inc. _____ who is personally known to me or who produced FL Driver's license as identification and who did not take an oath.



Todd J. Mazenko
Notary Public
My Commission Expires:

LINDA DUNN
1138 BELMONT CIR
TAVARES FL 32778



Prepared By/Return To:
Todd J. Mazenko, Esq. &
Adam M. Trumbly, Esq.
Bowen | Schroth
Bowen, Schroth, Mazenko, & Broome, P.A.
600 Jennings Avenue
Eustis, FL 32726

INSTRUMENT #201902882
OR BK 5249 PG 1398 - 1400 (3 PGS)
DATE: 3/18/2019 9:16:49 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$27.00

**AMENDMENT TO LAKE FRANCES ESTATES
PROPERTY OWNERS ASSOCIATION, INC.
DECLARATION OF COVENANTS AND RESTRICTIONS**

This Amendment of the Declaration of Covenants and Restrictions is made this 16
day of MARCH, 2019.

WHEREAS, certain Declarations of Restrictive Covenants dated May 14, 1971, executed by West Cocoa Company, Inc., a Florida Corporation, certain Declarations of Restrictive Covenants dated October 3, 1973, executed by Environs Property Management, Inc., a Foreign Corporation; and also certain Declarations of Restrictive Covenants dated September 25, 1973, December 17, 1980, March 21, 1983, and September 8, 1989, executed by Lake Frances Estates, Inc., a Florida Corporation, having been recorded respectively in Official Record Books: Unit 1 - Book 434, page 101; Unit 2 - Book 523, page 822; Unit 3 - Book 715, page 1106; Unit 4 - Book 772, page 1118; Unit 5 - Book 1026, page 0056, Covenant 6 - Book 1198, page 0415, Public Records of Lake County, Florida, affecting the real property now identified as LAKE FRANCES ESTATES, a subdivision in Lake County, Florida, according to the plats thereof, filed and recorded in Plat Book 18, page 32; Plat Book 20, page 19; Plat Book 25, page 39; Plat Book 26, page 10; Plat Book 26, page 12, Public Records of Lake County, Florida; and

WHEREAS, Section 13 of the Bylaws of Lake Frances Estates Property Owners Association, Inc. provides that "the governing documents may be altered, amended, or repealed and new governing documents may be adopted by the majority (50% + 1) of members at any regular or special meeting"; and

WHEREAS, the following amendment to the Declaration was adopted by a vote of greater than a majority of the Owners present at the Annual Meeting held on February 9, 2019.

NOW, THEREFORE, the Amendment to Lake Frances Estates Property Owners Association, Inc.'s Declaration of Restrictive Covenants is amended as follows:

Section 41, Subsection (c), is amended to read as follows:

41. (c) **Basis and Maximum of Regular Annual Assessments.** Until January 1, 2019, the maximum regular annual assessment shall be \$35.00 per lot per month. From and

after January 1, 2019 the regular annual assessment may be increased effectively March 1 of each year if approved by a majority of voters present at the annual meeting. Prior to increasing assessments, the Association must produce a proposed budget evidencing and justifying the need to raise the assessments. Over any three-year period, the maximum increase allowed is a fifteen percent (15%) increase in the annual assessments compared to the initial assessment amount at the beginning of the three-year period. Each lot shall be entitled to one vote, and if there is more than one owner of a lot, those owners shall divide the vote for said lot in accordance with their ownership. Votes shall be cast in person or proxy at a meeting called for this purpose, written notice of which shall be sent to all lot owners at such address as they may furnish to Association not less than thirty days nor more than sixty days in advance of the meeting setting forth the purpose of the meeting. The regular annual assessments shall not exceed the current maintenance costs plus a reasonable sum to provide for the future needs of maintenance plus reasonable charges by the Association or its successors or assigns for handling the maintenance.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hands and seal this 16 day of March, 2019.

