

Prepared by and Return to: )  
Paul T. Hinckley, Esq. )  
The Law Office of Paul T. Hinckley )  
37 N. Orange Ave., Suite 500 )  
Orlando, FL 32801 )  
)  
CROSS REFERENCE: OR Book 7112, )  
Page 1005 Official Records of Orange )  
County, Florida )

DOC# 20170165515  
03/28/2017 03:11:41 PM Page 1 of 2  
Rec Fee: \$18.50  
Phil Diamond, Comptroller  
Orange County, FL  
SA - Ret To: THE LAW OFFICE OF PAUL T



**CERTIFICATE OF FIRST AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS AND RESTRICTIONS FOR SOMERSET  
SHORES, ORANGE COUNTY, FLORIDA**

**THIS IS TO CERTIFY** that the following language amending Article V, Section 2 constitutes the First Amendment to the Amended and Restated Declaration of Covenants and Restrictions for Somerset Shores (the "Declaration"), which was duly adopted pursuant to the provisions of Article XII, Section 4 of the Declaration by at least two-thirds vote of all members of the Association at a duly-noticed meeting conducted on February 21, 2017, to wit:

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of implementing the corporate purposes and powers of the Association and promoting the recreation, health, safety, and welfare of the residents of the Property, including, but not limited to: (i) paying the costs of ownership, maintenance, repair, restoration, additions to, and operation of the Recreational Facilities, (ii) paying all taxes assessed on the Limited Common Area, including the Recreational Facilities and all costs of public liability and fire and extended coverage insurance thereon, as well as the costs of any other insurance at any time maintained by the Association, (iii) paying all costs relating to the repair, restoration and replacement of improvements to and located within the Limited Common Area, including labor, equipment, materials, management, and supervision, (iv) paying all costs relating to the maintenance of painted exterior surfaces of Villas (other than the roofs which shall be the Dwelling Unit owner's responsibility) including labor, equipment, materials, management, and supervision, (v) paying all costs relating to the maintenance and replacement when necessary of landscaped portions of Dwelling Units, including labor, equipment, materials, management, and supervision, (vi) paying all assessments against the Property for the Property's pro rata share of the expenses of maintaining the drainage system for the area in which the Property is located, (vii) paying all administrative and other costs incurred by the Association in carrying out its duties, including without limitation, costs of materials, supplies, equipment, labor, management, supervision, personnel, contract services, accounting fees, legal fees, etc., **(viii) paying all costs incurred pursuant to a community-wide program of improvement and/or repair to exterior portions of Villas as proposed by the Board of Directors and approved by not less than a majority of the Association's voting interests present either in person or by proxy at a meeting of the members notice of which shall be provided not less than fifteen (15) days prior to the meeting and which shall include a description of the program of repair and/or improvement proposed by the Board,** and ~~(viii)~~ **(ix)** paying all other costs which the Association is authorized to incur pursuant to its Articles of Incorporation and Bylaws and this declaration.

The original Declaration of Covenants and Restrictions for Somerset Shores is recorded in Official Records Book 4357, Page 3545 of the Public Records of Orange County, Florida.

Executed at 7523 Somerset Shores, Orange County, Florida, on this the 7<sup>th</sup> day of March, 2017.

Signed, sealed and delivered in the presence of:

Helen T. Lentz  
Signature of Witness

Helen T. Lentz  
Print Name

Charles J. Lentz  
Signature of Witness

CHARLES J. LENTZ  
Print Name

SOMERSET SHORES HOMEOWNERS ASSOCIATION, INC.

By: Deborah F. Steinmetz  
President

Print Name: Deborah F. Steinmetz  
Address: 7523 Somerset Shores Ct.  
Orlando, FL 32819

Attest: Karen M. Fitzgerald  
Secretary

Print Name: Karen M. Fitzgerald  
Address: 1537 S + Stephens Ct  
Orlando FL 32835

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 7<sup>th</sup> day of March, 2017 by Deborah Steinmetz and Karen Fitzgerald who are (check one) ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification. They acknowledged executing this document in the presence of two (2) subscribing witnesses freely and voluntarily under authority duly vested by said corporation.

Joy Garth Olson  
Notary Public, State of Florida

Print Name: Joy Garth Olson  
Commission No.: 66012931  
My Commission Expires: 4-5-20

