

~~RETURN TO Lennar Corp.~~
UNIVERSAL TITLE INSURORS, INC
1110 DOUGLAS AVE., STE. 3040
ALIAMONTE SPRINGS, FL 32714

PREPARED BY AND ~~RETURN TO~~

PATRICIA KIMBALL FLETCHER, ESQ.
ZACK KOSNITZKY, P.A.
100 S.E. SECOND STREET
SUITE 2800
MIAMI, FLORIDA 33131

*E-Universal Title Insurers
700 E. Grand Hwy
Clermont, FL 34711*

Doc# 2000047855
Book: 1829
Pages: 2226 - 2229
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JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50

Book 1829 Page 2226

FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR CAMBRIDGE NEIGHBORHOOD

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR CAMBRIDGE NEIGHBORHOOD ("First Amendment") is made by Lennar Homes, Inc., a Florida corporation ("Lennar") and joined in by Cambridge at Kings Ridge Neighborhood Association, Inc., a Florida not-for-profit corporation.

RECITALS

- A. Lennar recorded that certain Declaration of Covenants, Restrictions and Easements for Cambridge Neighborhood in Official Records Book 1684 at Page 101 of the Public Records of Lake County, Florida ("Original Declaration").
- B. Section 2.2 of the Original Declaration permits Lennar, as Developer, to record an amendment to the Original Declaration at any time and from time to time.
- C. Lennar desires to amend the Original Declaration as set forth herein.
- D. This First Amendment is a covenant running with all of the land comprising the Neighborhood Lands (as such term is defined in the Declaration) and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this First Amendment;

NOW THEREFORE, Lennar hereby declares that every portion of the Neighborhood Lands is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated into and form a part of this First Amendment.
- * 2. **Conflicts.** In the event that there is a conflict between this First Amendment and the Original Declaration, this First Amendment shall control. Whenever possible, this First Amendment and the Original Declaration shall be construed as a single document. Except as modified hereby, the Original Declaration shall remain in full force and effect.
3. **Definitions.** All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration. The defined term "Declaration" is hereby deleted in its entirety from the Original Declaration and replaced with the following:

"Declaration" shall mean the Original Declaration and this First Amendment, together with all amendments and modifications thereof.

The following defined terms are hereby added to the Original Declaration as follows:

~~C.S. RETURN TO A.T.~~
AMERICAN PIONEER
TITLE INSURANCE COMPANY
409 E. SECOND STREET

"Easement" shall mean the easement rights created by that certain Retaining Wall and Buffer Maintenance Easement being recorded in the Public Records attached hereto as Exhibit D.

* "Easement Areas" shall mean Retaining Wall and Buffer Maintenance Easement Areas legally described in the Easement. The Easement Areas shall be part of the Common Areas and the costs relating to the Easement Areas shall be part of the Common Expenses of the Association.

* 4. Retaining Wall and Buffer Maintenance Easement. The Retaining Wall and Buffer Maintenance Easement attached hereto as Exhibit A shall be added to the Declaration as Exhibit D to the Declaration.

* 5. Retaining Wall and Buffer Maintenance Easement Areas. The following is hereby added to the end of Article IX of the Declaration:

/As set forth in the Easement, Association shall be responsible for the maintenance, replacement, repair and insurance of the Easement Areas as part of the Common Areas. Association shall be responsible for maintaining liability insurance in such amounts determined appropriate by the Board and the costs thereof shall be part of the Common Expenses of the Association. No Owner may erect any structure upon, over, under or around any portion of the Easement Areas unless specifically permitted by the Committee of the Association and the ACC of the Community Association pursuant to the Declaration.

IN WITNESS WHEREOF, the undersigned, being Developer under the Declaration, has hereunto set its hand and seal this 11th day of April, 2000.

WITNESSES:

Deborah L. Hork
Print name: DEBORAH L. HORK
Erin L. Cusel
Print name: ERIN L. CUSEL

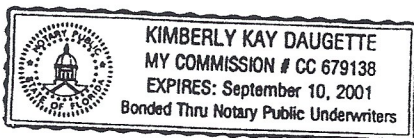
LENNAR HOMES, INC., a
Florida corporation
By: Larry W. Peebles
Name: Larry W. Peebles
Title: Vice President
{SEAL}

STATE OF FLORIDA)
COUNTY OF LAKE) SS.:
)

The foregoing instrument was acknowledged before me this 11 day of April, 2000 by LARRY W. PEEBLES, as Vice President of Lennar Homes, Inc., who is personally known to me or who has produced _____ as identification.

My commission expires:

Kimberly K. Daugette
NOTARY PUBLIC, State of Florida
at Large
Print name: Kimberly K. Daugette



JOINDER

CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC.

CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC. ("Association") does hereby acknowledge that it is bound by and subject to this First Amendment to Declaration of Covenants, Restrictions and Easements for Cambridge Neighborhood ("First Amendment"). The Association agrees that this joinder is for convenience only, and is not a condition to the effectiveness of such First Amendment as the Association has no right to approve any amendment to or modification of the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 11th day of April 2000.

WITNESSES:

Deborah L Hudarik
Print Name: Deborah L HUDARIK
Erin L. Cissel
Print Name: ERIN L. CISSEL

CAMBRIDGE AT KINGS RIDGE
NEIGHBORHOOD ASSOCIATION, INC., a Florida
not-for-profit corporation

By: E. Bing Hacker
Name: E. BING HACKER
Title: President

{SEAL}

STATE OF FLORIDA

COUNTY OF LAKE

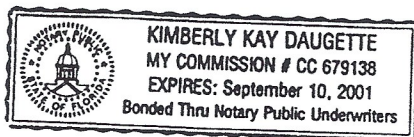
)
) SS.:
)

The foregoing instrument was acknowledged before me this 11 day of April, 2000 by E. BING HACKER as President of CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who produced _____ as identification, on behalf of the corporation.

My commission expires:

Kimberly K Dautette
NOTARY PUBLIC, State of Florida
at Large

Print name: Kimberly K Dautette



UNIVERSAL TITLE INSURORS, INC.
1110 DOUGLAS AVE., STE. 3040
ALTAMONTE SPRINGS, FL 32714

THIS INSTRUMENT PREPARED BY:

Patricia Kimball Fletcher, Esq.
ZACK KOSNITZKY, P.A.
100 Southeast Second Street
Suite 2800
Miami, Florida 33131

R- Universal Title
700 E Grand Hwy
Clermont FL 34711

Doc# 2000058273
Book: 1840
Pages: 1933 - 1939
Filed & Recorded
07/14/2000 11:42:03 AM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 29.00
TRUST FUND \$ 4.00
DEED DOC STAMP \$ 0.70

Book 1840 Page 1933

RETAINING WALL AND BUFFER MAINTENANCE EASEMENT

THIS GRANT OF EASEMENT is given as of this 11TH day of April, 2000 ("Easement"), by **LENNAR HOMES, INC.**, a Florida corporation, having its principal office at 1900 Kings Ridge Boulevard, Clermont, Florida, 34711 (hereinafter "**Lennar**") to **CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not-for-profit corporation, having its principal office at c/o 1900 Kings Ridge Boulevard, Clermont, Florida, 34711 (hereinafter, "**Association**").

RECITALS:

- A. Lennar is the owner of the real property located in Lake County, Florida legally described in Exhibit A attached hereto and made a part hereof ("Cambridge Neighborhood").
- B. Association is the homeowners association for Cambridge Neighborhood pursuant to that certain Declaration of Covenants, Restrictions and Easements for Cambridge Neighborhood recorded in Official Records Book 1684 at Page 101 in the Public Records of Lake County, Florida, as amended (the "Declaration").
- C. Lennar is providing retaining walls and a buffer area within portions of Cambridge Neighborhood which will affect certain Lots legally described on Exhibit B attached hereto and made a part hereof (the "Affected Lots").
- D. Lennar desires to provide for an easement over and upon portions of the Affected Lots more particularly shown on Exhibit C attached hereto and made a part hereof for the construction and maintenance of the retaining walls and buffer area (the "Easement Areas").
- * E. Association has agreed to perpetually maintain, insure, replace and repair the Easement Areas, as exist from time to time.

NOW, THEREFORE, in consideration of the mutual covenants, promises and conditions contained in this agreement, and for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

- 1. **Recitals.** The foregoing Recitals are true and correct.
- 2. **Grant of Easement.** Lennar hereby grants to Association a nonexclusive perpetual easement for retaining wall and buffer purposes upon, under across, and/or above the Affected Lots.
- * 3. **Maintenance Obligation.** Association shall perpetually maintain, insure, replace and repair the Easement Areas. Without limiting the foregoing, Association shall at all times maintain liability insurance in such amounts determined appropriate by the Board of Directors of the Association and Association shall indemnify the Owners of the Affected Lots in any action against such Owners with respect to the Easement Areas. The Easement Areas shall comprise part of the Common Areas of the Association and the costs thereof shall be Common Expenses. Owners are prohibited from erecting any structure upon, over, under or around any portion of the Easement Areas unless specifically permitted by the Committee of the Association and the ACC of the Community

6-5 RETURN TO U.S.
DEAN MONTELL
C. MONTELL COMPANY

EXHIBIT A

Exhibit D to the Declaration

Retaining Wall and Buffer Maintenance Easement



STATE OF FLORIDA COUNTY OF LAKE
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.
JAMES C. WATKINS, Clerk Circuit Court

By E. Hantman Deputy Clerk

Dated 6-9-00

Association pursuant to the Declaration.

4. Covenant. This Easement, and the rights, covenants and reservations contained herein, shall run with the land and it shall inure to and be binding upon the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Easement as of the day and year first above written

WITNESSES:

LENNAR HOMES, INC., a Florida corporation

Print name: Deborah L. Hudrik
Deborah L. Hudrik
 Print name: Erin L. Cissel
Erin L. Cissel

By: Larry W. Peebles
 Name: Larry W. Peebles
 Title: Vice President
 [SEAL]

CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation

Print name: Deborah L. Hudrik
Deborah L. Hudrik
 Print name: Erin L. Cissel
Erin L. Cissel

By: E. Bing Hacker
 Name: E. BING HACKER
 Title: PRESIDENT
 [SEAL]

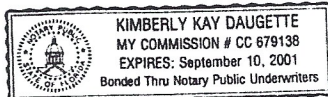
STATE OF FLORIDA)
) SS.:
 COUNTY OF LAKE)

The foregoing instrument was acknowledged before me this 11 day of April, 2000 by LARRY W. PEEBLES as Vice President of LENNAR HOMES, INC., who is personally known to me or who produced _____ as identification on behalf of the corporation.

My commission expires:

Kimberly K. Daugette
 NOTARY PUBLIC, State of Florida at
 Print name: Kimberly K. Daugette

STATE OF FLORIDA)
) SS.:
 COUNTY OF LAKE)



The foregoing instrument was acknowledged before me this ____ day of April, 2000 by E. BING HACKER as President of CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., who is personally known to me or who produced _____ as identification on behalf of the corporation.

My commission expires:

Kimberly K. Daugette
 NOTARY PUBLIC, State of Florida
 at Large
 Print name: Kimberly K. Daugette

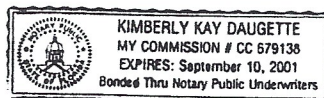


EXHIBIT A

CAMBRIDGE AT KINGS RIDGE

All of the property as shown on CAMBRIDGE AT KINGS RIDGE,
according to the Plat thereof, as recorded in Plat Book 41 at Pages 43,
44 and 45, in the Public Records of Lake County Florida.

EXHIBIT B

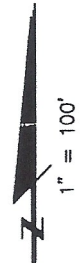
AFFECTED LOTS

* Lots 61 through 74 of CAMBRIDGE AT KINGS RIDGE, according to the Plat thereof, as recorded in Plat Book 41 at Pages 43, 44 and 45, in the Public Records of Lake County Florida.

EXHIBIT C

EASEMENT AREAS

(see attached)



CAMBRIDGE AT KINGS RIDGE SKETCH FOR DESCRIPTION OF RETAINING WALL EASEMENT

DESCRIPTION IS BY
SEPARATE ATTACHMENT.

The quality of this image
is equivalent to the quality
of the original document.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO RECORD PLAT.
3. THIS PLAT PREPARED FOR DESCRIPTION PURPOSES AND DOES NOT REPRESENT A FIELD SURVEY.

CERTIFIED TO
LENNAR HOMES

KATE M. JAMESON, P.S.M. NO. 5912
STATE OF FLORIDA

LEGEND

RLS REGISTERED LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR
AND MAPPER
R RADIUS
L ARC LENGTH
A CENTRAL ANGLE
P.C.P. PERMANENT CONTROL POINT
(R) RADIAL
C CENTERLINE
P.O.B. POINT OF BEGINNING



**FARNER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

350 NORTH SINCLAIR AVENUE - TAVARES, FL 32778 - (352) 343-8481

CLIENT: LENNAR HOMES
JOB NO.: 001136
DATE: MARCH 27, 2000
FIELD BOOK:
REVISIONS:

WELLINGTON AT KINGS RIDGE PHASE I
(PLAT BOOK 39, PAGES 66 AND 67)

ACTUAL WALL LENGTH 750 FT

S00°53'07"W

S00°53'07"W

TO UTILITY EASEMENT

NEWLAND STREET

ADAMSON AVE

FOLKSTONE AVE

S89°06'53"E
9.50'

76.65'

4016

74

4018

52.33'

54.64'

P.O.B.

9.5'

73

4020

72

4022

71

4024

70

4026

69

4028

68

4030

67

4154

66

4156

65

4158

64

4160

63

4162

62

4164

P.O.B.

9.5'

S89°06'53"E
9.50'

37.29'

38.28'

61

4166

60

4168

18.90'

LEGAL DESCRIPTION

CAMBRIDGE RETAINING WALL EASEMENT

THE WEST 9.50 FEET (BY PERPENDICULAR MEASUREMENT) OF LOTS 62 THROUGH 73, INCLUSIVE, OF CAMBRIDGE AT KINGS RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 43, 44 AND 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO,

A 9.50-FOOT WIDE STRIP LYING WITHIN LOT 74, CAMBRIDGE AT KINGS RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 43, 44 AND 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF AFORESAID LOT 74; THENCE ALONG THE WEST LINE OF LOT 74 RUN N00°53'07"E 52.33 FEET; THENCE S89°06'53"E 9.50 FEET; THENCE PARALLEL WITH SAID WEST LINE RUN S00°53'07"W 54.64 FEET TO THE SOUTHERLY LINE OF LOT 74; THENCE ALONG SAID SOUTHERLY LINE RUN NORTHWESTERLY TO THE POINT OF BEGINNING.

ALSO,

A 9.50-FOOT WIDE STRIP LYING WITHIN LOT 61, CAMBRIDGE AT KINGS RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 43, 44 AND 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF AFORESAID LOT 61; THENCE ALONG THE WEST LINE OF LOT 61 RUN S00°53'07"W 37.29 FEET; THENCE S89°06'53"E 9.50 FEET; THENCE PARALLEL WITH SAID WEST LINE RUN N00°53'07"E 38.28 FEET TO THE NORTHERLY LINE OF LOT 61; THENCE ALONG SAID NORTHERLY LINE RUN WESTERLY TO THE POINT OF BEGINNING.

SKETCH IS BY SEPARATE ATTACHMENT.

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on March 4, 1999, to Articles of Incorporation for CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC. which changed its name to CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N98000006922.

Doc# 99021756

Book: 1697

Pages: 453 - 455

Filed & Recorded

03/16/99 08:33:01 AM

JAMES C. WATKINS

CLERK OF CIRCUIT COURT

LAKE COUNTY

RECORDING \$ 13.00

TRUST FUND \$ 2.00

Book 1697 Page 453



CR2EO22 (1-99)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Eighth day of March, 1999

Katherine Harris

Katherine Harris
Secretary of State

ARTICLES OF AMENDMENT

The Articles of Incorporation of CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., a Florida corporation, were filed with the Florida Secretary of State on December 4, 1998, under Document No. N98000006922.

1. The following provision of the Articles of Incorporation is hereby amended in the following particular:

Article I is hereby amended to read as follows:

"ARTICLE I

NAME

The name of the corporation is Cambridge at Kings Ridge Homeowners Association, Inc. For convenience, the corporation shall be referred to in this instrument as the "Association", these articles of incorporation as the "Articles", and the bylaws of the Association as the "Bylaws".

2. The foregoing amendment was adopted by the members and the directors of the corporation on the 18th day of FEBRUARY, 1999.

3. The number of votes cast for the amendment by the members of the corporation was sufficient for approval.

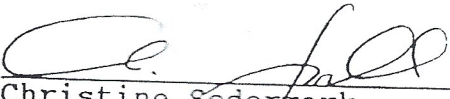
IN WITNESS WHEREOF, the undersigned president and secretary of this corporation have executed these Articles of Amendment this 18th day of FEBRUARY, 1999.

Cambridge at Kings Ridge
Homeowners Association, Inc.
(f/k/a Cambridge at Kings Ridge
Neighborhood Association, Inc.)

By: E. Bing Hacker

E. Bing Hacker
Its President

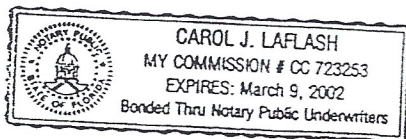
FILED
99 MAR -4 AM 9:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA


By: 
Christine Sodermark
Its Secretary

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing Articles of Amendment were acknowledged before me this 18TH day of FEBRUARY, 1999, by E. Bing Hacker, President, and Christine Sodermark, Secretary, of Cambridge at Kings Ridge Homeowners Association, Inc., a Florida corporation, on behalf of the corporation. They are ☒ personally known to me, or ☐ have produced _____ as identification.




Notary Signature

Carol J. LaFlash
Printed Notary Signature

My Commission Expires: 3/9/02

[2/11/99 Z:\WP60\DATA\WORD2\LENNAR\CAMBRIDG.AMD]

Return to:
Gary L. Summers
Williams, Smith & Summers, P.A.
380 W. Alfred Street
Tavares, FL 32778



Department of State

I certify from the records of this office that CAMBRIDGE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on December 4, 1998.

The document number of this corporation is N98000006922.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1998, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Doc# 99008587
Pages 27
02/02/99 03:31:57 PM
Filed & Recorded in
Official Records of
LAKE COUNTY
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
Fees \$123.00

Book 1684 Page 125

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Eighth day of December, 1998



CR2EO22 (2-95)

Sandra B. Northam

Sandra B. Northam
Secretary of State