Signed, sealed, and delivered

Regina Hammond
Witness 1

Regina Hammond
Printed Name

Harold Hammond
Witness 2

HAROLD HAMMOND

Printed Name

STATE OF FLORIDA

COUNTY OF LAKE

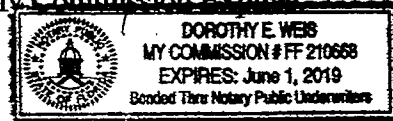
Lake Frances Estates Property Owners
Association, Inc.

By: Linda Dunn
Linda Dunn, President

By: Bernice Kaczneski
Bernice Kaczneski, Secretary

The foregoing instrument was acknowledged before me this 16th day of MARCH, 2019, by Linda Dunn, on behalf of and as President of Lake Frances Estates Property Owners Association, Inc. She who is personally known to me or _____ who produced _____ as identification and who did not take an oath.

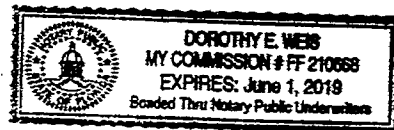
Dorothy E. Weis
Notary Public
My Commission Expires:



STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 16th day of MARCH, 2019, by Bernice Kaczneski, on behalf of and as Secretary of Lake Frances Estates Property Owners Association, Inc. She who is personally known to me or _____ who produced _____ as identification and who did not take an oath.

Dorothy E. Weis
Notary Public
My Commission Expires:





Prepared By/Return To:
Todd J. Mazenko, Esq.
Bowen, Radson & Schroth, P.A.
600 Jennings Avenue
Eustis, FL 32726

AMENDMENT TO LAKE FRANCES ESTATES
PROPERTY OWNERS ASSOCIATION, INC.
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WHEREAS, Section 13 of the Bylaws of Lake Frances Estates Property Owners Association, Inc. provides that "the governing documents may be altered, amended, or repealed and new governing documents may be adopted by the majority (50% + 1) of members at any regular or special meeting"; and

WHEREAS, the following amendment to the Declaration was adopted by a vote of greater than a majority of the Owners at the Annual Meeting held on February 8, 2014.

NOW, THEREFORE, the Amendment to Lake Frances Estates Property Owners Association, Inc.'s Declaration of Restrictive Covenants is amended as follows:

Section 45, is deleted in its entirety and replaced to read as follows:

45. **Lien Priority and Survival.** The priority of a lien of any of the assessments provided for herein shall be determined by applicable Florida Law. All past-due

assessments shall survive any foreclosure proceeding limited only by Florida Statutes, Section 720.3085, and any amendments thereto.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hands and seal this 14th day of February, 2014.

Signed, sealed, and delivered

Alison Brown

Witness 1

Alison Brown

Printed Name

Todd J. Mazenko

Witness 2

Todd J. Mazenko

Printed Name

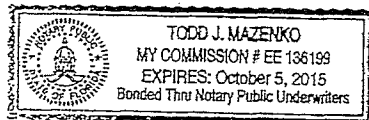
Lake Frances Estates Property Owners Association, Inc.

By: Milton A. Grimes
Milton Grimes, President

By: Bernice Kaczneski
Bernice Kaczneski, Secretary

STATE OF FLORIDA
COUNTY OF LAKE

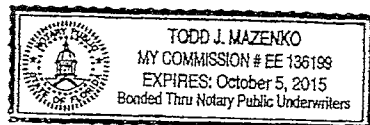
The foregoing instrument was acknowledged before me this 14th day of February, 2014, by Milton Grimes, on behalf of and as President of Lake Frances Estates Property Owners Association, Inc. who is personally known to me or who produced _____ as identification and who did not take an oath.



Todd J. Mazenko
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 14th day of February, 2014, by Bernice Kaczneski, on behalf of and as Secretary of Lake Frances Estates Property Owners Association, Inc. who is personally known to me or who produced FL Driver's License as identification and who did not take an oath.



Todd J. Mazenko
Notary Public
My Commission Expires: